

Havant Borough Council
 Public Service Plaza
 Civic Centre Road
 Havant
 Hampshire
 PO9 2AX

1 April 2025
 Our Ref: 6844

Dear Sir or Madam,

RE: 5 - 7 STATION ROAD - CHANGE OF USE FROM COMMERCIAL UNITS TO PHARMACY

I am writing to you regarding an application for a change of use of commercial units at 5 – 7 Station Road. The units were approved for use as offices under planning application APP/19/00324, however the current application seeks to change this use to accommodate a pharmacy (E use class).

To support this application, I have undertaken an assessment of the proposed change.

Vehicle Trip Generation

No concern regarding vehicle trips were raised during consultation on the previous application, however to establish how the change in use would affect vehicle trips, an assessment has undertaken using the TRICS database. The full TRICS reports for the existing use (obtained from the original application) and the proposed use, including summaries of the filtering applied, are attached to this letter. The additional vehicle trips associated with the proposed change of use are shown in the table below.

Time Period	Arrivals	Departures	Two-way
AM Peak Hour (08:00-09:00)	0	3	3
PM Peak Hour (17:00-18:00)	6	3	9
Daily	54	53	107

Additional Vehicle Trips Resulting from Change of Use

The TRICS assessment suggests that the proposed change of use would generate an additional 107 daily vehicle trips, with an additional 3 trips in the AM peak hour and 9 trips in the PM peak hour.

However, given the site's location, situated within close proximity to a number of other complementary businesses/facilities including: shops, bakeries, cafes, restaurants, takeaways, laundrette, sa (hairdressers/barbers/beauty), public houses, dental surgery etc, it is expected that trips would be lower in reality. Customers to the pharmacy are likely to also be visiting one or more of surrounding uses, meaning the majority of trips would be linked with existing visits to these uses. As such, the majority of trips to the site would not constitute new vehicle trips on the network, and the vehicle trips shown in the table above represent an overestimate of trips generated by the proposed use.

Notwithstanding the above, vehicle trips generated by the change of use would not result in a 'severe' impact on the local road network in terms of highway safety or capacity.



Parking Demand

The anticipated parking demand generated by the approved and proposed uses has been based on HBC's parking standards as set out in the HBC's Parking SPD. A summary of the requirements, including a comparison between the approved and proposed uses, is set out in the table below.

Land Use	Floor Area	HBC Parking Standard	Required Spaces
Commercial (Office)	120sqm	1 space per 30sqm	4
Retail		1 space per 20sqm	6
Net Change	-	-	+2

As shown above, HBC's parking standards suggest that the change in use would result in an additional demand for 2 spaces.

However, in reality, it is expected that the additional parking demand generated by the unit will be lower, based on the following:

- The site is situated within an accessible location, within walking / cycling distance of a large extent of residential areas of Hayling Island, meaning customers would have opportunity to access the pharmacy on foot or by cycle.
- The site is situated within close proximity to a number of other complementary businesses/facilities, meaning the majority of customers to the pharmacy are likely to also be visiting one or more of these surrounding uses, and would already be parking in the local area, meaning the units will generate a lower demand for spaces than a unit situated in a more isolated location.

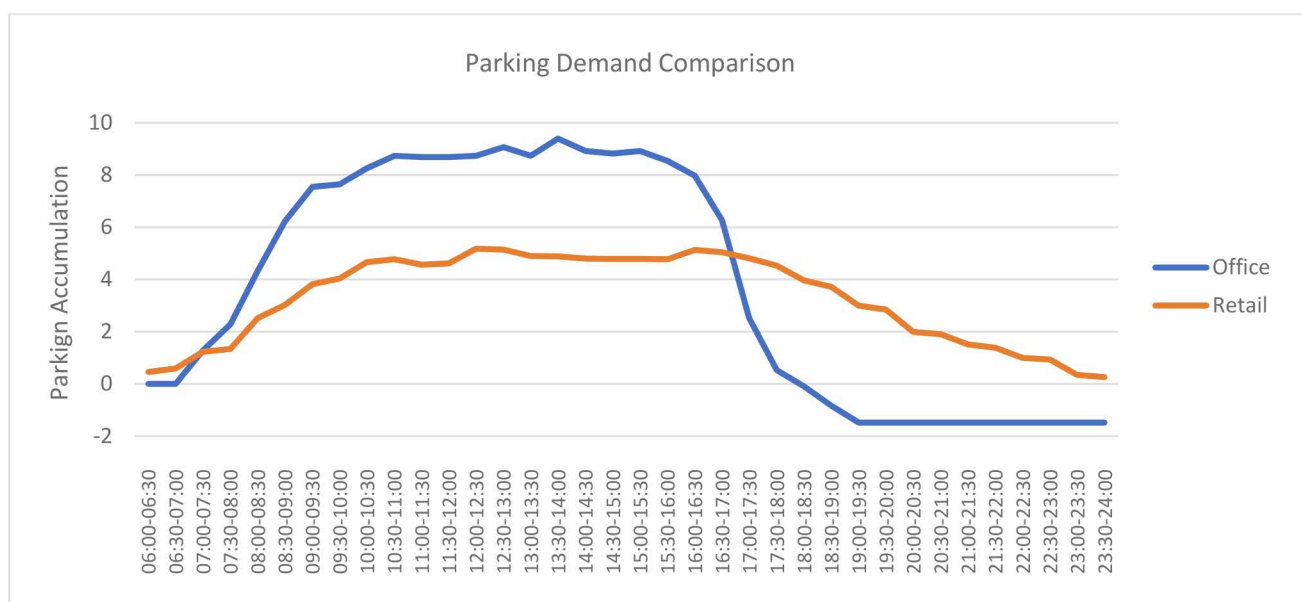
It is therefore expected that the proposed use would not generate an increase in parking demand compared to the approved use.

Parking Accumulation

The vehicle trip profiles over the course of a typical day, and resulting parking demand profiles, are different for the approved and proposed uses.

To compare the parking demand across a typical day, parking accumulation assessments have been undertaken using the vehicle trip generation associated with each use (the office vehicle trip generation agreed as part of the approved application). To provide a robust assessment, it has been assumed that all arrivals within each half hour time segment occur before any departures (resulting in a high estimate of parking accumulation).

A comparison of the parking accumulation associated with each use is shown in the graph below.



As shown in the graph above, the proposed use is expected to result in a lower peak parking demand compared with the approved office use, and would generate a lower parking demand for the majority of the day.

Conclusions

- i. Vehicle trips to the proposed use would complement surrounding uses, and as such the majority would be linked with existing visits to the local area, so would not constitute new vehicle trips on the network.
- ii. Vehicle trips generated by the proposed use would not result in a severe impact on the local road network in terms of highway capacity or safety.
- iii. HBC's parking standards suggest the proposed use would generate an additional parking demand for 2 spaces, however in reality, it is expected that the additional parking demand would be lower given the site's accessible location, and its proximity to complementary businesses/facilities (meaning customers are likely to also be visiting one or more of these surrounding uses, and would already be parking in the local area).
- iv. The proposed use is expected to result in a lower peak parking demand compared with the approved office use, and would generate a lower parking demand for the majority of the day.
- v. It is therefore expected that the change of use would have a negligible, if not positive, impact on parking within the locality, including within the Hayling Park North car park.

Yours faithfully,

Ed Dodd
Bright Plan

Enc. TRICS Reports

Calculation Reference: AUDIT-728001-190207-0209

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT

Category : A - OFFICE

VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES	EAST SUSSEX 1 days
	KC	KENT 1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	WY	WEST YORKSHIRE 1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Secondary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:	Gross floor area
Actual Range:	186 to 1230 (units: sqm)
Range Selected by User:	186 to 1500 (units: sqm)

Parking Spaces Range: Selected: 0 to 5073 Actual: 0 to 5073

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/10 to 04/07/18

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	1 days
Tuesday	2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	3 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)	1
Edge of Town	2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Commercial Zone	1
Residential Zone	1
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

B1	3 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

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Secondary Filtering selection (Cont.):

Population within 1 mile:

1,001 to 5,000	1 days
10,001 to 15,000	1 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

75,001 to 100,000	2 days
125,001 to 250,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	3 days
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This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	2 days
No	1 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	3 days
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This data displays the number of selected surveys with PTAL Ratings.

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LIST OF SITES relevant to selection parameters

1	ES-02-A-11	HOUSING COMPANY	EAST SUSSEX
	THE SIDINGS		
	HASTINGS		
	ORE VALLEY		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total Gross floor area:	186 sqm	
	Survey date: TUESDAY	17/11/15	Survey Type: MANUAL
2	KC-02-A-07	KCC HIGHWAYS REG.	KENT
	KAVELIN WAY		
	ASHFORD		
	HENWOOD IND. ESTATE		
	Edge of Town		
	Commercial Zone		
	Total Gross floor area:	2525 sqm	
	Survey date: MONDAY	05/12/11	Survey Type: MANUAL
3	WY-02-A-05	OFFICES	WEST YORKSHIRE
	PIONEER WAY		
	CASTLEFORD		
	WHITWOOD		
	Edge of Town		
	No Sub Category		
	Total Gross floor area:	1230 sqm	
	Survey date: TUESDAY	23/05/17	Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

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TRIP RATE for Land Use 02 - EMPLOYMENT/A - OFFICE
VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 00:30									
00:30 - 01:00									
01:00 - 01:30									
01:30 - 02:00									
02:00 - 02:30									
02:30 - 03:00									
03:00 - 03:30									
03:30 - 04:00									
04:00 - 04:30									
04:30 - 05:00									
05:00 - 05:30									
05:30 - 06:00									
06:00 - 06:30									
06:30 - 07:00									
07:00 - 07:30	3	843	1.068	3	843	0.119	3	843	1.187
07:30 - 08:00	3	843	0.949	3	843	0.237	3	843	1.186
08:00 - 08:30	3	843	1.938	3	843	0.119	3	843	2.057
08:30 - 09:00	3	843	1.700	3	843	0.158	3	843	1.858
09:00 - 09:30	3	843	1.265	3	843	0.316	3	843	1.581
09:30 - 10:00	3	843	0.395	3	843	0.000	3	843	0.395
10:00 - 10:30	3	843	0.514	3	843	0.158	3	843	0.672
10:30 - 11:00	3	843	0.554	3	843	0.316	3	843	0.870
11:00 - 11:30	3	843	0.277	3	843	0.277	3	843	0.554
11:30 - 12:00	3	843	0.277	3	843	0.356	3	843	0.633
12:00 - 12:30	3	843	0.395	3	843	0.474	3	843	0.869
12:30 - 13:00	3	843	0.751	3	843	1.305	3	843	2.056
13:00 - 13:30	3	843	1.028	3	843	0.277	3	843	1.305
13:30 - 14:00	3	843	0.830	3	843	0.593	3	843	1.423
14:00 - 14:30	3	843	0.198	3	843	0.356	3	843	0.554
14:30 - 15:00	3	843	0.277	3	843	0.474	3	843	0.751
15:00 - 15:30	3	843	0.554	3	843	0.593	3	843	1.147
15:30 - 16:00	3	843	0.277	3	843	0.791	3	843	1.068
16:00 - 16:30	3	843	0.316	3	843	1.740	3	843	2.056
16:30 - 17:00	3	843	0.316	3	843	3.163	3	843	3.479
17:00 - 17:30	3	843	0.040	3	843	1.661	3	843	1.701
17:30 - 18:00	3	843	0.000	3	843	0.672	3	843	0.672
18:00 - 18:30	2	650	0.154	2	650	0.616	2	650	0.770
18:30 - 19:00	2	650	0.000	2	650	0.539	2	650	0.539
19:00 - 19:30									
19:30 - 20:00									
20:00 - 20:30									
20:30 - 21:00									
21:00 - 21:30									
21:30 - 22:00									
22:00 - 22:30									
22:30 - 23:00									
23:00 - 23:30									
23:30 - 24:00									
Total Rates:			14.073			15.310			29.383

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected:	186 - 1230 (units: sqm)
Survey date date range:	01/01/10 - 04/07/18
Number of weekdays (Monday-Friday):	3
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	1
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

Calculation Reference: AUDIT-305901-250327-0357

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 01 - RETAIL
Category : I - SHOPPING CENTRE - LOCAL SHOPS
TOTAL VEHICLES

<u>Selected regions and areas:</u>		
02	SOUTH EAST	
	HF HERTFORDSHIRE	1 days
03	SOUTH WEST	
	GS GLOUCESTERSHIRE	1 days
06	WEST MIDLANDS	
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	DR DONCASTER	1 days
09	NORTH	
	CU CUMBERLAND	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter:

Gross floor area

Actual Range:

580 to 1645 (units: sqm)

Range Selected by User:

200 to 2500 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/16 to 18/06/24

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Tuesday

2 days

Wednesday

1 days

Friday

2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count

5 days

Directional ATC Count

0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Suburban Area (PPS6 Out of Centre)

2

Edge of Town

1

Neighbourhood Centre (PPS6 Local Centre)

2

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone

4

No Sub Category

1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Inclusion of Servicing Vehicles Counts:

Servicing vehicles Included

1 days - Selected

Servicing vehicles Excluded

7 days - Selected

Secondary Filtering selection:

Use Class:

n/a 5 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 500m Range:

All Surveys Included

Secondary Filtering selection (Cont.):

Population within 1 mile:

20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

100,001 to 125,000	1 days
125,001 to 250,000	3 days
250,001 to 500,000	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

1.1 to 1.5	5 days
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This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Petrol filling station:

Included in the survey count	0 days
Excluded from count or no filling station	5 days

This data displays the number of surveys within the selected set that include petrol filling station activity, and the number of surveys that do not.

Travel Plan:

No	5 days
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This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	5 days
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This data displays the number of selected surveys with PTAL Ratings.

Bright Plan 2 West Barn Chichester

Licence No: 305901

LIST OF SITES relevant to selection parameters

1	CU-01-I-02 WIGTON ROAD CARLISLE	LOCAL SHOPS	CUMBERLAND
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 704 sqm Survey date: TUESDAY 18/06/24 Survey Type: MANUAL		
2	DR-01-I-01 EVERINGHAM ROAD DONCASTER CANTLEY	LOCAL SHOPS	DONCASTER
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total Gross floor area: 1645 sqm Survey date: FRIDAY 17/09/21 Survey Type: MANUAL		
3	GS-01-I-02 HUCCLECOTE ROAD GLOUCESTER HUCCLECOTE	LOCAL SHOPS	GLOUCESTERSHIRE
	Neighbourhood Centre (PPS6 Local Centre) No Sub Category Total Gross floor area: 840 sqm Survey date: WEDNESDAY 03/05/23 Survey Type: MANUAL		
4	HF-01-I-02 BROADWATER CRESCENT STEVENAGE	LOCAL SHOPS	HERTFORDSHIRE
	Suburban Area (PPS6 Out of Centre) Residential Zone Total Gross floor area: 1115 sqm Survey date: FRIDAY 28/06/19 Survey Type: MANUAL		
5	WM-01-I-04 SUTHERLAND AVENUE COVENTRY UPPER EASTERN GREEN	LOCAL SHOPS	WEST MIDLANDS
	Edge of Town Residential Zone Total Gross floor area: 580 sqm Survey date: TUESDAY 18/10/22 Survey Type: MANUAL		

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

MANUALLY DESELECTED SURVEYS

Site Ref	Survey Date	Reason for Deselection
EX-01-I-02	08/07/16	Not comparable

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Licence No: 305901

TRIP RATE for Land Use 01 - RETAIL/I - SHOPPING CENTRE - LOCAL SHOPS

TOTAL VEHICLES

Calculation factor: 100 sqm

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	1	704	0.000	1	704	0.000	1	704	0.000
06:00 - 07:00	3	976	0.751	3	976	0.512	3	976	1.263
07:00 - 08:00	5	977	1.577	5	977	1.392	5	977	2.969
08:00 - 09:00	5	977	3.337	5	977	2.498	5	977	5.835
09:00 - 10:00	5	977	3.829	5	977	3.460	5	977	7.289
10:00 - 11:00	5	977	4.505	5	977	4.320	5	977	8.825
11:00 - 12:00	5	977	3.972	5	977	3.890	5	977	7.862
12:00 - 13:00	5	977	4.832	5	977	4.894	5	977	9.726
13:00 - 14:00	5	977	4.484	5	977	4.505	5	977	8.989
14:00 - 15:00	5	977	4.361	5	977	4.382	5	977	8.743
15:00 - 16:00	5	977	4.382	5	977	4.402	5	977	8.784
16:00 - 17:00	5	977	4.996	5	977	5.139	5	977	10.135
17:00 - 18:00	5	977	4.750	5	977	5.221	5	977	9.971
18:00 - 19:00	5	977	4.279	5	977	4.689	5	977	8.968
19:00 - 20:00	5	977	3.481	5	977	3.726	5	977	7.207
20:00 - 21:00	5	977	2.293	5	977	2.437	5	977	4.730
21:00 - 22:00	5	977	1.802	5	977	2.007	5	977	3.809
22:00 - 23:00	3	800	1.334	3	800	1.417	3	800	2.751
23:00 - 24:00	1	704	0.426	1	704	0.568	1	704	0.994
Total Rates:			59.391			59.459			118.850

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected: 580 - 1645 (units: sqm)
Survey date range: 01/01/16 - 18/06/24
Number of weekdays (Monday-Friday): 5
Number of Saturdays: 0
Number of Sundays: 0
Surveys automatically removed from selection: 0
Surveys manually removed from selection: 0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.