



ttp consulting
transport planning specialists

Stevenage Retail Ltd

ROARING MEG, STEVENAGE

**Transport Statement – Proposed
Link Road between North and
South Car Parks**

March 2024

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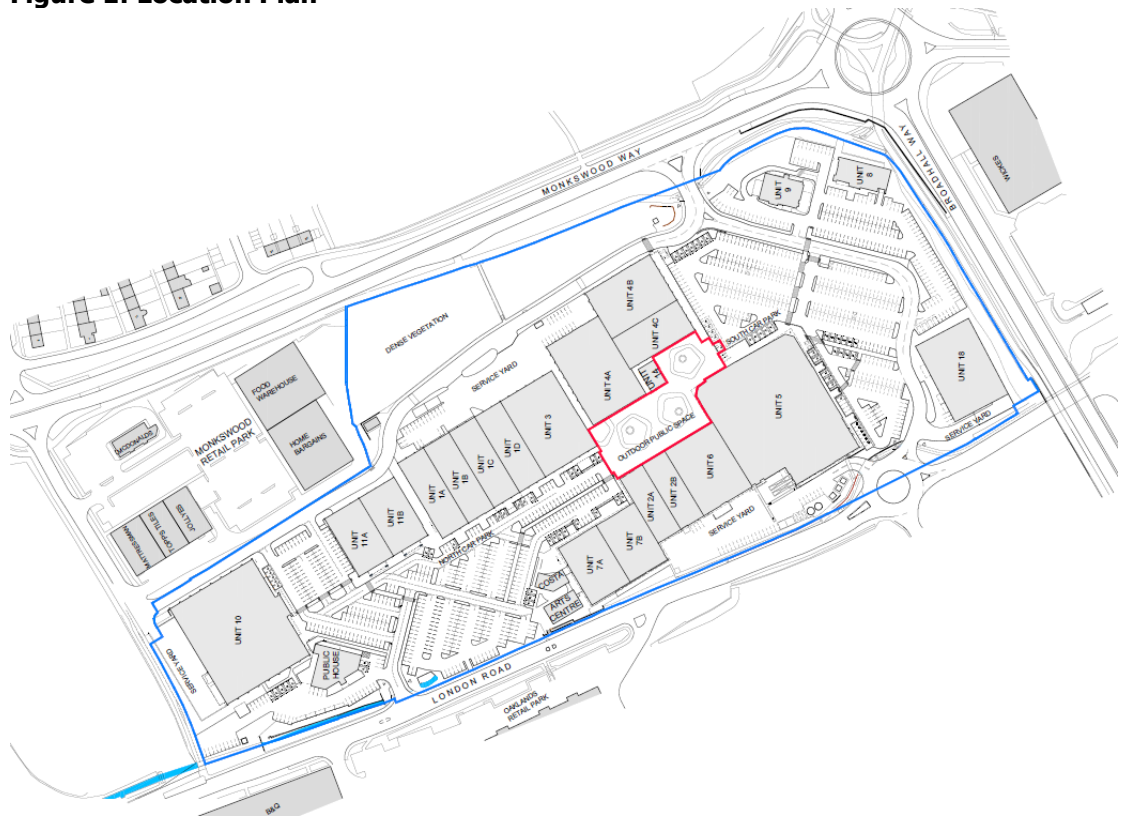
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Introduction

1. TTP Consulting is retained to provide highways and transport advice in relation to the Roaring Meg Shopping Park which is located to the south-east of Stevenage Town Centre.

Figure 1: Location Plan

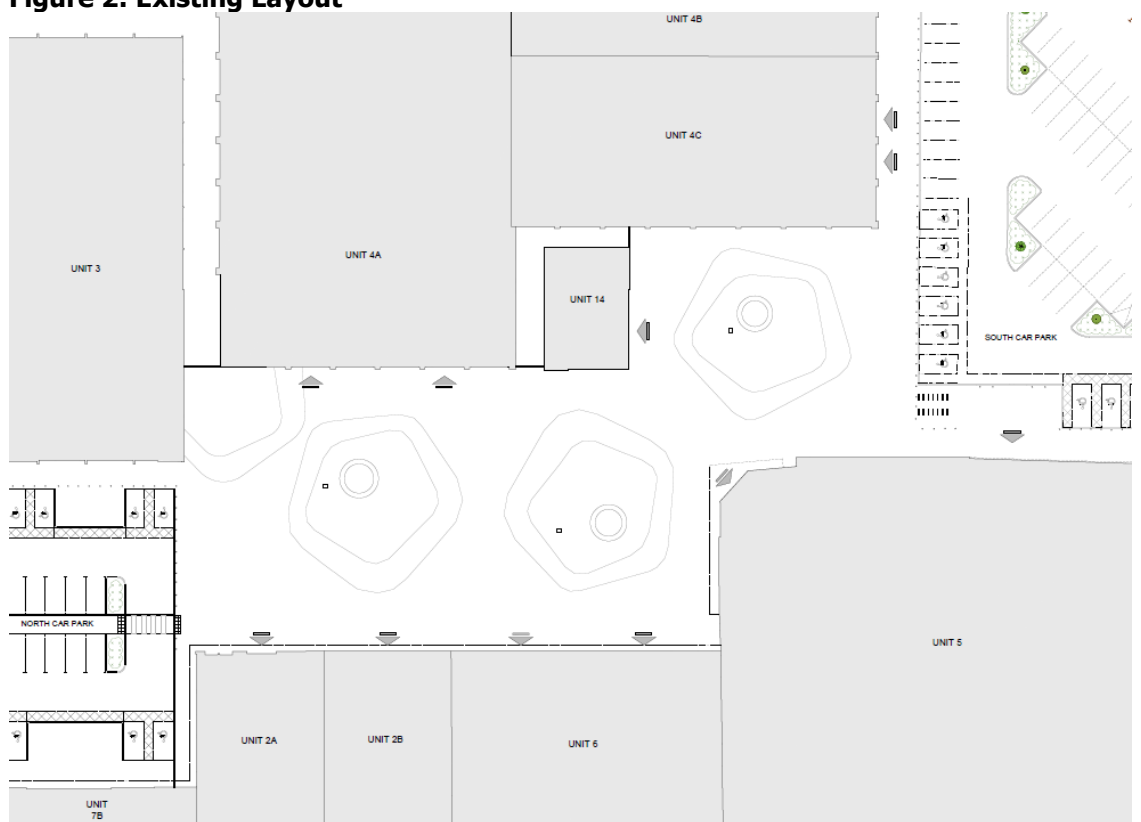


2. The Park currently comprises in excess of 36,000sqm of retail and leisure floorspace with parking for an estimated 1,016 cars with accesses to the east and west. Tenants include Argos, Curry's and DFS along with M&S, TK Maxx and Sports Direct plus a number of restaurants.
3. This report has been prepared to support an application to create a vehicular connection between the North and South car parks as illustrated on the plans in **Appendix A**; no changes are proposed to the floor area, tenant line up nor the connections to the public highway. It takes on board comments received during historic pre-application discussions, and concludes that the proposals are acceptable in highways terms.

Existing Situation

4. The Park comprises in excess of 36,000sqm of floorspace with two main retail terrace along with a couple of standalone units. There is parking for an estimated 1,016 cars of which 432 are in the Southern car park and 510 in the Northern car park, with the remainder in the service yard. There are four vehicular accesses to the car park with two from London Road to the west, one each to the Northern and Southern car parks, and two from Monskwood Way to the east; there is no vehicular connection between the two cars without either using London Road or the service road to the west with a copy of the existing layout illustrated in **Figure 2**.

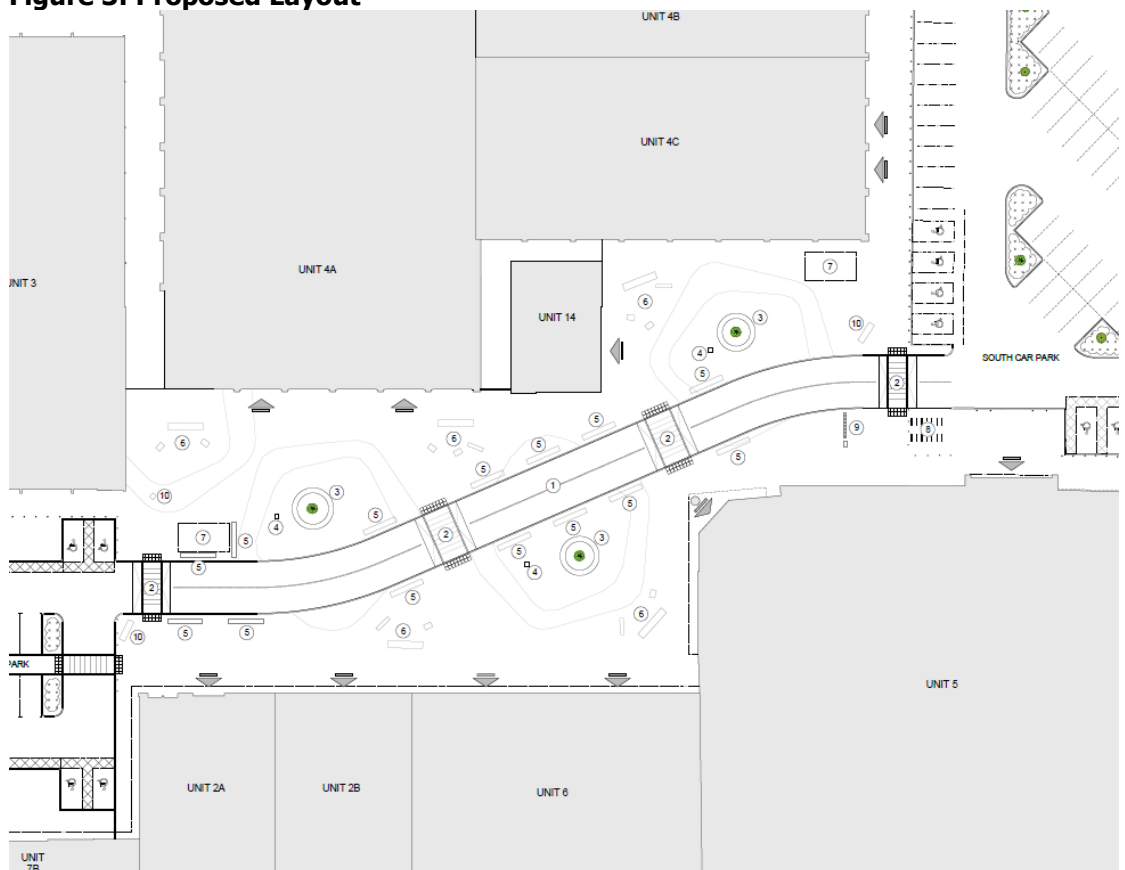
Figure 2: Existing Layout



Proposed Scheme

5. It is proposed to create a vehicular link between the two car parks as illustrated on **Figure 3** with the aim of improving circulation within the car park, and reducing the need for drivers to exit one car park to reach the other. The proposals would result in the loss of 2 Blue Badge parking spaces thereby reducing the overall number to 1,014.
6. The proposed layout includes 4 formal pedestrian crossing locations with one at each end and two in between equally spaced; the crossings will be raised to manage traffic and prioritise pedestrians. In addition, two areas are set aside for temporary pop-up food / drink stalls with further details provided in the Planning Statement and Design & Access Statement.

Figure 3: Proposed Layout



Effects of the Proposed Scheme

7. The primary aim of the proposed link road is to improve the circulation within the car park, with drivers currently having to choose between the northern and southern car parks, which if perceived to be full on entering, either results in drivers waiting for a space and as such disrupting movements, or exit the car park with the aim of entering the other car park; this could involve using the route to the rear of the western terrace, or London Road.
8. The creation of the new route could therefore reduce the number of vehicular movements passing through the car park access junctions. Hertford County Council highways raised some concerns during pre-application discussions that the creation of the new route could result in drivers using the link as a rat run. However, whereas the new route would be useful for drivers looking to pass between the northern and southern car parks, it is highly unlikely to be of any material benefit for drivers on the adjacent highway network as a short cut; in this regard, should any driver wish to drive between London Road and Monkswood Way, the existing routes through the car park south of Marks & Spencer would be a better choice insofar as it is more direct and does not require drivers to circumnavigate the car park. In addition, the new link would include traffic calming measures.
9. The proposals would result in the loss of 2 Blue Badge parking spaces thereby reducing the overall quantum of parking to 1,014 spaces. The overall loss which equate to circa 0.2% of the existing provision is de-minimus and would not result in any material change in parking ratios nor affect availability of parking. Currently there are a total of 59 Blue Badge spaces in the car park which equates to 5.8% of the overall provision, with the revised provision of 57 spaces equating to 5.6%. The demand for Blue Badge parking will be monitored by the Estate Management with the aim of providing more spaces if demand dictates.
10. The design includes a number of pedestrian crossings all of which will be created on raised tables to prioritize pedestrians and encourage lower vehicular speeds.

Summary and Conclusion

11. Roaring Meg Shopping Park comprises in excess of 36,000sqm of floorspace with two main retail terrace along with a couple of standalone units. There is parking for an estimated 1,016 cars across two car parks, with four points of access albeit no internal vehicular link between the car parks.
12. It is proposed to create a vehicular link between the two car parks; the link would improve circulation within the car park and remove the need for cars to exit the Site to access the other car park.

13. It would not create a rat run for external drivers, and although there would be a loss of 2 Blue Badge spaces, it would not affect the availability of parking. The demand for Blue Badge parking will be monitored by the Estates Management Team.
14. Overall, the proposals are deemed acceptable in highways terms.

Appendix A

(Application Plans)



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LIST OF INFORMANTS

OS ORDER No. CM-1294435-1681-250423 (LICENSE EXPIRES: 2024.04.25)
 GREENHATCH GROUP SURVEY Dwg no. 38221_TE

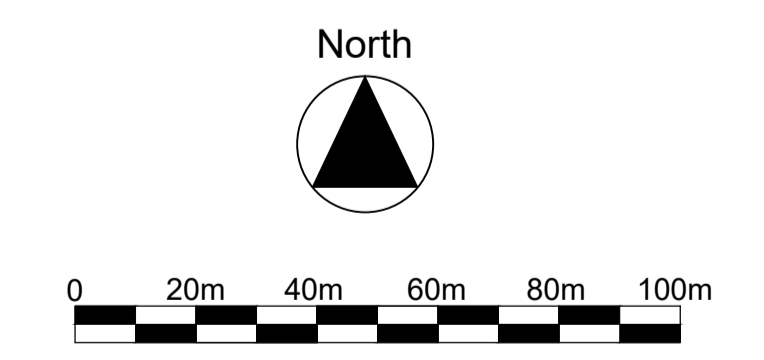
REVISIONS

ISSUED FOR PLANNING	DATE	DRN	REV
	12.03.24	MW	P01

█ Other land under occupants control

█ Application boundary

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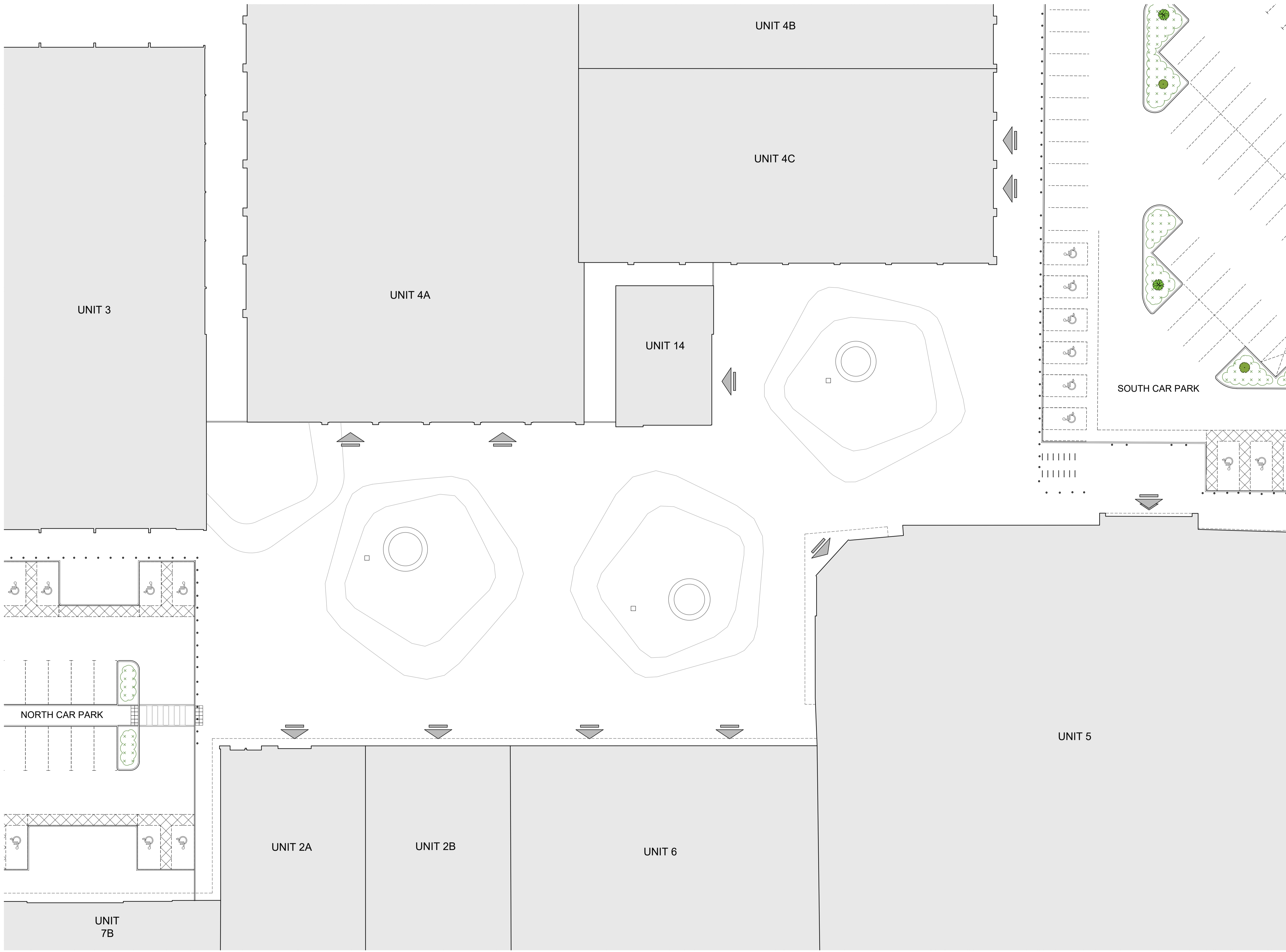
**ROARING MEG RETAIL PARK
 STEVENAGE**

LINK ROAD
 LOCATION PLAN

PROJECT: 2264-MP-LR-DR-X001-P01

1:200@A1
 DRAWN BY: MW

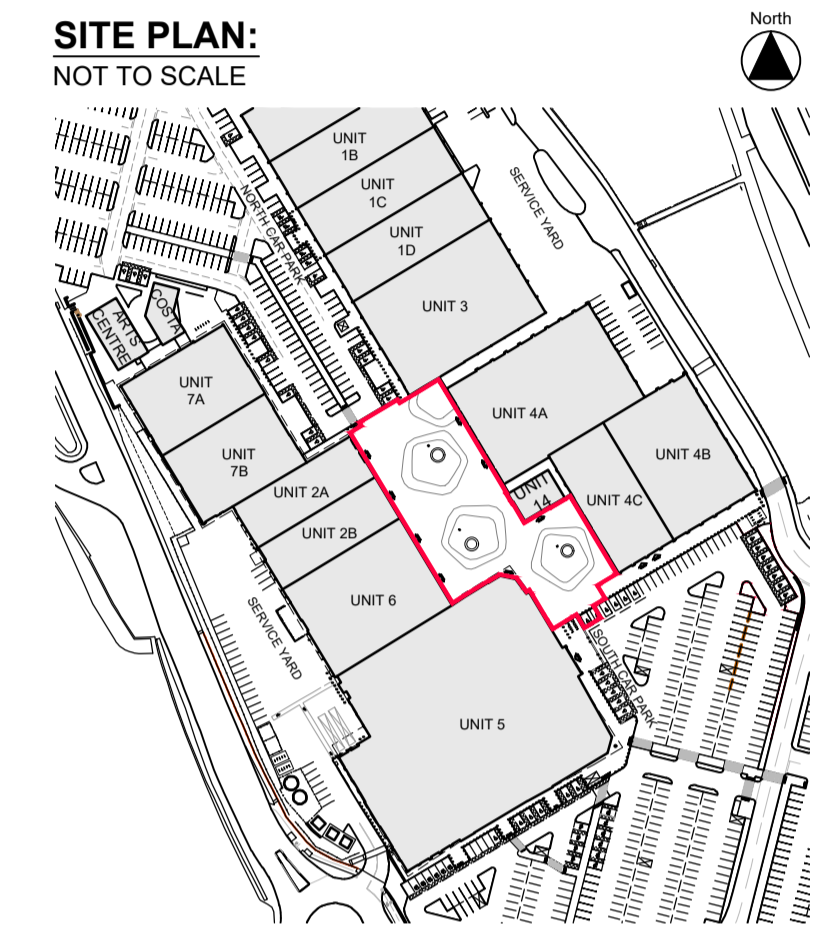
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REVISIONS	DATE	DRN	REV
ISSUED FOR PLANNING	12.03.24	MW	P01



North



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ROARING MEG RETAIL PARK
 STEVENAGE

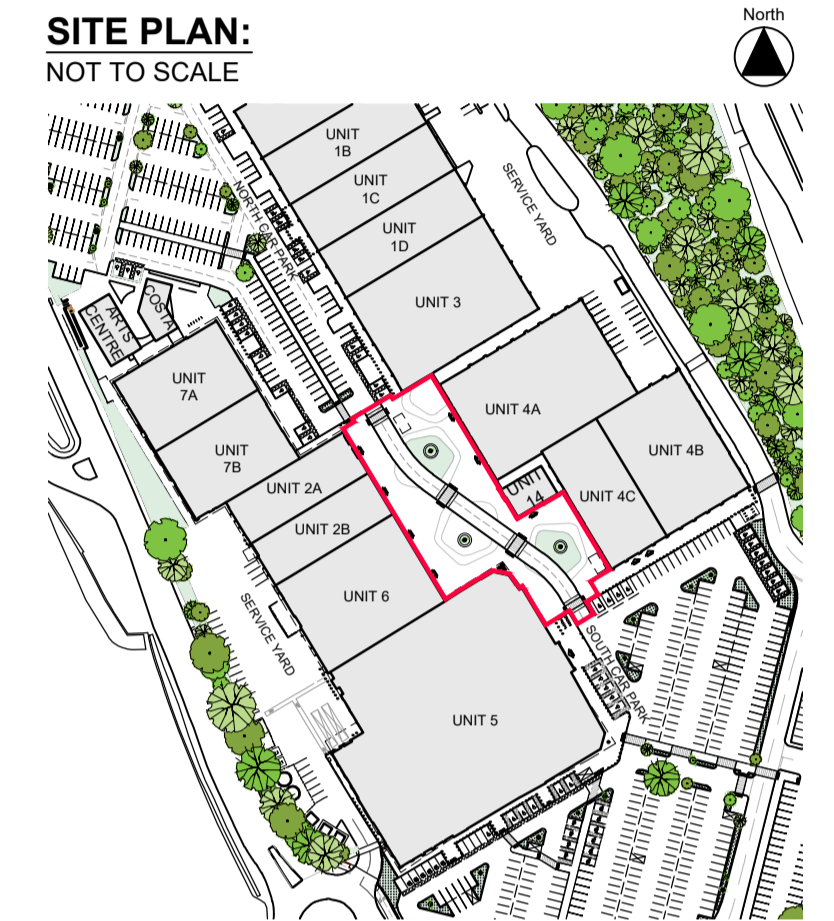
LINK ROAD
 EXISTING SITE PLAN

PROJECT: 2264-MP-LR-DR-X002-P01

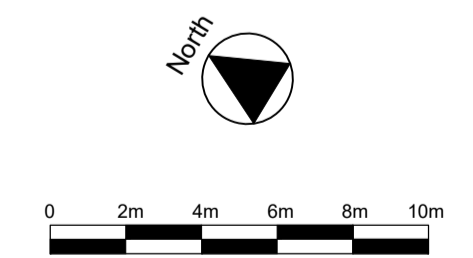
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- KEY**
1. NEW TARMAC ROAD
 2. NEW RAISED CROSSING
 3. EXISTING PLANTER WITH PERIMETER SEATING, NEW LOLLIPOP TREE AND SEASONAL PLANTING
 4. EXISTING LIGHTING COLUMN
 5. NEW LOW-LEVEL PLANTERS
 6. NEW SEATING GROUP
 7. AREA FOR POTENTIAL FOOD/BEVERAGE TRUCK
 8. EXISTING CYCLE SPACES
 9. 8No NEW DOCKING STATIONS FOR STEVENAGE CYCLE SCHEME
 10. WAYFINDING SIGNAGE



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 ROARING MEG RETAIL PARK
 STEVENAGE

LINK ROAD
 PROPOSED SITE PLAN

PROJECT: 2264-MP-LR-DR-P001-P01

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 DRAWN BY: MW

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