

# **Transport Assessment**

**Proposed outline development of 27 starter units**

**Land adjacent to Mitton Road Business Park, Mitton Road, Whalley,  
BB7 9YE**

## Land use Proposals

The proposal involves the creation of additional starter units, as are currently located within the Mitton Road Business Park to the North, this development will be an extension of the existing development (approved in 2015, ref no 3/2015/0235) and outline application to extend the industrial site and create a new access (approved in November 2016, ref no 3/2016/0715) into the adjacent field currently used for agricultural purposes. This will infill the remaining section of land between the Business Park and commercial site to the South.

A transport assessment was submitted under the previous planning applications which calculated traffic generated as follows:-

*Following the model of the Whalley Sidings site where small starter units exist, the anticipated traffic movement will be considered to be small.*

*Assuming all 22 units are let then it should be assumed that each unit will be visited by 2 vehicles per day (and depart). Parking will be provided as follows:*

<i>2 per unit - 5m x 3m</i>	<i>total</i>	<i>44No</i>
<i>Visitors x 7 No.</i>		<i>7No</i>
<i>Disabled x 5 No.</i>		<i>5No</i>
<i>6 Motorbike parking spaces</i>		<i><u>6No</u></i>
	<i>Total</i>	<i>62No</i>

*Covered cycle provision of 2 x 6 bikes will be provided.*

*The type of buildings / units are not the model to attract many visitors or large deliveries. A turning head has been shown of 22m x 6m to provide for the occasional large delivery and the bin wagon / fire engine.*

*If each unit is visited by its owners (2 No) per day and maximum deliveries are based on 1 per week to each unit plus 1 visitor to each unit per 3 days, the frequency of movement will be spread throughout the days / weeks.*

*Total including cottages  
50 vehicle movements onto and off site per day.*

*The type of vehicle to be accessing the site will be 50% small/medium vans, i.e. 25 with rest being cars. Average 50 / 50.*

*Rubbish collection will be centrally placed with 1.8m high timber fence and gates. The rubbish will be separated.*

## **Roads**

The site is served via the B6246 from Whalley to Mitton. The B6246 Mitton Road goes into Mitton and Stonyhurst going North and joins the Clitheroe Road North of Whalley centre with quick connections to the A59. It is proposed the site will be served by the new entrance off Mitton Road (approved under application 3/2016/0715), this access will serve the whole of the Business Park. The current site entrance will be retained for the use of the cottages to the North.

## **Bus Stops**

There is a bus stop outside the site on both sides of Mitton Road (B6246) with frequent buses stopping in both directions.

## **Pedestrian Access**

The B6246 has a pavement running continuously on the West side from Whalley to the end of the properties facing East (approximately 500 metres) past the entrance to the former Genus site. Twenty minutes walk from the station and town centre.

## **Cycle Routes**

Other than using the B6246 there are no designated cycle routes.

## **Rail**

Whalley railway station with hourly trains in both directions is 15/20 minutes walk from the site.

The site will fall into the Standard Low Accessibility for the purposes of access and parking.

## **Anticipated Traffic Generation**

The method for calculating the traffic generation is as set out above.

Assuming all 27 units are let then it should be assumed that each unit will be visited by 2 vehicles per day (and depart). Parking will be provided as follows:

2 per unit - 5m x 3m	total	54No
Visitors x 7 No.		7No
Disabled x 5 No.		5No
6 Motorbike parking spaces		<u>6No</u>
	Total	72No

## **Travel Plan**

- a) The business park will be used principally by small owner/lessee occupiers.
- b) It is unlikely that there will be many employees in units measuring 12 x 6m which contain only a small store/office.
- c) Most journeys will be made by car or van with obviously occasional deliveries by larger vehicles.
- d) There are bus stops on both sides of the road so local owners/users could access the site by bus. These buses run between all the principal local towns.
- e) A pavement exists for people/employees to walk from Whalley (1 mile). Whalley Railway Station (0.62 miles).
- f) Covered bike stands will be provided for cycle users.
- g) The existing entrance that is to be retained for use by the cottages to the North will also be used by pedestrians and cyclists, along with the new entrance.

## **Injury Accident Analysis**

Two accidents have occurred in the last 5 years in the location of Mitton Road and the Genus site. Both have been related to cyclists. No car accidents have occurred.

## **Proposed Development Mitigation Measures**

1. Working hours will be restricted.
2. Wheel washing facilities will need to be introduced.
3. The proposed new entrance onto Mitton Road will have better visibility than the current site entrance, which will be retained for use by the cottages, cyclists and pedestrians.