NEWRIVER RETAIL LIMITED
PROPOSED RESIDENTIAL DEVELOPMENT, ABBOT'S ROAD, LEEK
TECHNICAL NOTE 01 – ASSESSMENT OF TRANSPORT CONSIDERATIONS
3RD NOVEMBER 2016

Introduction

Connect Consultants Limited is a firm of transport planning and highway design consultants that have been instructed by NewRiver Retail Limited to produce a Technical Note (TN) in relation to the highways and transport aspects of their proposed residential development at The Priory public house, Abbot's Road, Leek.

Built Form

The proposed development consists of the following elements:-

- The public house building will remain as existing.
- A reduction in public house car parking spaces from 46 spaces to 20 spaces.
- The existing two public house site accesses will remain as existing.
- Two no. three bedroom houses on part of the existing public house car park.
- A proposed site access with Abbott's Road will provide access to a residential parking forecourt.
- The residential parking forecourt will provide parking for four vehicles (i.e. at a rate of two per dwelling).

The proposed site plan is included at **Appendix 1**.

Site Location

The proposal site is bound the north by residential dwellings, to east by what are understood to be allotments, to the south by residential dwellings and to the west by Abbot's Road (as shown at **Inset 1**). It should be noted that the aerial imagery at **Inset 1** predates the construction of the residential dwellings to the north of the site.

Report Contents

As the traffic effect of two houses on the road network is likely to be negligible, neither a detailed traffic assessment, nor detailed accident analysis are necessary for this TN.

This remainder of the report outlines the accessibility of the site by car, and non-car modes, servicing arrangements and parking provision.

Pedestrian Accessibility

The proposed residential units will be accessed via the existing footways along Abbot's Road and the proposed parking forecourt.

The Priory public house will continue to be accessed from Abbot's Road via its existing accesses.

Abbot's Road, along with the majority of local roads, is flanked by footways on either side of the road.

Table 3.2 of The Institute of Highways and Transportation (IHT) guidance document entitled 'Providing for Journeys on Foot' identifies a maximum walk distance of 2.0km for commuter, school and sightseeing walk trips, 800m for town centre walk trips and 1.2km for trips elsewhere. **Table 1**, below, contains a selection of local destinations along with their approximate walk distance from the proposed internal access road junction.

Table 1 - Local Destinations

Destination	Walk Distance
The Priory public house	c30m
Co-Op Food, Abbott's Road	c80m
Beresford Memorial C of E First School	c130m
Buckinghams Nursey School	c450m
TLC 4 Smiles (Dental Surgery)	c470m
Leek High Specialist Technology School	c480m
Asda Leek Supermarket	c550m
Churnet View Middle School	c800m
Park Medical Centre	c1km

Based on the above, walking offers an attractive travel mode for future residents to visit local facilities including those mentioned above.

Cycle Accessibility

Sustrans indicate in their 'Travel Behaviour Research Baseline Survey - 2004' under the subheading 'measuring the potential for change' that cycling offers an alternative to car travel, and particularly for trips of less than 6 kilometres. This research is supported by the 2015 National Travel Survey, which specified average journey lengths, by cycle, of approximately 5km.

Considering that the majority of the local roads are urban in nature and the topography is generally gentle to moderate, the local area is conducive to cycling. Outside of Leek the roads are more rural in nature with some areas of steeper gradients and therefore may not be suitable for all cyclists at all times; this is not atypical of the Staffordshire Moorlands.

Bus Accessibility

The publication 'Planning for Public Transport in Developments' produced by the Institution of Highways and Transportation specifies that new developments should be located within 400m of the nearest bus stop.

As indicated at **Inset 1**, there are northbound and southbound bus stops on Abbott's Road c20m and c10m walk distance respectively from the proposed residential site access, which is within IHT recommended walk distance.

The northbound bus stop is served by the number 18 bus service which operates between Hanley Bus Station and Hargate via Leek Town Centre, the approximate peak frequency of the bus is 20 minutes Monday – Saturday and hourly on Sundays. It is understood that the bus stop forms part of the turning loop for the number 18 bus service so although the service does not serve the southbound bus stop, the service turns south after turning within north eastern Leek, this service also serves Leek Bus Station after turning.

The southbound bus stop is served by the 166 bus service which provides a circular (broadly clockwise) service for Leek, the service operates five times per day Monday to Saturday (no service on Sundays). There are additional bus stops in the area but these are understood to utilise the same services as the aforementioned bus stops.

Inset 1 – Local Context



N.b.: The location of more distant bus stops (that are served by the same service as the nearest) have been omitted for clarity.

On this basis, the proposal site is therefore accessible by bus.

Highway Access

Abbott's Road, within the vicinity of the proposal site, is an urban distributor road connecting with the A53 c300m to the south and the edge of Leek to the north. To the north of the site, the A53 connects with the A6 at Buxton and to the south of the site, the A53 connects with the A500 at Stoke on Trent.

On this basis, the site is accessible from the existing road network and likely to provide a convenient location for future residents to access the greater area by private vehicle.

Access / Internal Layout

The proposed dwellings will access the public highway via the proposed access with Abbott's Road.

The public house will continue to be accessed via its existing accesses with Abbott's Road.

Parking

A representative of Staffordshire County Council advised, by email, that Staffordshire Moorlands District Council do not have any adopted parking standards. The advice given was to use a neighbouring authority (such as Newcastle under Lyme) for reference.

The most recent parking standards for Newcastle Under Lyme are understood to be outlined at Appendix 3 of the Newcastle under Lyme Local Plan 2011 – adopted October 2013 (NLP).

The two no. three bedroom houses will each have two off road parking spaces within the parking forecourt which meets the requirement of a maximum of two off road spaces per three bedroom dwelling as set out in the NLP.

The existing public house is understood to have a net public floor space of c267 sq.m. NLP sets out a maximum standard of 1 space per 6 sq.m of public floor area. The maximum provision is therefore 45 spaces (267 / 6 = 44.5). It is proposed to provide a total of 20 spaces which equates to 44% of the baseline (20 / 45 = 44.4%).

Cycle parking at the public house is to remain as existing.

Car Park Survey

An hourly car park beat survey of The Priory public house car park was undertaken from Friday 15th July 2016 to Sunday 17th July 2016 between the hours of 10:00 and 21:00 (18:00 on Sunday). The peak surveyed daily accumulations were 12, 12, and 13 vehicles for the Friday, Saturday and Sunday respectively. The proposed provision of 20 spaces therefore exceeds the maximum surveyed accumulation during the July 2016 survey.

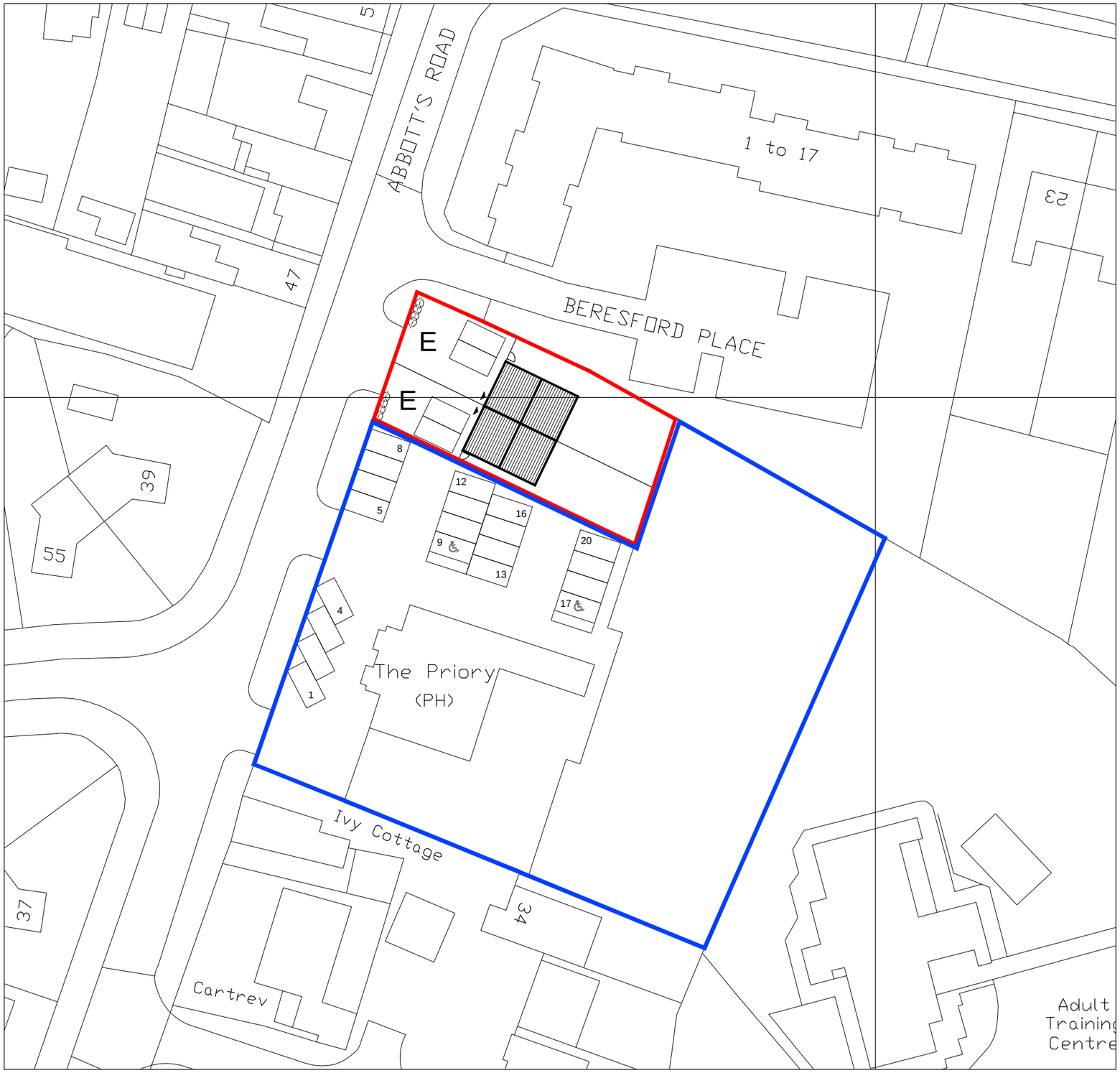
Summary

This report has been prepared by Connect Consultants Limited in relation to NewRiver Retail Limited's proposals to develop two new residential dwellings on land at The Priory public house, Abbott's Road, Leek.

The report is summarised as follows:-

- The report considers two no. new three bedroom houses.
- The report has demonstrated that the site is accessible by a choice of means of transport, including walking, cycling and bus.
- The number of trips created by this development is negligible so the effect on local traffic and accidents is negligible.
- The parking proposed is likely to be suitable.

Appendix 1
Proposed Site Layout



GENERAL NOTES

THIS SCHEME IS SUBJECT TO TOWN PLANNING AND ALL OTHER NECESSARY CONSENTS.
DIMENSIONS, AREAS AND LEVELS WHERE GIVEN ARE ONLY APPROXIMATE AND SUBJECT TO SITE SURVEY. ALL DIMENSIONS ARE TO BE CHECKED ON SITE, DO NOT SCALE.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS' AND/OR SPECIALISTS' DRAWINGS/DOCUMENTS AND ANY DISCREPANCIES OR VARIATIONS ARE TO BE NOTIFIED TO THE DESIGNER BEFORE THE AFFECTED WORK COMMENCES.
ALL QUERIES RELATING TO DESIGN OF FOUNDATIONS, FLOOR SLABS AND ANY STRUCTURAL ELEMENTS ARE TO BE REFERRED TO THE STRUCTURAL ENGINEERING CONSULTANT FOR RESOLUTION.
ALL FEASIBILITY STUDIES ARE SUBJECT TO FULL SITE SURVEY.
THE WORKMANSHIP OF ALL REVELANT TRADES AND BUILDING OPERATIONS SHALL COMPLY WITH THE RECOMMENDATIONS OF BRITISH STANDARD (BS) 8000:1989 PARTS 1-15 INCLUSIVE.

ALL DESIGN AND CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 1994.

SCHEDULE OF ACCOMODATION			
	Area circa	No	Total Area (ft²)
Houses (private)			
E - 3 bed 2 storey	900	2	1800
Total			1828

Red Line Indicates the Site

Blue line Indicates land in same ownership but outside of the application site

for INFORMATION

REV.	DATE	AMENDMENTS
A	23.03.2016	Areas updated
B	03.11.2016	Parking Numbers Corrected

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PROJECT	NEW RIVER RETAIL THE PRIORY		
DRAWING	ABBOTS ROAD, LEEK, ST13 6EZ PROPOSED SITE PLAN		
SCALE	1:500 @ A3		
DATE	MARCH 2016		
DRAWN BY	JH	CHECKED BY	- -
DRAWING No	307-PL-020	REV	B