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## Note

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*To:* Kristina King- Planning and Development  
*From:* Gemma McCormick- Highways Development Planning  
*Our Reference:* 6/3/9/min (3646)  
*Copies to:*  
*Date:* **5 December 2012**

*Subject:* **HWRC Chestnut Avenue Eastleigh**

Thank you for passing me a copy of the above application for comment.

The application proposes the construction of a new Household Waste Recycling Centre at Stoney Croft Rise, Eastleigh.

### **Access**

The proposed development will be accessed via Stoney Croft Rise, an existing cul de sac, which in turn is accessed via a 5 arm roundabout junction with Chestnut Avenue, Tollgate, and Falkland Road.

Stoney Croft Rise currently provides access to a number of commercial developments in addition to 'Project Freespace' a street course activity area, inclusive of a BMX track.

The width of Stoney Croft Rise is variable with a minimum width of 6.1metres being provided. Generally this width provides two refuse vehicles with the ability to pass one another. In this case a change in the alignment of the Stoneycroft Rise carriageway near the 'ICON' building does mean the passing of two such vehicles is not possible in this location. However there is sufficient forward visibility for large vehicles to wait in this location should another service vehicle approach the pinch point at the same time. This is not anticipated to occur frequently with just 5 service vehicles expected to attend the site throughout each day.

The proposed site access achieves adequate sight lines and is made up of a priority junction. Swept path analysis has been undertaken and confirms that a refuse vehicle can enter and exit the site satisfactorily.

## **Internal Layout**

The site accommodates a lower level servicing area providing separation between service vehicles and customers attending the site. The servicing area satisfactorily allows for roll on roll off vehicles to service the waste containers adequately and this is demonstrated in the swept path analysis that has been undertaken. 22 parking spaces, including 2 spaces for disabled customers are to be provided for customers delivering waste. 8 additional parking spaces are also to be provided at the staff and sellers area. The internal stacking lane will accommodate up to 25 vehicles to queue within the site.

## **Off-site Highway Improvements**

In order for Stoney Croft Rise to accommodate vehicles attending the Household Waste Recycling Centre, it is proposed to realign the carriageway to provide a 2 metre shared footway/cycleway on the northern aspect of Stoney Croft Rise to ensure safe provision is maintained for pedestrians and cyclists attending 'Project Freespace.' This is supported by the Highway Authority and the works on Stoney Croft Rise, inclusive of the access arrangements are shown in principle on drawing R.J509002-GA-002. In order for these works to be undertaken it will be necessary for the Applicant to enter into a Section 278 Agreement with the County Council.

## **Safety Audit**

A safety audit and associated designer's response have been submitted alongside the application which sets out the requirement for minor amendments to layout to be undertaken at the detailed design stage.

## **Traffic Impact**

I understand that there is a level of local concern regarding an increase in traffic on Falkland Road as a result of the proposed Household Waste Recycling Centre. The Traffic Impact Assessment submitted in support of the planning application suggests that 10% of traffic attending the site will do so via Falkland Road, this assumption seems reasonable to the County Council. Falkland Road is already the subject of traffic calming which ensures that traffic using this route must travel at low speeds.

The Traffic Impact Assessment focuses on the impact of the development on the operation of the Stoney Croft Rise/Chestnut Avenue/ Tollgate/ Falkland Road roundabout. In order to establish the existing conditions manual turning counts at this junction were undertaken on Friday 21<sup>st</sup> September and Saturday 29<sup>th</sup> September 2012.

Visitor data from the existing Household Waste Recycling Centre on Woodside Avenue has been obtained to forecast the likely traffic generation of the proposed development. Figures from the busiest weekday and busiest Saturday during 2011 have been utilised to ensure the worst case scenario is

tested and an additional 50% increase on these figures has been applied to account for a potential increased catchment. This represents a very robust methodology and the Highway Authority are satisfied that the trip rate assumptions set out within the Traffic Impact Assessment are realistic.

ARCADY Modelling of the roundabout reveals that in the post development scenario the junction will continue to operate within theoretical capacity during both the network morning and evening peak periods as well as the development peak periods of Saturday lunchtime.

The existing Household Waste Recycling Centre on Woodside Avenue has inadequate internal capacity during busy periods, resulting in queuing on the highway network. A study has been undertaken in support of the proposed development which concludes that up to 25 vehicles can queue within the 180 metre internal stacking lane. When considering the busiest period at the existing site on Woodside Avenue and adding an additional 50% for robustness, the proposed site could facilitate a further 73 vehicles during the peak hour before queuing impacts upon Stoney Croft Rise. This confirms the site itself can accommodate all anticipated demands satisfactorily.

In terms of wider impact, there are unlikely to be significant overall increases in local travel demand resulting from this application as demand will largely relocate from the existing HWRC. The proposed highway improvements on drawing R.J509002/GA-002 provide local highway benefit and in wider local network terms the proposed development will have a negligible impact. On this basis it will be difficult to justify Section 106 contributions under the *Transport Contributions Policy* and it is my view that the impact will be adequately mitigated by the proposed highway works. Section 106 contributions could be negotiated should the existing site at Woodside Avenue be redeveloped.

### **Construction phase**

Based upon the information available from the recent construction of a larger site at Waterlooville, the construction period is anticipated to be approximately 24 weeks, with a maximum of 20 HGV's expected to attend the site each day.

### **Recommendation**

A comprehensive assessment of the development impact has been undertaken, and the Highway Authority are satisfied that the proposals will not result in a significant impact on the Highway network. The proposed footway/cycleway along Stoney Croft Rise will enhance access to both existing commercial uses and Project Freespace and this is welcomed by the Highway Authority. I therefore raise no objection to this application subject to the following Conditions;

- A Construction Management Plan, including lorry routes, contractors parking and turning provision to be made on site, measures to prevent mud to be deposited on the highway and a programme for construction

shall be submitted to and approved by the Waste Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development commences.

Reason: In the interest of Highway Safety

- No part of the development shall commence until such time as the highway works in Stoney Croft Rise as shown in principle on drawing R.J509002/GA-002 have been submitted to approved and completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

Reason : In the interest of Highway Safety

- The visibility splays of 2.4x 23 (south) and 2.4 x 43 (north) as shown on drawing R.J509002-GA-001 Sketch B shall be provided prior to opening of the site and these visibility splays shall be kept free of all obstacles in perpetuity.

Reason: In the interest of Highway Safety

I trust this is satisfactory, should you wish to discuss this further please do not hesitate to contact Gemma McCormick on (01962) 846824.