



STEAMER POINT, CHRISTCHURCH

TO	Alex Laney, Pennyfarthing Homes Alison Broderick, Savills	FROM	WSP
DATE	18 June 2021	CONFIDENTIALITY	Public
SUBJECT	Transport Review of proposed planning appeal revised layout		

Introduction

On 22nd March 2021 BCP Council refused planning permission for the ‘demolition of existing buildings and the erection of 26 residential units comprising houses, apartments, associated car parking, landscaping and associated works’ at Steamer Point (former MCA Training Centre), Christchurch (application reference 8/19/1172/FUL).

WSP has been commissioned by Pennyfarthing Homes to provide transport consultancy advice in regards to the planning appeal of this decision. This note has been prepared to provide an overview of the access and parking proposals of the revised ‘Wheatcroft’ scheme and demonstrate that these proposals remain in accordance with BCP design standards for access and parking.

The proposed development schedule is unchanged from the previous scheme comprising 26 dwellings, of which there will be nine houses and seventeen apartments at the Steamer Point site.

Parking

In January 2021, BCP adopted the Parking Standards Supplementary Planning Document (SPD) which sets out the parking requirements applicable to new development proposals. The site at Steamer Point sits within Zone D, as referred to within that document, which prescribes the ‘optimum’ level of parking for land use C3: Dwellings presented in Table 1.

Table 1 – BCP Parking Standards

ZONE D PARKING REQUIREMENTS	CARS: RESIDENTS AND VISITORS	CYCLE SPACES	
FLATS	2-BED	1 SPACE	RESIDENT: 1 SPACE PER BED VISITOR: 0.1 SPACES PER UNIT
	3-BED	2 SPACES	
HOUSES	3-BED	2 SPACES	RESIDENT: 1 SPACE PER BED VISITOR: 0.1 SPACES PER UNIT
	4-BED	2 SPACES	

** Where at least 50% of overall provision is allocated, an additional 1 unallocated space per 5 units should be provided for visitors*

In consideration of the updated guidance above, the parking provision included within the proposed scheme is summarised within Table 2. This is broadly unchanged from the generous level of parking included with the refused scheme.

Table 2 – Proposed Parking Provision

PARKING PROVISION		NUMBER OF UNITS	CAR PARKING SPACES		CYCLE SPACES	
			ALLOCATED	UNALLOCATED	ALLOCATED	UNALLOCATED
FLATS	2-BED	15	17 garages /carports	21 surface spaces	Storage within allocated garage / carport (store)	2 ‘Sheffield’ cycle stands (capacity: 2)
	3-BED	2				
HOUSES	3-BED	4	13 garages /carports + 24 surface spaces		Storage within allocated garage / curtilage	
	4-BED	5				
TOTAL		26	75		-	4

The level of parking outlined in Table 2 accords with the parking requirements for residential developments set out within BCP Parking Standards SPD. A minimum of 5% of all parking spaces provided at the site can be adapted to meet the requirements of a disabled space should this demand arise in the future.

A review of the car parking design has been undertaken, as presented by the swept paths presented on WSP Drawing 1420-ATR-001 Rev G attached to this note. All proposed car parking spaces are designed to be accessible for a ‘large car’ and all parking bay dimensions (including surface spaces, garages and car ports) accord with the BCP Parking Standards SPD.

Active and passive electric vehicle charging infrastructure can be provided in accordance with the BCP Parking Standards SPD pursuant to a planning condition.

‘Sheffield’ style cycle parking for visitors to the site, relating to both the houses and apartments, will be situated on the southern side of the access road in a visible location to encourage sustainable travel to/from the site.

Access

The location of the central bin store provided for residents of the apartments remains within 30m of the entrance to the apartment block, which is in accordance with Manual for Streets guidance on maximum carry distances.

Each house will have space within curtilage for the storage of waste receptacles.

Refuse collection vehicles will enter the site, collecting waste from each household via the main access route, prior to serving the central bin store opposite the apartment block. This strategy accords with maximum carry distances for waste collection operatives recommended by Manual for Streets guidance. Swept paths for the refuse collection vehicle can be seen in WSP Drawing 1420-ATR-001 Rev G attached to this note.

General servicing and delivery vehicles will also access the site via Penny Way, making use of the turning head within the parking court at the north-west corner of the site, to turn and exit the site in a forward gear.



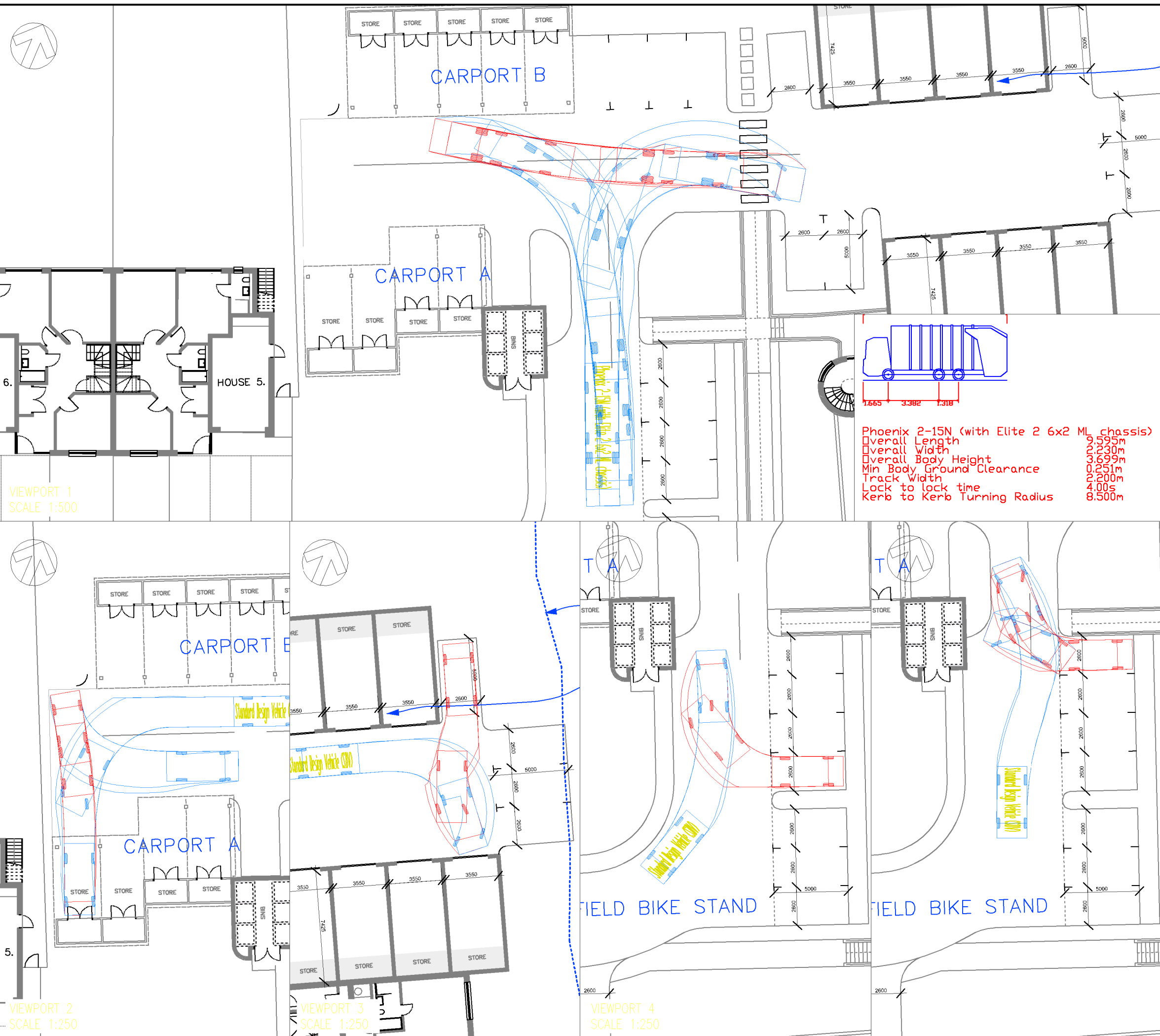
Summary

In summary, the revised scheme proposed at Steamer Point:

- Gives residents a choice about how they travel. The site is located in reasonable proximity to existing bus routes, as well as good quality pedestrian and cycle links;
- Provides secure, safe and suitable access to the site for all people by sustainable modes of transport;
- Provides a level of car and cycle parking which is appropriate for the scale of the proposed development; and
- Accommodates waste collection efficiently from the local road network.

The proposed development is therefore considered to be sustainable and appropriate and should be recommended for planning approval by the highway authority.

File name: \\UK.WSPGROUP.COM\CENTRAL_DATA\PROJECTS\7004\4XX70041420 - STEAMER POINT, HIGHCLIFFE\02 - WIP\TP TRANSPORT PLANNING\02 DRAWING\ATR TRACKING\1420-ATR-001_REV G.DWG, printed on 18 June 2021 14:41:27, by Greenhagh, Oz



DO NOT SCALE



Standard Design Vehicle (SDV)
 Overall Length: 4.800m
 Overall Width: 2.000m
 Overall Body Height: 1.950m
 Min Body Ground Clearance: 0.100m
 Track Width: 2.000m
 Lock to lock time: 4.00s
 Wall to Wall Turning Radius: 6.000m

REV	DATE	BY	DESCRIPTION	CHK	APP
G	18/06/2021	OG	UPDATED SITE LAYOUT	CH	CH
F	11/06/2021	OG	UPDATED SITE LAYOUT	CH	CH
E	27/05/2021	OG	UPDATED SITE LAYOUT	CH	CH
D	29/05/2020	MLE	UPDATED SITE LAYOUT	CH	CH
C	22/05/2020	MLE	UPDATED SITE LAYOUT	CH	CH
B	05/08/2019	WP	UPDATED SITE LAYOUT	CH	CH
A	25/07/2019	WP	FIRST ISSUE	CH	CH

DRAWING STATUS: S2 - FOR INFORMATION



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PROJECT: STEAMER POINT, HIGHCLIFFE

TITLE: SITE REFUSE AND PARKING SWEEP PATH ANALYSIS

SCALE @ A3: VARIES
 CHECKED: GB
 APPROVED: GB

PROJECT No: 70041420
 DESIGNED: WP
 DRAWN: WP
 DATE: June 21

DRAWING No: 1420-ATR-001_REV G
 REV: G

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VIEWPORT 1
SCALE 1:500

VIEWPORT 2
SCALE 1:250

VIEWPORT 3
SCALE 1:250

VIEWPORT 4
SCALE 1:250