



Hampshire
County Council

Strategic Transport
Economy, Transport & Environment
Hampshire County Council
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Winchester SO23 8UD

Enquiries to	Malcolm Jones	My reference	
Direct Line	01962 667974	Your reference	APP/13/00804
Date	23 rd January 2014	Email	Malcolm.jones@hants.gov.uk

Dear Daphney,

Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Thank you for the opportunity to comment on the planning application for the redevelopment of the above site for a residential development.

In coming to our conclusions we have considered the Transport Assessment documents prepared by Peter Brett Associates accompanying the application and all relevant guidance and policy documents, both local and national, including DfT's Guidance on Transport Assessment and DCLG's publication National Planning Policy Framework.

This application is for 293 dwellings both open market and affordable and a new access road with a new junction onto eagle Avenue. The site is allocated for development in the relevant Development Plan and many of the base assumptions used in the Transport assessment were agreed before submission as part of a Scoping Study procedure and it is not intended to revisit that agreement.

The site is considered to be broadly sustainable and provides reasonable opportunities for people to travel by modes of transport other than the private car. These issues would have been fully considered when the site was allocated for residential development.

It is proposed to access the site from a new mini roundabout on eagle Avenue. The design of the new junction has been subject to a "Concept Design Check" and the proposal is considered to be broadly acceptable although minor changes are likely to be required as the scheme goes through the detailed design process the principle

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is acceptable.

It has been agreed that the development is likely to generate around 133 trips in the morning peak hour and 125 in the evening peak. The methodology and resultant distribution of the traffic onto the highway network has been agreed as have the years of assessment for the junction modelling and the growth factors to be applied to the base traffic.

The impact of the development traffic on the various links (roads) considered in the Transport Assessment is agreed to be minimal insofar as the capacity of those links is concerned.

Various junctions have been modelled in the Transport Assessment and where it is considered that the development traffic creates a problem with capacity at that junction appropriate mitigation measures have been proposed.

The Lovedean Lane/Milton Road junction which is currently a priority junction will be improved to become a mini roundabout which will continue the junction pattern in the area and provide the additional capacity to mitigate the impact of the development traffic on that junction.

A number of other junctions have been modelled in the Transport Assessment and shown either to operate within their theoretical capacity in the design years following the completion of the development or shown not to be severely impacted by the development traffic.

The proposed site access junction is shown to operate well within its theoretical capacity in all the tested scenarios.

Recommendation

It is therefore confirmed that the highway authority are content that the planning committee resolve not to refuse this application subject to the completion of a S106 Agreement that secures the proposed off site works, the measures enshrined in the Travel Plan, and the contribution required under the CIL Regulations be used to deliver the improvements to the Hambledon Road/Milton Road junction.

We would also recommend that if and when planning permission is granted for the development a condition be imposed along the lines of:

Prior to the commencement of works on the site the improvements to the Milton Road/Lovedean Lane junction shall be completed to the satisfaction of the local highway authority and prior to the occupation of the 150th dwelling the mini roundabout proposed at the site entrance shall be substantially complete to the satisfaction of the highway authority.

The reason for this condition would be:

In the interests of highway safety

This recommendation is made on the understanding that conditions relating to the site layout and internal design, parking provision etc. have been provided by others.

It should also be noted on the decision notice when issued that the designs of the off site works submitted with this application are liable to change during the design process and that that change will not invalidate the permission nor are they fixed by this permission. I trust the above is clear but should you wish to discuss this with me in any further details please do not hesitate to contact me.

Yours Sincerely

Malcolm Jones
Highways Development Planning