



Nick Culhane Highway Consultant

Idlewild
Fairclose Drive
Winchester
Hampshire SO22 6QW
07787530717
nick@nickculhane.co.uk

6 No. One Bedroom Over 55 Residential Units Willowmead Retirement Housing, Wildern Lane, Hedge End SO30 4RB

Introduction

This Highway Technical Note has been produced in support of a planning application submission to Eastleigh Borough Council for 6 number one-bedroom residential units for occupants over the age of 55 at Willowmead Retirement Housing, Wildern Lane, Hedge End. The location of the site is shown below.



Willowmead is a residential retirement complex for residents over the age of 55 and consists of 35 flats together with 29 car parking spaces. It is served by a simple priority junction with Wildern Lane, which is subject to a speed limit of 20mph and is traffic calmed with speed cushions. It benefits from street lighting and pedestrian footways on both sides of the carriageway.

The nearest bus stops to the site are 60m north and south of the access which serve the Bluestar 3 service as well as the Xelabus X4, X9 and X15 services. These services run regular buses between Southampton, Fair Oak, Eastleigh and Bishops Waltham.

The site is also located close to many facilities and services such as a post office, Doctors and Dentists within Hedge End Village Centre to the south. The site is therefore considered to be located within a highly sustainable location.

Proposed Development

It is now proposed to provide 6 number one bed retirement apartments in 2 blocks of three units to accommodate residents over the age of 55. The apartments are to be located on an undeveloped section of site considered to be ancillary to the existing use.

Traffic Impact

In order to determine the likely traffic impact that the apartments will have on the surrounding highway network, the TRICS database v7.8.4 has been interrogated. Small retirement apartment developments of between 30 and 65 unit located within edge of town and neighbourhood centres were selected between the dates of 01/01/12 and 20/11/19. The trip rates and likely traffic generation data is shown below, whilst the TRICS data is included as [Appendix 1](#) to this note.

TRICS Trip Rate Retirement Apartments			
	Arrivals	Departures	Two-way Total
AM Peak Hour	0.033	0.045	0.078
PM Peak Hour	0.082	0.066	0.148
Daily Traffic	0.890	0.895	1.785
TRICS Vehicle Trip Generation based 6 Units			
AM Peak Hour	0.198 (0)	0.27 (0)	0
PM Peak Hour	0.492 (0)	0.396 (0)	0
Daily Traffic	5.34 (5)	5.37(5)	5

From the above it can be seen that the 6 new apartments are unlikely to generate any additional traffic movements in either of the peak periods and are likely to generate just 10 traffic movements across a 12-hour day. Such an impact will have no demonstrable effect on the safe operation of the surrounding highway network.

Car Parking

Car parking requirements are set out within Eastleigh Borough Councils Residential Parking Standards Supplementary Planning Document Jan-2009 and these are shown below.

OLDER PEOPLE'S HOUSING							
Active elderly with Warden Control	0.39	0.41	0.50	0.60	1	1	1
Nursing and rest homes	1 space per 6 bedrooms plus 1 space per staff member					1 per 6 staff	

Notes

1. A minimum of 20% unallocated parking is required to provide for casual and overspill parking.
2. All proportions to be rounded up to the next whole number.
3. Garages less than 6m x 3m internally will not count towards parking provision.
4. A minimum of 5% of residential spaces should be designated for use by disabled people.

The site currently accommodates 35 units, which together with the 6 units now proposed would bring the total number of units to 41. Based on the above standards, the development would therefore require a total of 21 parking spaces. The site benefits from 29 unallocated car parking spaces at present, therefore the existing and proposed development more than meets the adopted parking requirements.

Servicing

The proposed units are to be located at the end of an existing turning head, and servicing of these will be the same as for the existing units. Refuse will be collected from the existing refuse store and service vehicles such as Grocery Delivery Vans will continue to deliver as they currently do. It is however noted that in order to meet Building Control Regulations, a fire appliance will need to be able to get within 45m of the rear of the properties. Drawing numbered NJC-001 is therefore included as **Appendix 2** to this note which shows the ability of a fire appliance to enter the site and reverse toward the apartments, and then leave in forward gear, thus meeting Part B of the Building Regulations.

Summary and Conclusion

This technical Note has been produced in support of 6 retirement apartments at Willowmead, Wildern Lane.

If approved, the apartments are likely to have a minimal additional impact on the surrounding highway network.

Car parking within the development is more than adequate to accommodate the existing and proposed development.

The site makes adequate provision for service vehicles, including the ability of a fire appliance to serve the development.

The development is therefore considered to be acceptable from a highway point of view.

Appendix 1

TRICS data

Calculation Reference: AUDIT-405201-211230-1252

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : N - RETIREMENT FLATS
 TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	IW ISLE OF WIGHT	1 days
04	EAST ANGLIA	
	NF NORFOLK	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NY NORTH YORKSHIRE	1 days
10	WALES	
	CF CARDIFF	1 days
	MM MONMOUTHSHIRE	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: No of Dwellings
 Actual Range: 30 to 65 (units:)
 Range Selected by User: 30 to 65 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/12/12 to 20/11/19

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
Wednesday	2 days
Thursday	1 days
Friday	1 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 undertaken using machines.

Selected Locations:

Edge of Town	2
Neighbourhood Centre (PPS6 Local Centre)	3

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	5
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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:

C3 5 days

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®.

Population within 500m Range:

All Surveys Included

Population within 1 mile:

1,001 to 5,000	2 days
10,001 to 15,000	1 days
20,001 to 25,000	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:

5,001 to 25,000	1 days
25,001 to 50,000	1 days
100,001 to 125,000	1 days
125,001 to 250,000	1 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:

0.6 to 1.0	3 days
1.1 to 1.5	2 days

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	1 days
No	4 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	5 days
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This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

The 'browse and select' feature in TRICS was used to choose the sites to be included in this selected set. The TRICS user browsed the full list of sites for this land use category and selected directly from this list.

1	CF-03-N-01	RETIREMENT FLATS	CARDIFF
	CARDIFF ROAD		
	CARDIFF		
	LLANDAFF		
	Neighbourhood Centre (PPS6 Local Centre)		
	Residential Zone		
	Total No of Dwellings:	60	
	Survey date: WEDNESDAY	05/10/16	Survey Type: MANUAL
2	IW-03-N-01	RETIREMENT FLATS	ISLE OF WIGHT
	CHURCH ROAD		
	BEMBRIDGE		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	40	
	Survey date: THURSDAY	27/06/19	Survey Type: MANUAL
3	MM-03-N-01	RETIREMENT FLATS	MONMOUTHSHIRE
	BRYNGWYN ROAD		
	NEWPORT		
	Neighbourhood Centre (PPS6 Local Centre)		
	Residential Zone		
	Total No of Dwellings:	65	
	Survey date: FRIDAY	27/09/19	Survey Type: MANUAL
4	NF-03-N-02	RETIREMENT FLATS	NORFOLK
	YARMOUTH ROAD		
	NORWICH		
	THORPE SAINT ANDREW		
	Neighbourhood Centre (PPS6 Local Centre)		
	Residential Zone		
	Total No of Dwellings:	48	
	Survey date: WEDNESDAY	20/11/19	Survey Type: MANUAL
5	NY-03-N-01	RETIREMENT FLATS	NORTH YORKSHIRE
	EASTGATE		
	PICKERING		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	30	
	Survey date: MONDAY	26/09/16	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.

TRIP RATE for Land Use 03 - RESIDENTIAL/N - RETIREMENT FLATS

TOTAL VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	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									
06:00 - 07:00									
07:00 - 08:00	5	49	0.004	5	49	0.016	5	49	0.020
08:00 - 09:00	5	49	0.033	5	49	0.045	5	49	0.078
09:00 - 10:00	5	49	0.070	5	49	0.074	5	49	0.144
10:00 - 11:00	5	49	0.115	5	49	0.123	5	49	0.238
11:00 - 12:00	5	49	0.103	5	49	0.095	5	49	0.198
12:00 - 13:00	5	49	0.091	5	49	0.070	5	49	0.161
13:00 - 14:00	5	49	0.091	5	49	0.086	5	49	0.177
14:00 - 15:00	5	49	0.136	5	49	0.156	5	49	0.292
15:00 - 16:00	5	49	0.066	5	49	0.037	5	49	0.103
16:00 - 17:00	5	49	0.062	5	49	0.049	5	49	0.111
17:00 - 18:00	5	49	0.082	5	49	0.066	5	49	0.148
18:00 - 19:00	5	49	0.037	5	49	0.078	5	49	0.115
19:00 - 20:00									
20:00 - 21:00									
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			0.890			0.895			1.785

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:	30 - 65 (units:)
Survey date range:	01/12/12 - 20/11/19
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.

Appendix 2

Fire Appliance – Swept Path Tracking

