

Proposed Residential Development
Alston Grange, Longridge

TILIA HOMES LTD

Transport Statement
January 2023





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1 INTRODUCTION

1.1 Introduction

- 1.1.1 Eddisons have been instructed by Tilia Homes Ltd to advise on the traffic and transport issues relating to a planning application for a residential development on land at the Alston Grange residential development off Preston Road in Longridge.
- 1.1.2 The wider Alston Grange residential development site, which is currently under construction, is located approximately 1.2 kilometres south of the centre of Longridge and around 10 kilometres north-east of Preston city centre. The site is bound to the north by residential development and to the south and east by undeveloped land, whilst Preston Road bounds the site to the east.
- 1.1.3 Its location in relation to the wider area is shown in **Plan 1**.
- 1.1.4 The planning application relates to amendments of two parcels of the previously approved layout, these areas are located in the north-west and north-east corners of the site.

1.2 Planning History

- 1.2.1 The site benefits from the following planning consents;
- Outline Planning Consent for residential development including the erection of 275 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/wildlife infrastructure – Consented September 2017 (Planning Ref: 3/2016/0974).



- Approval of reserved matters following outline planning permission 3/2016/0974 for the erection of 256 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/wildlife infrastructure – Consented May 2017 (Planning Ref: 3/2018/0105).

1.2.2 The consented Reserved Matters site layout is contained in **Plan 2**.

2 DEVELOPMENT SITE AND PROPOSALS

2.1 Introduction

2.1.1 The following section of this Note will provide further details on the development proposals.

2.2 Development Proposals

2.2.1 The development proposals concern a planning application relating to amendments to two parcels of the site layout, located in the north-west and north-east corners of the site.

2.2.2 The amendments relate to changes to the house types in the two parcels of land. As result of these amendments a total of 268 residential units will be provided on the site. The amendments to the consented layout will comprise a mix of house types including two, three and four bedroom dwellings.

2.2.3 As part of the revised scheme, there will be no material changes to the internal road layout that was consented as part of the Reserved Matters application (Planning Ref: 3/2018/0105).

2.2.4 Vehicular and pedestrian/cycle access into the application sites will be via the consented road layout, some of which has been constructed as part of the development of the site.

2.2.5 The proposed site layout plan is contained within **Plan 3**.



2.3 Service Access

2.3.1 As previously stated, there will be no material changes to consented layout as part of the proposed amendments. However, to assist the local highway authority, As, a swept path analysis has been undertaken of a 11.3m refuse vehicle.

2.3.2 The analysis, included at **Appendix 1**, demonstrates that a refuse vehicle can safely manoeuvre within the proposed site layout.

2.4 Fire Access

2.4.1 A swept path analysis has been undertaken using a Fire Tender and this analysis is provided at **Appendix 2** and demonstrates that such vehicle can safely and efficiently manoeuvre around the site.

3 TRAFFIC IMPACT

3.1 Introduction

3.1.1 This section of the report will briefly consider the traffic impact of the proposals compared to the outline and reserved matters planning consents.

3.2 Consented Development Flows

3.2.1 As previously discussed, the outline planning consent consisted of 275 dwellings, whilst the reserved matters consent proposed a total of 256 dwellings.

3.2.2 The agreed traffic generation levels were contained in Table 1.1 on Page 5 of the Transport Note that supported the outline planning consent. The consented outline and reserved matters traffic generation is summarised below in **Table 3.1**.

Peak Period	Trip Rate		Outline Application		Reserved Matters Application	
	Arr	Dep	Arr	Dep	Arr	Dep
AM Peak Hour	0.16	0.44	44	121	41	113
PM Peak Hour	0.42	0.25	116	69	108	64

Table 3.1 - Forecast Trip Generation of Consented Residential Development

3.2.3 As can be seen, the consented residential development is forecast to generate between 154 and 165 two-way trips in the AM peak and between 172 and 185 two-way trips during the PM peak hour period.

3.3 Proposed Development Flows

3.3.1 As previously discussed, as a result of the proposed amendments to the layout, a total of 268 dwellings are proposed on the site.

3.3.2 The same trip generation rates have been used to establish the level of traffic that is likely to be generated by the proposed residential development. These are summarised within **Table 3.2** below.

Peak Period	Trip Rate		Number of Trips	
	Arr	Dep	Arr	Dep
AM Peak Hour	0.16	0.44	43	118
PM Peak Hour	0.42	0.25	113	67

Table 2.2 - Forecast Trip Generation of Proposed Residential Development (268 Units)

3.3.3 As can be seen, the proposed residential development is likely to generate 4 fewer two-way trips during the AM peak hour period and 5 fewer two-way trip during the PM peak hour period.

3.3.4 The proposals will therefore have a beneficial impact on the local highway network compared to the outline planning consent.



4 CONCLUSIONS

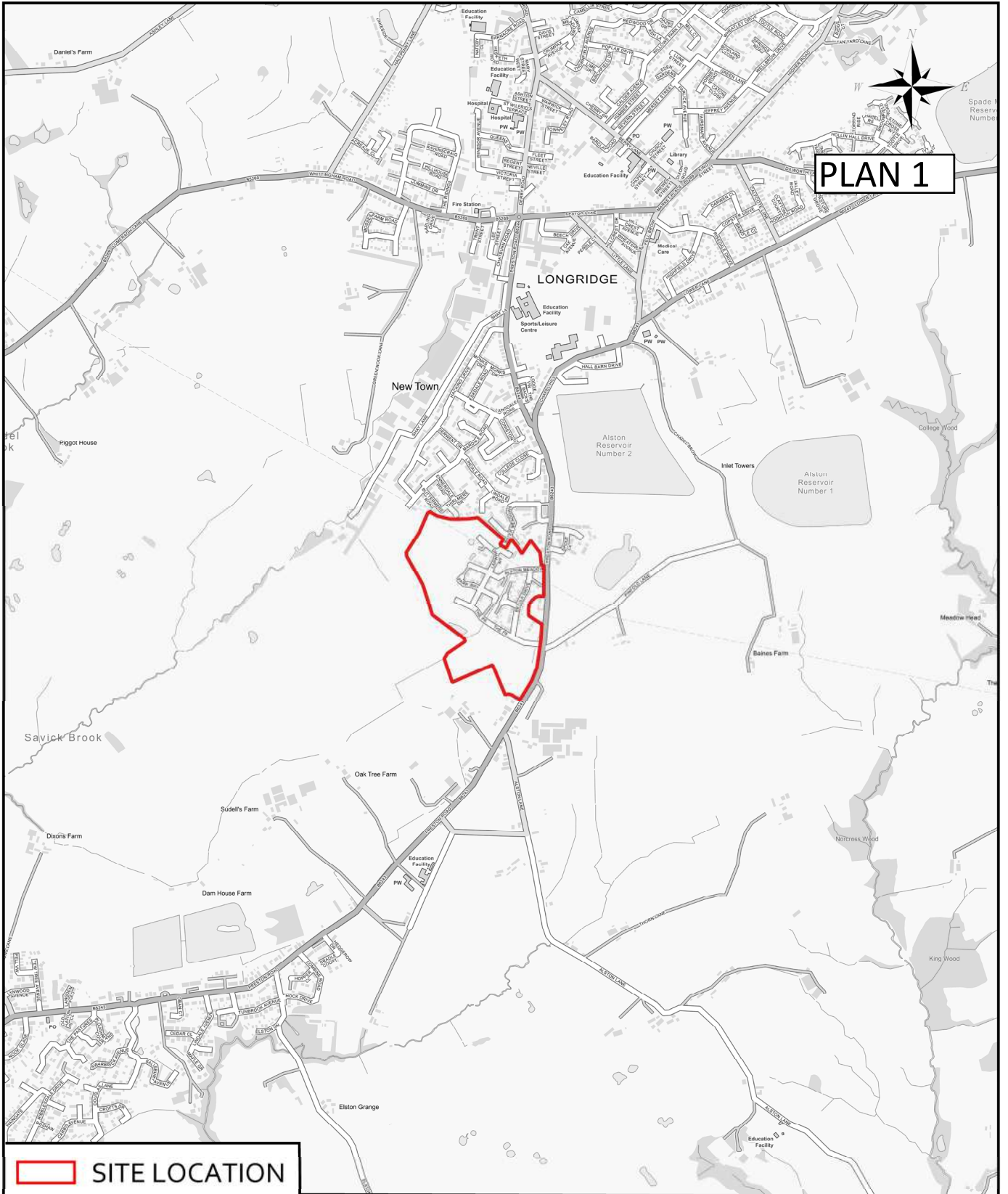
4.1.1 Eddisons have been instructed by Tilia Homes Ltd to advise on the traffic and transport issues relating to a planning application for a residential development at Alston Grange in Longridge.

4.1.2 A number of conclusions can be drawn from the report, namely:

- the proposed site layout can accommodate the swept path requirements of a refuse vehicle;
- the proposed site layout meets the requirement for fire and rescue service vehicles;
- the proposals will have a beneficial impact on the local highway network when compared to the current outline planning consent.

4.1.3 It can therefore be concluded that the proposals are acceptable in highway terms.

PLANS



PLAN 1

 SITE LOCATION

CLIENT:

TILIA HOMES

DRAWING TITLE:

ALSTON GRANGE, LONGRIDGE
SITE LOCATION

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340 Deansgate
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DRAWING NUMBER:

3952-01

REVISION:

-

DRAWN:

LG

DATE:

10.01.23

CHECKED:

TSB

DATE:

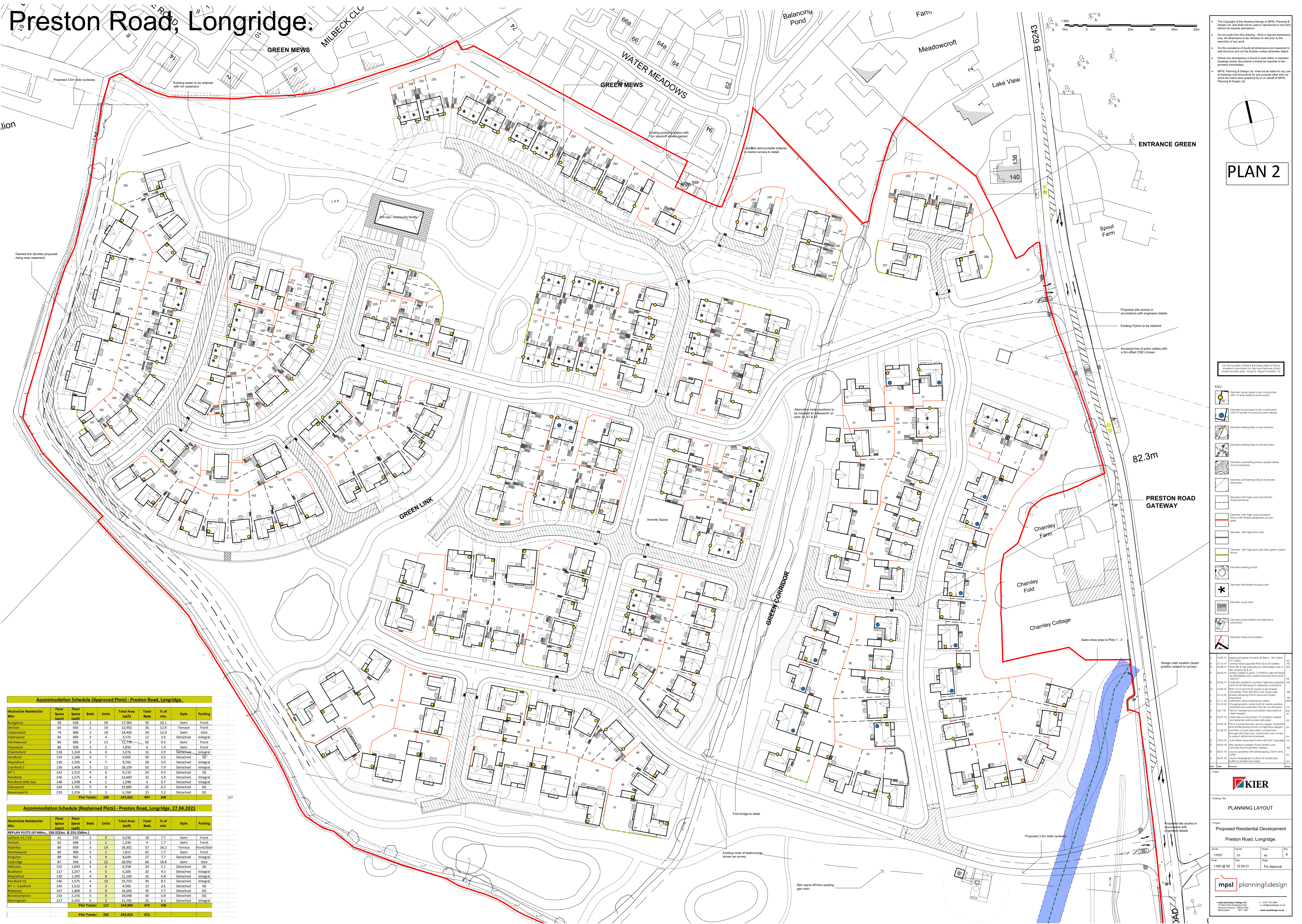
10.01.23

SCALES:

NTS @ A4

Eddisons

Preston Road, Longridge.



Accommodation Schedule (Approved Plots) - Preston Road, Longridge.											
Illustrative Residential	Plot	Floor Space (sqm)	Floor Space (sqm)	Bedrooms	Baths	Total Area (sqm)	Total Beds	% of m2c	Style	Planning	Front
Mix	625	2	28	17,584	56	20.1	Semi				
Bungalow	58	692	2	13,456	36	12.9	Terrace				
Denton	74	890	3	18	14,414	34	12.9	Semi			Side
Cedarwood	88	891	3	13	12,972	29	12.9	Semi			Front
Idenwood	84	906	3	13	11,778	65	9.4	Semi			Front
Holmeswood	88	906	3	2	1,856	6	1.4	Semi			Front
Hopwood	138	1,269	4	7	9,070	49	5.0	Detached			Integral
Chilworth	119	1,286	4	7	9,070	49	5.0	Detached			Integral
Handford	119	1,286	4	7	9,070	49	5.0	Detached			Integral
Majefield	130	1,395	4	7	9,765	28	5.0	Detached			Integral
Chilworth	136	1,469	5	11	16,159	28	5.0	Detached			Integral
NT 1	141	1,522	4	6	11,332	24	4.3	Detached			Integral
Pennfold	146	1,575	4	8	12,600	32	5.8	Detached			Integral
Widley	148	1,589	4	8	12,517	32	5.7	Detached			Integral
Ellenworth	164	1,765	9	9	15,885	45	6.5	Detached			DG
Ravenworth	200	2,256	5	3	6,768	15	2.2	Detached			DG
Plot Totals:				139	167			108			

Accommodation Schedule (Replanned Plots) - Preston Road, Longridge, 27.04.2021									
Illustrative Residential Mix:	Floor Space (sqm)	Floor Space (sqft)	Beds	Units	Total Area (sqft)	Total Beds	% of mix	Style	Parking
REPLAN PLOTS (47-84ac., 222-251-256ac.)									
12/12 / 12	63	682	2	9	6,930	18	7.7	Semi	Front
Fenton	62	669	2	2	1,336	4	1.7	Semi	Front
Alderley	80	858	3	19	16,649	57	16.2	Terrace	Front/Side
Hornwooden	84	906	3	2	1,412	7	2.5	Detached	Front
Kiln	89	961	3	9	8,642	27	7.7	Detached	Integral
Cochridge	87	936	3	22	20,029	66	18.8	Semi	Side
12/12	109	1,193	4	6	5,558	16	5.1	Detached	Integral
Buckland	117	1,257	4	5	6,285	20	4.3	Detached	Integral
Mapleford	130	1,395	4	8	11,160	32	6.8	Detached	Integral
Penfold V1	146	1,575	4	10	15,750	40	8.5	Detached	Integral
NT	148	1,592	4	10	15,920	42	12	Detached	Integral
Blakeney	167	1,806	5	9	16,200	45	7.7	Detached	DG
Brookthorpe	210	2,255	5	8	18,648	40	6.8	Detached	DG
Sherringham	237	2,541	5	11	21,705	49	4.3	Detached	Integral
Plot Totals:					117	144,993	475	100	
Plot Totals:					256	292,624	972		

3/29/19	Approved signage for plants 47, 100-120; 130-122; 151-156.	
21/10/19	Approved signage for plants 70, 83 & 347.	AC
20/08/19	Added 243 & 244 indicated on floristette items to the plant list.	AB
20/08/19	Ashes collected to 171/1870 to denote items in floristette plants. 171/1870 to floristette plants 166/167.	AB
19/04/19	Added signage to southern Highway comments 42-45 including L-Highways comments	AB
2/04/19	Plant 15 & 22 and 23 must be the Shaved Gums. Plant 245 is not Open Leaf.	AB
14/14/19	Shaved Gums listed hand removed where appropriate.	AB
21/11/18	Substation added welcomed by fence.	AB
14/10/18	Substation added welcomed by fence. Fences moved back and changed. Fences moved back and changed. Fences moved back and changed.	AB
01/11/18	Substation added welcomed by fence. Fences moved back and changed. Fences moved back and changed. Fences moved back and changed.	AB
25/07/18	Labels added to show plants. Plants added and external web sheets indicated.	OC
05/05/18	Plant 2 moved forward, service-ways, footpaths and footpaths added.	AB
05/05/18	Southern access relocated, connectivity added.	AB
22/02/18	Sub station relocated in line with plant 3 garage. Sub station relocated in line with plant 3 garage. Sub station relocated in line with plant 3 garage.	AB
30/01/18	Sub station relocated in line with plant 3 garage. Sub station relocated in line with plant 3 garage. Sub station relocated in line with plant 3 garage.	AB
26/01/18	Sub station relocated in line with plant 3 garage. Sub station relocated in line with plant 3 garage. Sub station relocated in line with plant 3 garage.	AB
	Layout redesigned to allow for landscape.	
	Layout redesigned to allow for landscape.	



PLANNING LAYOUT

• Project
Proposed Residential Development
Preston Road, Longridge.

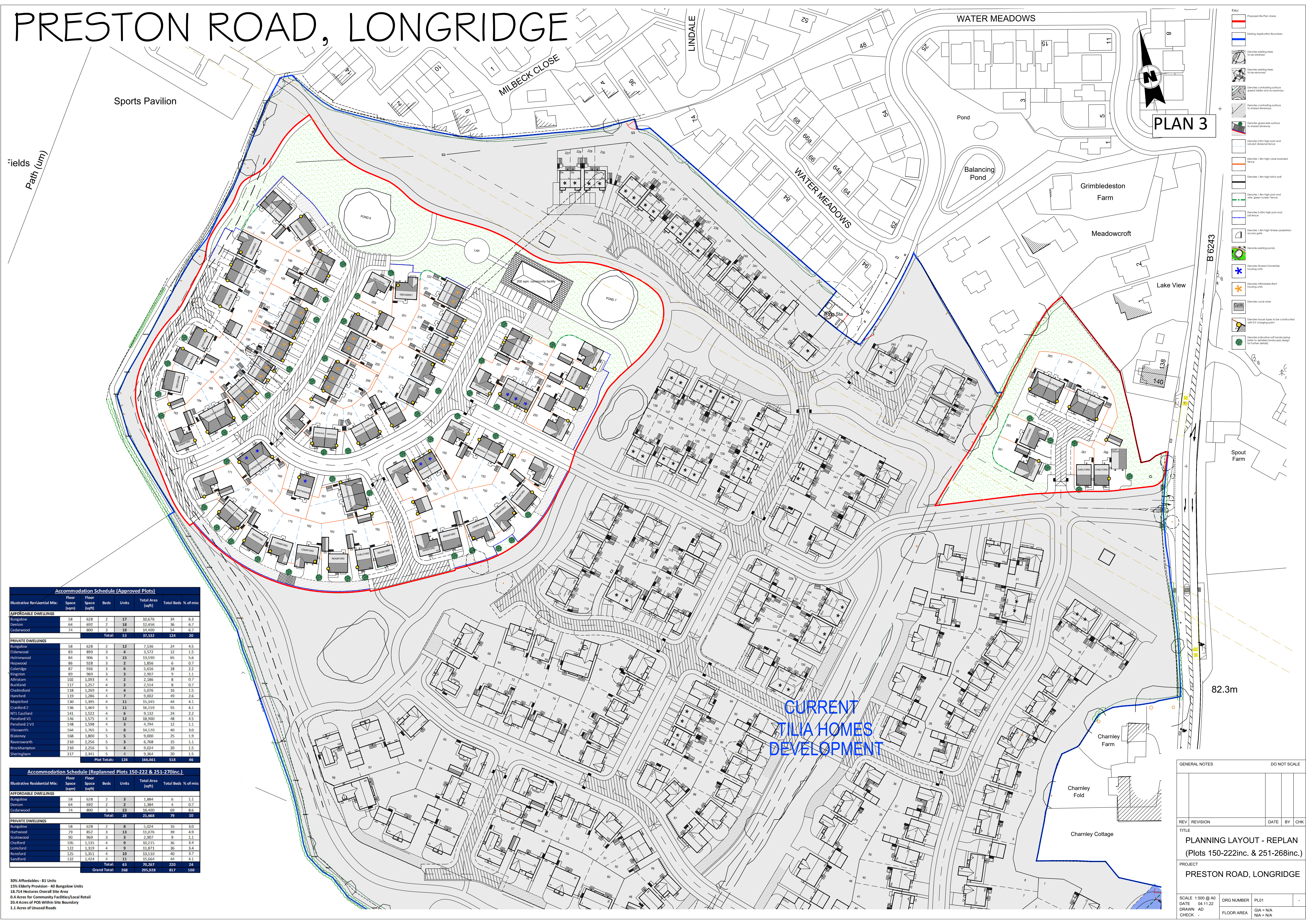
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PRESTON ROAD, LONGRIDGE



Sports Pavilion

Fields

Path (um)

Accommodation Schedule (Approved Plots)							
Illustrative Residential Mix:	Floor Space (sqm)	Floor Space (sqft)	Beds	Units	Total Area (sqft)	Total Beds	% of mix
AFFORDABLE DWELLINGS							
Bungalow	58	628	2	17	10,676	34	6.3
Deton	64	692	2	18	12,456	36	6.7
Cedarwood	74	800	3	18	14,400	54	6.7
Total:				53	37,532	124	20
PRIVATE DWELLINGS							
Bungalow	58	628	2	12	7,536	24	4.5
Elderwood	83	893	3	4	3,572	12	1.5
Holmewood	84	906	3	15	13,590	45	5.6
Howwood	86	928	3	2	1,856	6	0.7
Coleridge	87	936	3	6	5,616	18	2.2
Kingston	89	969	3	3	2,907	9	1.1
Alfriston	102	1,093	4	2	2,186	8	0.7
Buckland	117	1,257	4	2	2,514	8	0.7
Chalford	138	1,269	4	4	5,076	16	1.5
Hanford	139	1,286	4	7	9,002	49	2.6
Mapleford	130	1,395	4	11	15,345	44	4.1
Cratford 2	136	1,469	5	11	16,159	55	4.1
NTL Eastford	141	1,522	4	6	9,132	24	2.2
Reasford V1	146	1,575	4	12	18,900	48	4.5
Pensford 2 V1	148	1,598	4	3	4,794	12	1.1
Fliesworth	164	1,765	5	8	14,120	40	3.0
Blakeney	168	1,800	5	5	9,000	25	1.9
Ravenworth	210	2,256	5	3	6,768	15	1.1
Brackhampton	230	2,256	5	4	9,024	20	1.5
Sharnham	217	2,343	5	4	9,364	20	1.5
Plot Totals:				124	166,461	518	46
Accommodation Schedule (Replanned Plots 150-222 & 251-270inc.)							
Illustrative Residential Mix:	Floor Space (sqm)	Floor Space (sqft)	Beds	Units	Total Area (sqft)	Total Beds	% of mix
AFFORDABLE DWELLINGS							
Bungalow	58	628	2	3	1,884	6	1.1
Deton	64	692	2	2	1,384	4	0.7
Cedarwood	74	800	3	23	18,400	69	8.6
Total:				28	21,668	79	10
PRIVATE DWELLINGS							
Bungalow	58	628	2	8	5,024	16	3.0
Hartwood	79	852	3	13	11,076	39	4.9
Scotwood	90	969	3	3	2,907	9	1.1
Chalford	105	1,135	4	9	10,215	36	3.4
Leasford	122	1,319	4	9	12,871	36	3.4
Reasford	125	1,351	4	10	13,510	40	3.7
Sundford	132	1,424	4	11	15,664	44	4.1
Total:				63	70,267	220	24
Grand Total:				268	235,928	817	100

30% Affordables - 81 Units
15% Elderly Provision - 40 Bungalow Units
18.714 Hectares Overall Site Area
0.4 Acres for Community Facilities/Local Retail
20.4 Acres for POS Within Site Boundary
1.1 Acres of Unused Roads

CURRENT
TILIA HOMES
DEVELOPMENT

Key:

- Proposed Re-Plan Area
- Existing Application Boundary
- Demolish existing trees to be retained
- Demolish existing trees to be removed
- Demolish existing surface paved areas and footways
- Demolish existing surface to shared driveway
- Demolish existing surface to shared driveway
- Demolish 0.5m high post and rail post disordered fence
- Demolish 1.8m high close boarded fence
- Demolish 1.8m high brick wall
- Demolish 1.8m high post and white green screen fence
- Demolish 0.5m high post and rail fence
- Demolish 1.8m high timber pedestrian access gate
- Demolish existing ponds
- Demolish Shared Ownership housing units
- Demolish Affordable Rent housing units
- Demolish cycle store
- Demolish house types to be constructed with EV charging point
- Demolish indicative soft landscaping (refer to detailed landscape design for further details)

PLAN 3

82.3m

Charnley Farm

Charnley Fold

Charnley Cottage

Spout Farm

B 62/3

Lake View

Meadowcroft

Grimbledeston Farm

Water Meadows

Pond

Balancing Pond

Milbeck Close

Lindale

Fields

Path (um)

Sports Pavilion

GENERAL NOTES

DO NOT SCALE

REV	REVISION	DATE	BY	CHK
1	REVISION			

TITLE

PLANNING LAYOUT - REPLAN
(Plots 150-222inc. & 251-268inc.)

PROJECT

PRESTON ROAD, LONGRIDGE

SCALE 1:500 @ A0	DRG NUMBER	PL01	
DATE 04.11.22	FLOOR AREA	GIA = N/A	
DRAWN AD		NIA = N/A	
CHECK -			

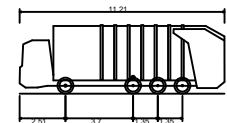
APPENDICES

APPENDIX 1

Refuse Vehicle Swept Path Analysis



NOTES



Olympus on Elite 6 8x4MS o
Overall Length 11.210m
Overall Width 2.550m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 6.50s
Kerb to Kerb Turning Radius 10.329m



REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
TILIA HOMES

PROJECT:
ALSTON GRANGE, LONGRIDGE

DRAWING TITLE:
REFUSE VEHICLE SWEPT PATH ANALYSIS

SCALES:
1:1000 @ A3

DRAWN:	LG	CHECKED:	TSB	DATE:	JAN 23
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Web: www.eddisons.com/services/transport-planning

DRAWING NUMBER:	3952-SP01	REVISION:	-
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Eddisons

APPENDIX 2

Fire and Rescue Service Swept Path Analysis

Z:\projects\3952 Alston Grange Longridge\CADD\EDDISONS Drawings\3952-SP02.dwg



NOTES

PLAN X

DB32 Fire Appliance

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

TILIA HOMES

PROJECT:

ALSTON GRANGE, LONGRIDGE

DRAWING TITLE:

FIRE APPLIANCE SWEEP PATH ANALYSIS

SCALES:

1:1000 @ A3

DRAWN:	CHECKED:	DATE:
LG	TSB	JAN 23

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DRAWING NUMBER:	REVISION:
3952-SP02	-



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Offices across the UK

