

OLD ROAD, CLACTON

Transport Technical Note

Produced by

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Client

Hawkstone Vale (Clacton) LLP

Job no 6072
Date 14/07/2021

Rev 4

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Date:	24/06/21	28/06/21	01/07/21	07/07/21	14/07/2021
Prepared by:	JT	JT	JT	JT	JT
Checked by:	TM	TM	TM	TM	TM
Authorised by:	TM	TM	TM	TM	TM

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- Appendix A – Proposed Site Layout
- Appendix B – Vehicle Swept Path Analysis

1 Background and Context

1.1 Introduction

- 1.1.1 MJM Consulting Engineers Ltd (MJM) have been commissioned by Hawkstone Vale (Clacton) LLP to prepare a Transport Technical Note to accompany a S73 application for the proposed development at The Old Gas Works, Old Road, Clacton.
- 1.1.2 Planning permission was granted at the site in February 2020 (Ref: 19/00338/FUL) for the "redevelopment of former Gasworks site comprising a mixed use Trade Counter led development classes A1, A3, A5, D2, B1, B2, B8 and Sui Generis uses plus car parking, landscaping, totem sign, reconfigured access arrangements and associated works".
- 1.1.3 The permitted proposals comprised 4,412sqm of floor space, of which 3,079sqm is flexible use under classes A1, A3, A5 and B1, B2, B8. The remaining floor space comprised of 725sqm D2 use (proposed gym) and 558sqm Sui Generis (proposed tyre centre and trade use).
- 1.1.4 Whilst some initial queries were raised by Essex County Council (ECC) Highways, these were addressed by the applicant and ECC confirmed on 8th January 2020 (Ref: HT/TST/SD/CJS/22450) that the impact of the proposals is acceptable to the Highway Authority subject to the specified mitigation and conditions.
- 1.1.5 This Transport Technical Note is intended to provide information to show that the proposed amendments will not change the highways and transport conclusions of the previous permission, and as such demonstrate that the proposals will not lead to a 'severe' cumulative impact on the local highway network in accordance with the National Planning Policy Framework.

1.2 Proposed Development

- 1.2.1 This S73 application seeks to amend the proposed site plans, and in turn, the proposed floor area at the site. The proposals now comprise a total floor area of 3,692sqm, made up of those uses previously permitted with the exception of the D2 gym. This represents an overall reduction in floor space of 720sqm.
- 1.2.2 Unit 1, a drive-thru coffee shop (Class E(b) with ancillary Sui Generis Take Away) will comprise 167sqm of floor space and Unit 2, a tyre centre, will comprise 186sqm of floor space. The remaining units, comprising some 3,339sqm can be used flexibly within Class E(g) and/or B2 and/or B8, along with the ancillary retail function associated with a trade counter (for the avoidance of doubt, 20% ancillary retail would be acceptable) and for no other purpose without the approval of the Local Planning Authority, save for the following:
- a) No more than 1,635sqm across all units can be used for Class E(a), Class E(b) and/or Sui Generis hot food take-away purposes. The hot food take-away use must not exceed 254sqm;
 - b) Notwithstanding a) above, within one unit only, where the predominant use is E(g)(iii), B2 or B8, up to 30% of the floorspace can be used for ancillary retail sales under Class E (a) (trade counter use);
 - c) Notwithstanding a) above, within one unit only, where the predominant use is E(g)(iii), B2 or B8, up to 25% of the floorspace can be used for ancillary retail sales under Class E (a) (trade counter use);
 - d) Notwithstanding a) above, within Unit H only, where the predominant use is E(g)(iii), B2 or B8, up to 45% of the floorspace can be used for ancillary retail sales under Class E (a)(trade counter use); and

- e) Up to 372sqm within a single unit can be used for the storage, distribution and sale of hard wall and floor finishes and associated products (sui generis use).

1.2.3 The applicant remains committed to providing the agreed mitigation measures as set out within the S106 agreement. These measures include the introduction of tactile paving and minor improvements to the Waterglade Retail Park arm of the Old Road roundabout and to the existing pedestrian refuge island at the entrance to the Waterglade Retail Park, and the provision of a pedestrian link between the two retail parks.

1.3 Site Location

1.3.1 The site is located to the west of Old Road, directly north of the Waterglade Retail Park, as shown in Figure 1-1 below. The site is currently vacant, measures some 1.12ha and is in the jurisdiction of Tendering District Council. Access to the site is currently taken via a priority junction onto Old Road to the east.

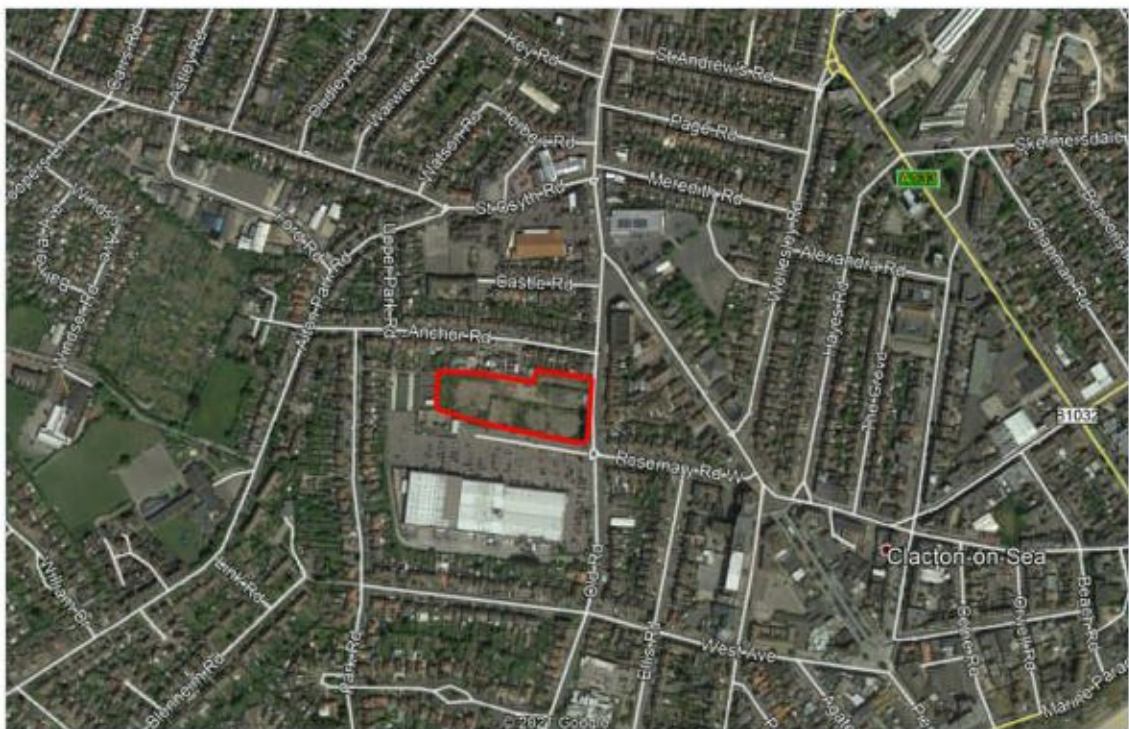


Figure 1-1 Approximate Site Location (Source: Google Earth)

2 Development Proposals

2.1 Introduction

- 2.1.1 The development proposals are set out in the previous section. Whilst the proposed unit sizes differ slightly, the overall layout of the site is proposed to remain similar to that previously permitted. The proposed layout is included at **Appendix A**.

2.2 Access and Servicing

- 2.2.1 Vehicular access to the site remains as the permitted application, with a new priority junction provided to the northeast of the site.
- 2.2.2 Servicing at the site also remains as per the previous application, with units served either from the rear service yard, or by smaller vehicles using the parking bays to the front. Service vehicles will follow a one-way route through the site. The A3 drive-thru unit will be serviced on-site, to the front of the unit, with spaces to be cordoned off as required.
- 2.2.3 Vehicle swept path analysis of the revised layout has been undertaken. The drawings are included at **Appendix B**, and demonstrate that vehicles can access, egress and manoeuvre within the site.

2.3 Parking

- 2.3.1 It is noted that the majority of proposed uses at the site remain the same as those permitted under the previous application. Most units are flexible between retail, food and industrial uses, with limitations on the level of ancillary retail and hot food take-away floor space proposed at the same level as conditioned in the original permission. The D2 use has been removed and the overall floor space at the site is marginally lower than that previously permitted.
- 2.3.2 A comparison of the level of parking permitted under the previous application against that currently proposed is set out in Table 2-1 below.

Table 2-1 Car Parking Comparison

	Previously Permitted	Currently Proposed
Car Parking	109	113
Disabled Bays	13	14
Parent Child Bay	2	2
PTW	6	6
Cycle Parking	40	40

- 2.3.3 As can be seen, the proposals result in a marginal uplift in parking spaces to 113, including an additional disabled bay. Given the level of parking previously permitted at the site, and the similarity of the two schemes, it is considered that the level proposed is sufficient to meet the needs of the site. The demand for parking will be monitored through a Travel Plan.

2.4 Trip Generation

- 2.4.1 A Transport Assessment was prepared by WSP in November 2019 to support the previous application (Ref: 70050045-TA2). This report set out a trip generation assessment, which was subsequently agreed by ECC Highways.
- 2.4.2 The proposed uses remain broadly the same as those approved previously, with the exception of the removal of the D2 gym. As such, it is considered that the revised proposals will not result

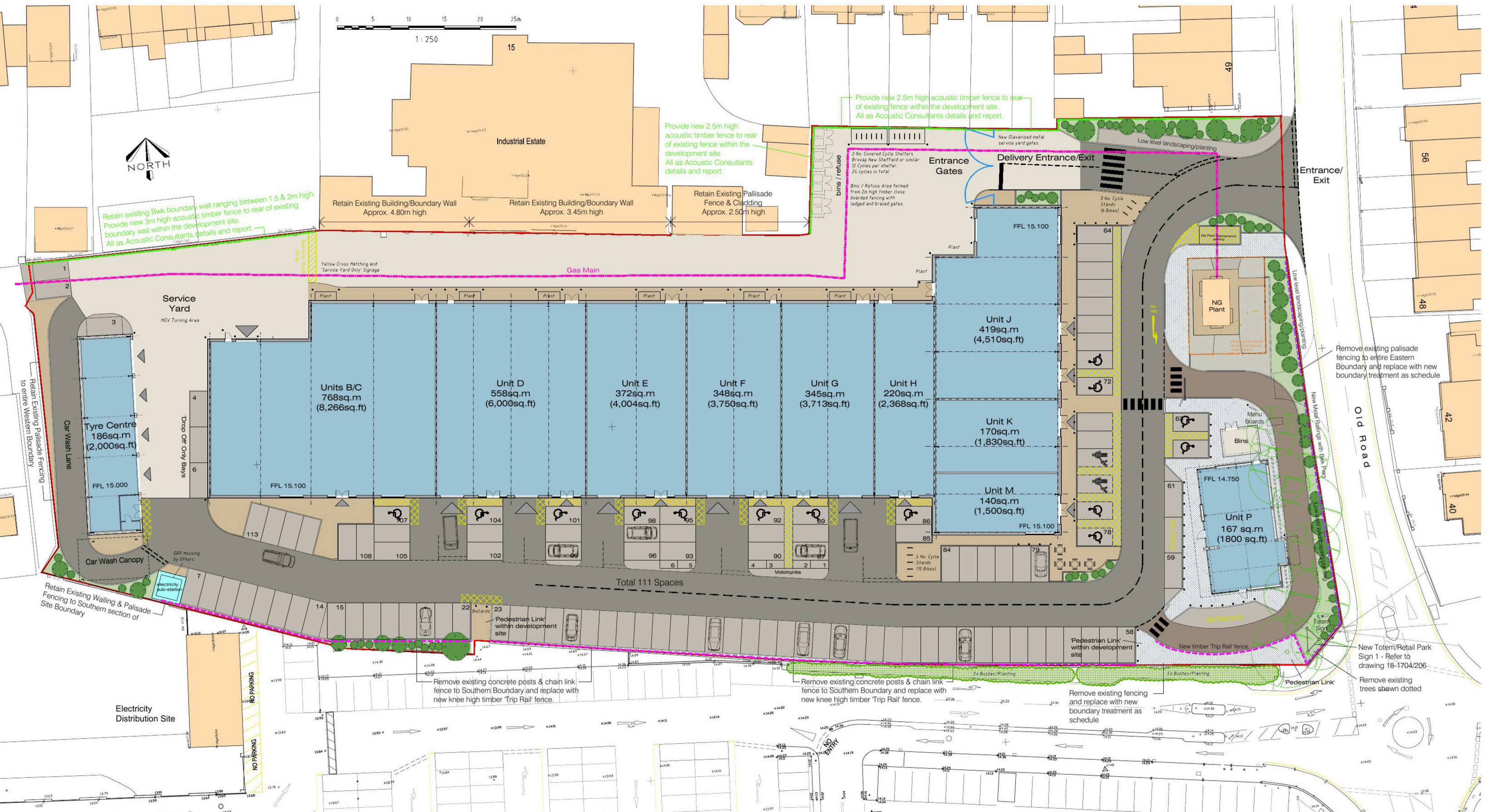
in an uplift in vehicle trips to and from the site, and in fact are likely to result in a slight reduction in trips given the lower floor space.

- 2.4.3 As such, it is considered that those conclusions previously reached regarding the trip impact of the proposals remain valid, and that the scheme will not result in 'severe' cumulative impacts on the local highway network.

3 Summary and Conclusions

- 3.1.1 This Transport Technical Note has been prepared for Hawkstone Vale (Clacton) LLP to accompany a S73 application for The Old Gas Works, Clacton. This S73 application seeks to amend the proposed site plans, and in turn, the proposed floor area at the site. Of particular note, the overall floor space at the site will be reduced, and the D2 gym use has been removed. The other uses at the site remain the same as those previously permitted, albeit the individual unit sizes have been amended.
- 3.1.2 The proposed layout has been demonstrated to work for all necessary vehicles. The proposed level of parking does not differ significantly from that previously permitted, and is considered suitable to meet the needs of the proposed development. Given that the overall floor space at the site has reduced, and the proposed uses have not changed significantly, it is considered that the conclusions previously reached regarding trip impact remain valid. As such, the proposals are not expected to result in any 'severe' residual impacts on the local road network.
- 3.1.3 Given that set out above, it is not considered that there should be any highway objections to the proposals.

Appendix A
Proposed Site Layout



Schedule of Areas (GIA):

- Unit B/C - 768sq.m (8,266 sq.ft)
- Unit D - 558sq.m (6,000 sq.ft)
- Unit E - 372sq.m (4,004 sq.ft)
- Unit F - 348sq.m (3,750 sq.ft)
- Unit G - 345sq.m (3,713 sq.ft)
- Unit H - 220sq.m (2,368 sq.ft)
- Unit J - 419sq.m (4,510 sq.ft)
- Unit K - 170sq.m (1,830 sq.ft)
- Unit M - 140sq.m (1,500 sq.ft)
- Unit P - 167sq.m (1,800 sq.ft)
- Tyre Centre - 186sq.m (2,000 sq.ft)
- TOTAL = 3693sq.m - 39,751sq.ft**

- Site Area Approx. - 2.77acres (1.12ha)
- Car Parking - 113 Spaces (inc. 14 Dis)
- Parking Spaces = 2.5 x 5m

EXTERNAL MATERIALS/FINISHES:

- SMA / TARMAC ACCESS ROADS
- SMA / TARMAC PARKING SPACES
Thermoplastic white lining to Car Park Spaces
- IMPRINTED CONCRETE DRIVE THRU LANE
Colour Charcoal
- SLIP RESISTANT CONCRETE PAVING TO FOOTPATHS - Tobermore Braemar premium concrete paving flags.
450x450x50mm - Colour Silver, Ground finish, Stretcher bond
- SLIP RESISTANT BLOCK PAVING TO FOOTPATHS - Marshalls Keyblok
200x100x60mm - Colour Charcoal, Herringbone pattern.
- CONCRETE SERVICE YARD
- PLANTING/LANDSCAPING AREAS

BOUNDARY TREATMENTS:

- Low level metal railings with Bwk Piers
To Site Frontage/Old Road
Low level facing brick wall with 4.40x225mm facing brick piers at 4.5m centres, landscaping/Planting to rear of wall, 100mm high metal railings, colour black, between piers. Refer to elevation on drawing 18-1704/207
- Timber Acoustic Fence
ALSO REFER TO ACOUSTIC CONSULTANTS DETAILS & REPORTS
Timber close boarded fence to BS 1722-5. Fence to be 3.0m high with 125x190mm concrete posts at 1.8m centres, 3 No. 50mm rails and 200x25mm thick gravel board at base. Continuous 35mm capping rail to all featheredge boards. Fence to be free from perforations with a minimum superficial mass of 5.5kg/m².
- Timber 'Trip Rail' fence
Wooden post and rail fencing - diamond 'trip rail' Height 450mm above ground
100x100 Posts at max. 1350mm c/s
75x75mm Diamond Trip Rail
Galvanised strap to secure rails to posts
- SECURITY METAL FENCING & GATES TO SERVICE YARD
Palladin metal fencing or similar approved
Height 2.7m with double swing vehicle access gate
Double Gate Width 8m x 2m
Finish: Factory Colour coated - Black
Refer to drawing 18-1704/207 for details and elevations of new Service Yard Gates

EXTERNAL FITTINGS:

- BOLLARDS TO RETAIL & TRADE PUBLIC AREAS
Autopa Ltd or similar approved
100mm o/d stainless steel bollard
10m height above ground
- PROTECTION BOLLARDS TO SERVICE YARD AREAS
200mm diameter Circular Hollow Section mild steel painted black and yellow bands
2.0m height above ground
- CYCLE STANDS
Autopa Ltd - Veropa Sheffield Stands or similar approved. 30c brushed Stainless Steel.
Public Cycles - 12 No. stands provided for parking of 24 cycles.
- Staff Cycles - Covered Cycle Shelter.
Broxap New Sheffield or similar for 12 Cycles.
5 No. stands for parking of 10 cycles.
122 Staff Cycles in Total
- Cycle Parking in accordance with Essex Standards
- A3 Drive Thru Height Restrictor
PPC black 150mm dia circular hollow section steel
"Goal Post" height restrictor with warning bar suspended on chains. With panel above to read "Maximum Height 2.7m / 8' 10" White text on green background. G/A size = 7650mm wide x 3200mm high

Planning Drawing

Rev D	01.07.21	Unit D shopfronts & shutters updated + Totem Sign 2 removed	DB
Rev C	29.06.21	Unit J shopfronts updated and parking amended	DB
Rev B	16.06.21	Schedule & Unit Name/Letter updated	DB
Rev A	08.05.21	Parking Updated	DB
rev.	date		drawn/chk'd

Gould Singleton Architects
Earls Way, Halesowen, West Midlands, B63 3HR

Proposed Retail & Trade Development
Old Gas Works Site
Old Road
Clacton On Sea

Proposed Site / Block Plan

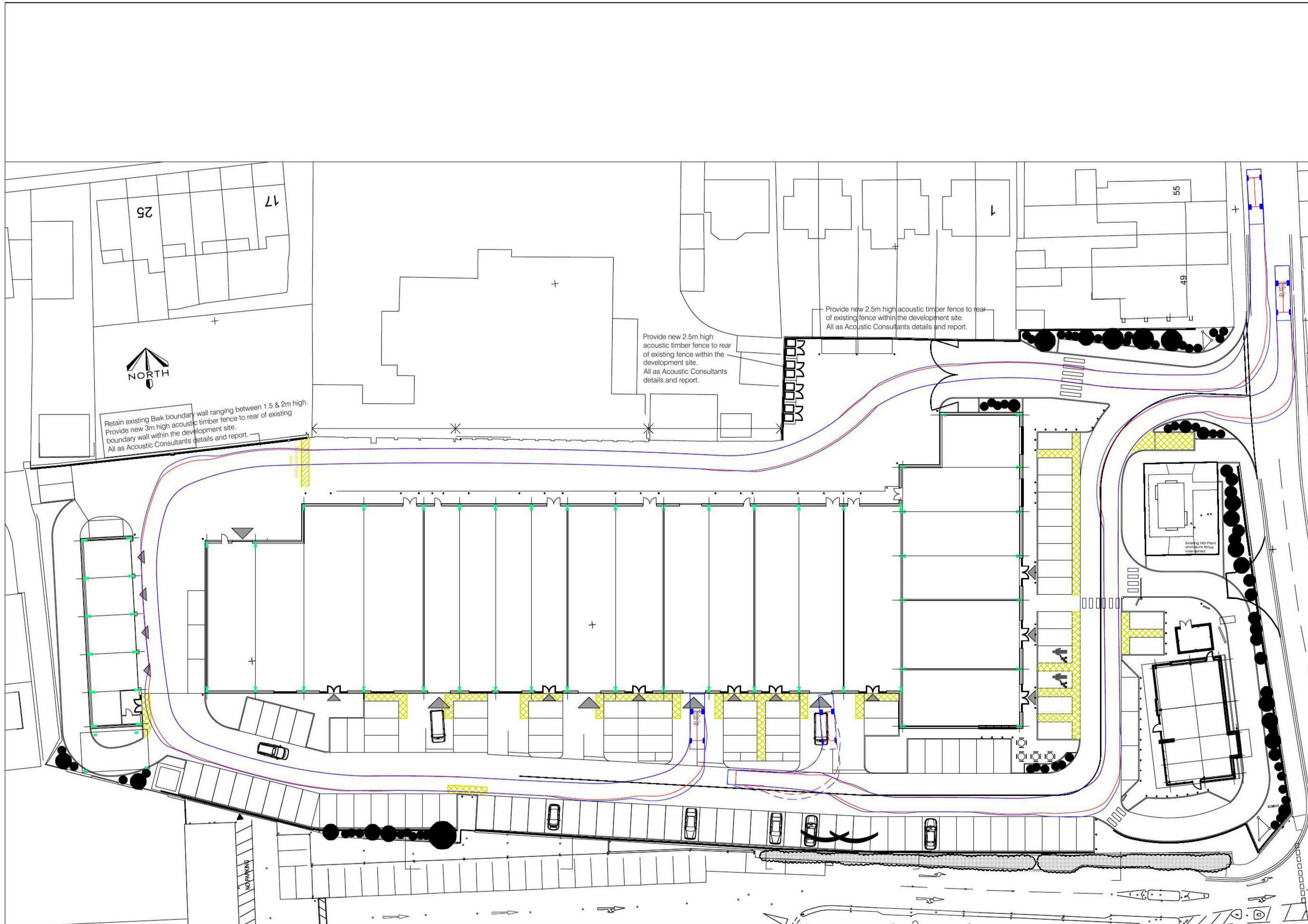
hawkstone
PROPERTIES PLC

number drawn: 1:250@A1
date: May 2021
checked: DB GSA
18-1704/201d

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Appendix B
Swept Path Analysis





DESIGNER RISK INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:-

CONSTRUCTION:

MAINTENANCE/CLEANING:

DECOMMISSIONING/DEMOLITION:

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

7.5t Box Van
 Overall Length 8.010m
 Overall Width 2.100m
 Overall Body Height 3.556m
 Min Body Ground Clearance 0.351m
 Track Width 2.064m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 7.400m

Rev	Date	Amendment	By

mjm Consulting Engineers Ltd
 Southgate House, 18 Southgate, Wakefield WF1 1TL

Project:
**PROPOSED RETAIL & TRADE DEVELOPMENT
 OLD GAS WORKS SITE
 CLACTON ON SEA**

Client:
HAWKSTONE PROPERTIES Ltd

Drawing Title: AutoTRACKS 7.5T BOX VAN		
nt	JT	TM
MJM Ref: 6072	Scale: NTS	Sheet Size: A1
Revision Status: P01	Suitability Status: S2	Date: June 2021

FOR INFORMATION

Drawing Reference:
 Project - Originator - Zone - Level - File Type - Discipline - Number
6072-MJM-XX-XX-DR-D-6699

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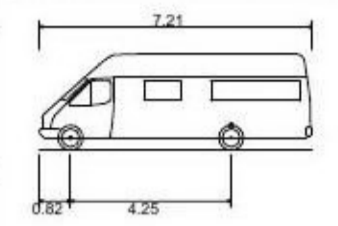
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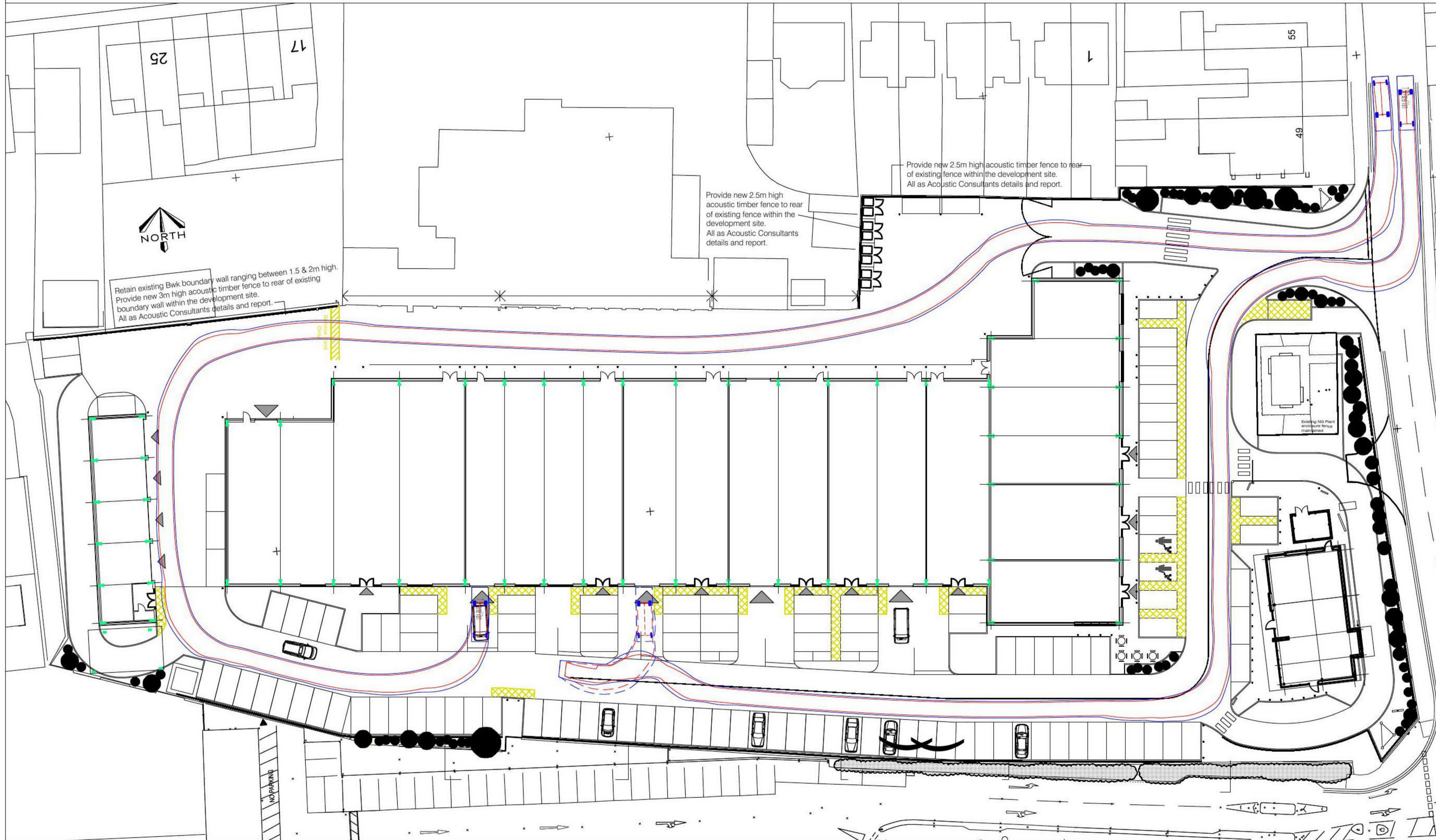
MAINTENANCE/CLEANING:

DECOMMISSIONING/DEMOLITION:

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7.5t Panel Van	7.210m
Overall Length	2.192m
Overall Width	2.544m
Min Body Ground Clearance	0.316m
Track Width	1.865m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.400m



Rev	Date	Amendment



Southgate House, 38 Southgate, Wakefield WF1 1TL

Project:
**PROPOSED RETAIL & TRADE DEVELOPMENT
OLD GAS WORKS SITE
CLACTON ON SEA**

Client:
HAWKSTONE PROPERTIES Ltd

Drawing Title:
**AutoTRACKS
7.5T PANEL VAN**

nt	JT	TM
MJM Ref: 6072	Scale: NTS	Sheet Size: A1
Revision Status: P01	Suitability Status: S2	Date: June 2021

Suitability Description:
FOR INFORMATION

Drawing Reference:
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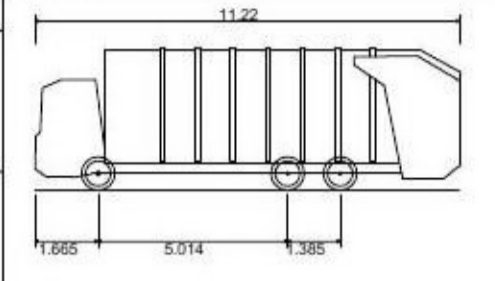
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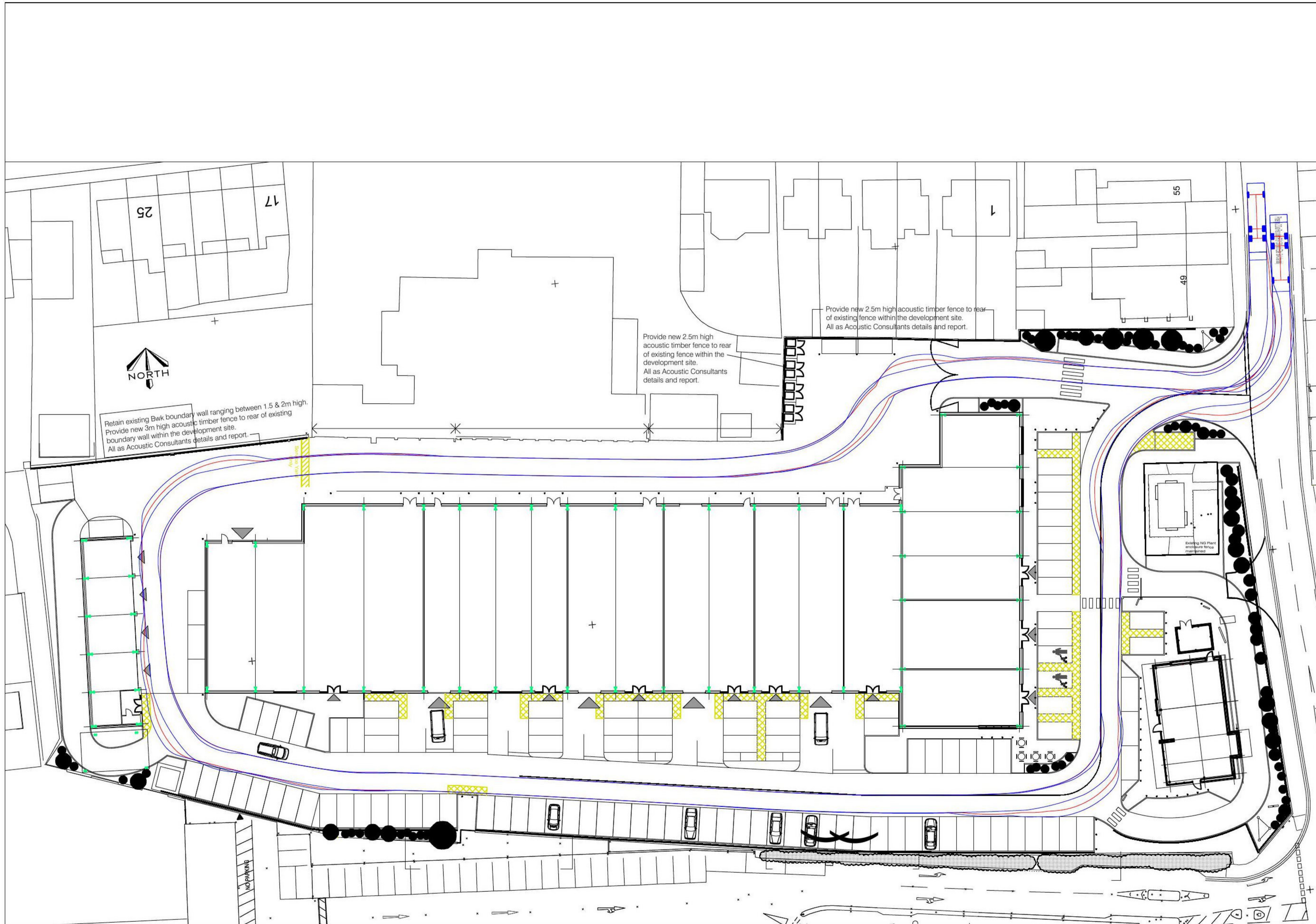
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DECOMMISSIONING/DEMOLITION:

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Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis)
 Overall Length 11.220m
 Overall Width 2.530m
 Overall Body Height 3.756m
 Min Body Ground Clearance 0.303m
 Track Width 2.530m
 Lock to lock time 4.00s
 Kerb to Kerb Turning Radius 11.550m



Rev	Date	Amendment



Project:
**PROPOSED RETAIL & TRADE DEVELOPMENT
 OLD GAS WORKS SITE
 CLACTON ON SEA**

Client:
HAWKSTONE PROPERTIES Ltd

Drawing Title: AutoTRACKS 11.2m REFUGE VEHICLE		
nt	JT	TM
MJM Ref: 6072	Scale: NTS	Sheet Size: A1
Revision Status: P01	Suitability Status: S2	Date: June 2021

FOR INFORMATION

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DESIGNER RISK INFORMATION

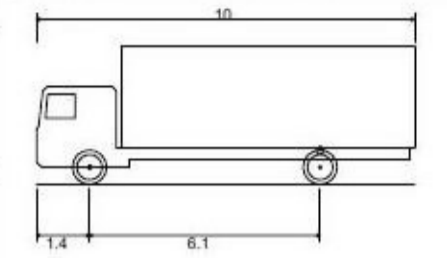
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FTA Design HG Rigid Vehicle (1998)	
Overall Length	10.000m
Overall Width	2.500m
Overall Body Height	3.645m
Min Body Ground Clearance	0.440m
Track Width	2.470m
Lock to lock time	3.00s
Kerb to Kerb Turning Radius	11.000m



Rev	Date	Amendment



Southgate House, 38 Southgate, Wakefield WF1 1TL

Project:
**PROPOSED RETAIL & TRADE DEVELOPMENT
OLD GAS WORKS SITE
CLACTON ON SEA**

Client:
HAWKSTONE PROPERTIES Ltd

Drawing Title:
**AutoTRACKS
10m HG RIGID VEHICLE**

nt	JT	TM
MJM Ref: 6072	Scale: NTS	Sheet Size: A1
Revision Status: P01	Suitability Status: S2	Date: June 2021

Suitability Description:
FOR INFORMATION

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