

AVIVA Investors Ltd

Victoria Road Retail Park

Date: 1st December 2014

Ref: N02-AW- Post Application Response

Introduction

1. Vectos have been retained by AVIVA Investors Ltd to provide traffic and transport advice for the proposed refurbishment and variation in range of goods restriction of two A1 retail units at Victoria Road Retail Park, South Ruislip.
2. A planning application was submitted (Ref: 64445/APP/2014/2467) to the London Borough of Hillingdon (LBH) for the proposed development and was supported by a Transport Statement (TS) prepared by Vectos (July 2014).
3. Following submission of the planning application, a number of comments have been received from the Greater London Authority (GLA) and Transport for London (TfL). This Technical Note has been produced in response to these comments.

Response

4. It should be noted that the site already contains 218 parking spaces and there is a consented scheme for 3,119sqm GIA of non-food retail on the site which also contains 218 spaces.
5. Notwithstanding the above, a number of alterations to the scheme layout are proposed to enhance the appearance, improve connectivity and provide electric vehicle charging points (EVCP). These are shown in at **Appendix A**.
6. The changes include;
 - Reducing the number of parking spaces to 196 to provide additional landscaping
 - Proposed central walkway linking Victoria Road to the store frontage.
 - Provision of 20 active EVCP and 11 passive EVCP.
7. The GLA have raised concerns that the supporting Vectos TS didn't undertake a multi-modal assessment to ascertain the likely effects of the development on sustainable accessibility. Given the scale, proximity to residential areas, propensity for customers to undertake linked trips to neighbouring retail units and the good level of existing sustainable accessibility to the development; it is considered that the number of 'new' multi-modal trips would be minimal. Therefore, any new trips could be accommodated within existing public transport capacity.

8. Furthermore, within TfL's post application comments they concluded; "TfL is satisfied there would be *sufficient public transport capacity within the local area to accommodate a development of this nature.*"
9. In line with comments from the GLA, the number of cycle spaces has been increased to 14 long stay spaces located to the rear of the units and 31 short stay spaces located within the car park. These spaces are situated close to the store entrance, which increases natural surveillance and are within close proximity to CCTV cameras which further deters the risk of theft.
10. In line with the GLA's comments, a Travel Plan will be submitted and agreed as part of an s106 agreement.

