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*Your reference* F/22/94159

*Date* 11 January 2023

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Dear Ms Altman,

**103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3A**

**Part single, part two-storey extension to existing commercial building (Use Class E), including new refuse and cycle storage**

In regard to application F/22/94159, following the initial HCC Highway consultation response dated 02 December 2022, it is noted that the applicants have submitted an updated Transport Technical Note (TTN - December 2022).

This has been reviewed, and looks to assess the on-site parking requirements for the proposed extended commercial building, taken from the TTN to be a convenience store.

Whilst the parking quantum is for EBC to assess in their role as Local Parking Authority, a review of the document has been undertaken. The following comments are made:

1. Reference to the HCC Parking Standards 2002 is made, utilising the parking requirements outlined within. It should be noted that the HCC Parking Standards were withdrawn in April 2012, and as such should not be relied upon when setting justifiable parking numbers;

2. The TRICS database has been utilised to ascertain vehicle trip rates to the site, and then estimated shopping times have been used to calculate an approximate parking

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quantum requirement. Whilst there is merit in this methodology, it would also be beneficial to survey existing convenience stores in the local area to perhaps get more comparable figures. Example stores of similar size could be:

- Co-Op Falkland Road;
- Co-Op Hursley Road;
- Tesco Express Pilgrims Close; and
- Co-Op Leigh Road

The Case Officer may wish to consider requesting parking accumulation from these sites, against which the TRICS data can be assessed.

In terms of the parking layout, as requested, the applicants have provided a drawing demonstrating this accordingly. 11 spaces are shown, and the layout of these is acceptable in principle, for the number currently proposed.

However, there is no dedicated delivery bay for HGV / LGV vehicles, and now the parking layout is known, it is unclear where delivery vehicles would park without obstructing users. Clearly at this location deliveries need to be undertaken on site and so a Delivery Management Plan would be required, as well as CAD AutoTracking to demonstrate that a delivery vehicle (and refuse vehicle) can actually access the site with parking spaces occupied.

This plan should be provided for assessment.

In regard to other matters raised in the previous HCC consultation response, these have not been fully addressed by the TTN, and as such, again whilst there would be no objection to the principle of development on the application site, a holding objection would be made at this stage from HCC as Local Highway Authority, due to lack of information as outlined below.

#### ACCESS:

No updates to the existing access for vehicles or pedestrians is proposed. However, given the increase in development site (from 150sqm to 375sqm of Class E), there are concerns as to how the additional vehicle flows may be accommodated in what already appears to be an awkward site access arrangement.

The site currently has two vehicle access points, both from Bournemouth Road, one to the northern end and one to the southern end of the site's western boundary. Plans show vehicle access into the site being from the northern drop kerb and vehicle exits from the southern drop kerb.

This is of concern, as any vehicles arriving to site from the south would have to cross the waiting (ghost island) area for vehicles waiting to turn right into Castle Lane. Clearly any increase in such movements would not only be confusing to other highway users,

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but would also be a potential highway safety issue with vehicles being positioned within an area where they should not be.

As such, a Transport Statement is requested, which details elements such as:

- Existing and proposed trip rates associated with the site;
- Clearly defined access arrangements, which discuss the issues outlined above, with restrictions if necessary; and
- An independent Road Safety Report reviewing the access proposals within the constraints of the dual signalised junction adjacent to the site.

If the additional information can be supplied, then a re-assessment of the application can be undertaken accordingly.

Yours sincerely,

Matt Grantham

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