PLANNING

TO: **DEVELOPMENT CONTROL**

FROM: **Transportation Strategy Officer**

Date: 14th December 2012

Application No: 12/00912/HCC

Location: at Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire

Proposal: Developement of the site to provide an end of life vehicle treatment facility and metal recycling facility, comprising of new buidlings, hardstanding, weighbridges, perimeter screening and fencing, an extension to the road and associated road improvements, a footpath and a new car park for staff and public use, (part retrospective), development also including landscaping, the provision of a sustainable drainage system and the demolition of a concrete batching tower.

You can view the application on our web page at www.rushmoor.gov.uk/publicaccess The Web page details include the application forms, all drawings and supporting information submitted with the application. If you wish to see a hard copy of the application, you can view the Case Officer's file in Planning.

My observations are as follows:

The highway aspects of this application will be considered more fully by the Hampshire Highways DC team as it involves waste facilities and is of sufficient impact on the highway to need to be referred to them for consideration.
The application includes a full transport assessment which I understand has already been discussed with HCC Highways DC team.
The TA makes a case that there is a negligible increase in vehicular trips both cars and HGVs when compared to the previous use. It is however apparent that access to this site does suffer from the effect of commuter car parking in Hollybush Lane, due mainly to a lack of parking at North Camp railway station. A survey of use suggests parking numbers to range between 48 and 60 cars on a normal weekday. The proposal will include a car park as part of the development for 106 cars including 4 disabled spaces, this is to be welcomed as it will not only provide parking for staff to this proposed site but also parking for vehicles which it is presumed will be displaced by controls on Hollybush Lane.
It is not clear for the report if the applicant intends to prevent parking on this private road (and how this would be enforced) and whether it is intended to introduce a parking charge on the car park, which may have an impact on its use by commuters. More information should be required from the applicant to confirm these proposals.
The site layout shows 7 parking spaces within the site, however they are located adjacent to a building which does not allow a 6m margin to access the spaces, which is not satisfactory. The layout also shows roundabouts in advance of the site for which I would expect to see track diagrams of HGV vehicles expected to use the site.
Finally while the TA is understood I am concerned that no consideration has been given to the impact of more large vehicles emerging from Hollybush Lane onto the North Camp Station roundabout. This is a poor junction layout and I ma concerned that large and slow vehicles emerging onto the roundabout does have the potential to prejudice existing highway safety.

NO HIGHWAY OBJECTION subject to more information being provided on the management of parking tracking information for the new road and roundabouts and consideration to the junction access onto the public highway ant North Camp Station roundabout.
Jim Pettitt
Transportation Strategy Officer

NO OBJECTION	OBJECTION	FURTHER INFO.REQ'D

Case Officer: **David Stevens** on **Tel: 01252 398738**
Development Control Committee Date: 5 December 2012

Please reply **as soon as possible to** plan@rushmoor.gov.uk as soon as possible or, at the latest by **4 January 2013.** If however, the application is to be determined by the Development Control Committee please note that it is important that any comments are made to enable your views to be incorporated into the final report. **IN THE ABSENCE OF A REPLY IT WILL BE ASSUMED THAT YOU RAISE NO OBJECTIONS.**