

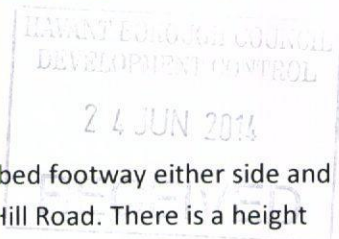
Design and Access Statement
for land between
number 10 and number 18 to 22 Stakes Hill Road

Introduction

The site is situated between the boundary wall of 10 Stakes Hill Road and the boundary of 18 to 22 Stakes Hill Road (see location plan below). Currently there is pedestrian access to the site providing access between Stakes Hill Road and Rockville Drive car park (see photos 1 and 2 below).



Site Location Plan



The site consists of a section of tarmac road down the centre with a kerbed footway either side and landscaping along the boundaries of the adjoining properties of Stakes Hill Road. There is a height restriction barrier and lockable gate at the Stakes Hill Road end and two concrete bollards at Rockville Drive car park access. Vehicle access is prevented onto the site by the lack of a vehicle crossing at Stakes Hill Road and by the bollards across the access at Rockville Drive car park end. The area is lit with a street light towards the Stakes Hill Road end of the site.

Photo 1

View of site from Stakes Hill Road



Photo 2.

View of site from Rockville Drive Car Park



Site history

The land between number 10 and numbers 18 to 22 Stakes Hill Road was formerly the vehicle access into Rockville Drive car park. More than 10 years ago the access into the car park was moved to be directly from Rockville Drive, making this access redundant. The vehicle access was removed by reconstructing the footway across the access point in Stakes Hill Road and installing the bollards across the boundary with the car park. Since then the site has remained unused and just provided pedestrian access.

The design

It is proposed to construct a vehicle crossing in Stakes Hill Road the full width of the original access. Stakes Hill Road is a classified road so the vehicle crossing requires planning permission. This application covers both the vehicle access and the change of use to provide parking for market vehicles and public event vehicles during these activities. The lockable barrier will be kept locked in the closed position at all times except on market days or when the area is required for the parking of public event vehicles (only vehicles associated with the Waterlooville market or public events within Waterlooville town centre and vehicles undertaking Havant Borough Council business are to use this site for parking).

The parking of market and event vehicles will be managed by a responsible person (please see section on parking management).

The planting, bollards, pedestrian access, lighting, barriers and all surfaces will remain as they are at present except for the construction of the vehicle crossing in Stakes Hill Road which will be constructed to Hampshire County Council's design standards.

The site will not allow for vehicles to enter and exit in a forward gear as the site is too narrow to facilitate turning on site. Turning of small vehicles could be achieved if the footways and planting were removed but this is not considered a reasonable solution as the site is well established with planting and provides a safe short route to and from Rockville Drive car park and Stakes Hill Road. It is not considered reasonable to remove the bollards into Rockville Drive car park to allow the site to operate as a drive-through parking area either, as this would reduce public car parking spaces in Rockville Drive car park. Removable bollards at the Rockville Drive car park access would be difficult to manage and there would be no guarantee that parking would not occur in front of the bollards during the time this site needed to operate.

Use of this land for the parking of market and event vehicles is proposed to improve the safety and environment of the pedestrianised area of London Road when the market and/or events are being held in Waterlooville town centre. This will allow for the removal of up to 14 vehicles from the precinct without the loss of any public car parking spaces. It is during the times of public events or on market days that the public parking spaces are in most demand. The removal of market and or

event vehicles from the direct areas of these activities will improve the pedestrian access and environment. This makes access to the stalls, shops, events or activities easier and safer, whilst also improving access for emergency vehicles. The environment around the market and/or events will be improved by being more open and less cluttered due to the reduction of parked vehicles. There will still be the requirement for vehicles to access the market stalls and or events area, although this will be in a more controlled manner, with many vehicles removed before the market and/or event starts and not returning until the market or event finishes.

Parking management

As the site will not allow the vehicles to enter and exit in a forward gear and is too narrow to turn vehicles around, it is proposed to manage the car park by having a marshal on hand during the operation of parking and exiting to ensure the safety of all highway users and users of the site. The marshal will be responsible for deciding where each vehicle is to park, ensuring that the barriers are locked when the site is not in use, that vehicles park safely within the site, that pedestrian access is maintained at all times and that highways users are neither put at risk nor unreasonably delayed during the operation of vehicles entering or exiting the highway. It will be down to the marshal to determine if the vehicles are to drive into the site or reverse into the site on each occasion, as this may vary due to the weather conditions, the time of day, time expected vehicles are due to exit or how busy the highway is at the time the parking is undertaken.

The marshal will be appointed by the licensed Market Manager when the site is used on market days and by the Events Manager or a member of the Economic Development Team when being used during public events. In all instances the person responsible for appointing the marshal will be required to ensure the marshal wears an appropriate high visibility jacket and appropriate personal protection equipment whilst undertaking marshalling activities and ensure the marshal has appropriate training to be able to undertake the duties. No vehicles will be allowed to enter or exit the site without the marshal being present.

The site will not be available for parking outside the stipulated occasions unless it is required for operational reasons by Havant Borough Council.

Construction

The only construction to be undertaken will be the installation of the vehicle crossing which will be constructed to Hampshire County Council's design standards. The construction of the vehicle crossing should take no more than two days during which time traffic management to meet Chapter 8 requirements will be installed, to ensure the safety of all highway users and construction staff.

Landscaping

There is no proposal to alter the existing landscaping. (See Photos 1 and 2)

Lighting

There is no proposal to alter the lighting on site. (See Photo 1)

Conclusion

The vehicle access will not be detrimental to the highway safety in the area and it will facilitate parking on a disused site in the town centre. By changing its use to a parking area for market and event vehicles it will provide environmental enhancement, improved access and safety during the times that the market is in operation or public events are being undertaken within Waterlooville town centre. This is considered a reasonable use for this parcel of land.

