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My reference

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Your reference

APP/16/00295

Date

16th February 2017

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For attention of Mrs D Haywood

Dears Sirs

Land at Interbridges Site, New Brighton Road, Emsworth – Veterinary practice, 4No. business units, parking and open storage yards.

Thank you for the opportunity to comment on the above application.

This response relates only to the main access to the site via the B2148. Due to the size of the application all other matters will be dealt with by our agent at Havant Borough Council.

My previous response dated May 2016 requested the following additional information:

- Traffic count on the B2148
- Updated traffic growth figures to 2021 including committed development
- Updates forecast trip generation and distribution for the proposed development
- Revised modelling to take into considered updated data.
- Revised drawings of the access proposals if required.

Traffic Flows

A survey of the existing vehicle movements on New Brighton Road has been undertaken and provides a base situation for the modelling works.

TEMPRO has been applied to current traffic flows to forecast traffic growth to 2021.

Permitted development has also been included for Hampshire Farm, Land West of Horndean Road and Coldharbour Farm Way.

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

Traffic Generation

Due to the age of the permitted development's permission the data within the TA was not available for assessment. Therefore a new assessment using the industry standard TRICs database has been undertaken to determine the trip generation that could be achieved if the existing permission was fully implemented.

The development traffic for the proposed use has also been calculated using TRICs and is acceptable.

In order to account for the commuter car park in both the permitted and proposed development scenarios a first principles assessment has been undertaken. This is also deemed acceptable.

The distribution assessment is also deemed acceptable as, due to the level of flows from the junction, variations will not effect the operation of the proposed access.

Junction Assessment

Revised junction modelling has been provided. This assesses the proposed site access in a forecast year of 2021. Two scenarios have been assessed these are for the proposed development and the current permitted use.

The modelling results show that in 2021 with the permitted development the junction will operate with a maximum degree of saturation of 85.4% in the AM peak and an average queue of 22.5 vehicles.

For the proposed development the maximum degree of saturation is 86.1% in the AM peak and an average queue of 22.8 vehicles.

A key consideration when assessing this application is that the permitted development could be implemented at any time. The level of increase in delay as a result of the change of use within this application could not be deemed to be severe when compared to the permitted use. Whilst the queue is significant in length it does clear within one cycle time and doesn't increase delay significantly from the original proposals.

In order to mitigate the impact of the queue keep clear markings have been proposed. These are shown and agreed in principle on drawing 2016/3415/001.

The site access remains as per the permitted use and the principle of this is deemed to still be acceptable. A general arrangement drawing will need to be provided to append to the s106 agreement.

Prior to commencement of the development the site access will be subject to the s278 design check process. The signal junction needs to be constructed prior to commencement unless a suitable alternative temporary access can be agreed with the Highway Authority.

Recommendation

In considering the means of access only the Highway Authority has no objection to the proposed development subject to securing the following obligation and condition.

Obligation

- Provision of the site access as shown in principle in drawing 2016-3415-001 and GA drawing (to be agreed).

Condition

1. No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction

Reason: In the interest of Highway Safety

I trust above is clear. This response should be considered in conjunction with the comments provided by your engineer as previously stated in order to form the complete response from the Local Highway Authority.

Yours faithfully



Ben Clifton

Team Leader – Highways Development Planning

CC. Peter Marshall – Havant Borough Council Highways Development Planning.