Eddisons

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PROPOSED CHANGE OF USE APPLICATION, SYLVESTERS FARM, ROWNALL ROAD, WETLEY ROCKS – TRANSPORT NOTE 01 – JUNE 2023

Introduction

Eddisons have been instructed by John Pointon and Sons Ltd to provide a Transport Note in support of a retrospective planning application for change of use from Agricultural land-use to employment (B8 Use) at Sylvester's Farm off Rownall Road in the Wetley Rocks area of the Staffordshire Moorlands.

This note has been produced to assist the local highway authority with the determination of the planning application and will provide details on the traffic impact of the proposals on the local highway network.

Existing Site

The Sylvester's Farm site is located approximately 1.7 kilometres north-west of Wetley Rocks and around 2.3 kilometres north of Werrington. The site is bound to the east by Rownall Road and agricultural land to the north, south and west. The location of the site is shown in **Plan 1**.

Rownall Road runs in an approximate north-south alignment along the western boundary of the site, it has a carriageway width of circa 5.1 metres and is subject to the National Speed Limit. To the north it provides access to the A52 Cellarhead Road which provides access to the wider highway network, whilst to the north it provides access to the areas such as Stanley and Endon.

Vehicular access into the site is provided via a priority controlled junction off Rownall Road. The site is currently occupied by Sylvester's Farm which comprises of a single building which has a gross external floor area of 2,586sqm, a total of 1,811qsm of the gross external floor area has a lawful use for B8 storage whilst the remaining 775sqm has lawful a agricultural land-use.

For the purpose of this note, an interrogation of the Crashmap website has been undertaken on Rownall Road in the vicinity of the site for the 5 year period up to 2021.

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Regulated by RICS

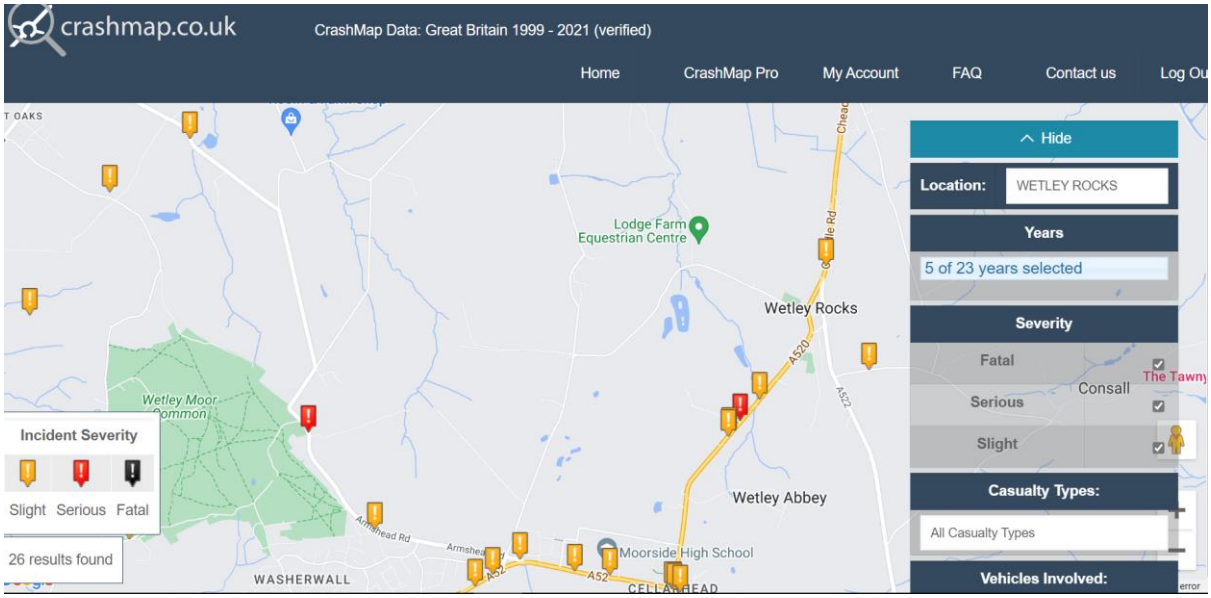


Figure 1 – Crashmap Screenshot

As can be seen in **Figure 1** above, there have been no reported accidents at the existing site access or on Rownall Road in the vicinity of the site. During the study period the site will have been used for the previous agricultural use as well as the proposed B8 land-use which forms part of this retrospective planning application.

Development Proposals

The development proposals of for a change of use from agricultural land-use to storage and distribution (B8 land-use), as detailed above, this equates to a gross external floor area of 775sqm. Vehicular access to the site will be via the existing access off Rownall Road.

Given that this is applicant seeks retrospective planning consent, information is available regarding the current/proposed use of the unit. The unit is currently used for the storage of temporary buildings/marquees, which are loaded onto HGV's and take to the relevant site for erection. Therefore, vehicle movements to and from the site are relatively low and tend to be seasonal, based on this, the instances where two HGV's would be travelling to and from the site along the surrounding highway network would be extremely rare.

Notwithstanding the above, to assist the local highway authority with the determination of the planning application and to provide a worst-case traffic generation scenario, reference has been made to the TRICS database in the field of Employment – Warehousing (Commercial)' for all sites up to 5,000sqm except those located in Greater London, Ireland, town centre or edge of town centre location.

Table 1 below summarises the peak hour and total trip rates and forecast traffic generation for the 775sqm of B8 floorspace, whilst the full TRICS Output is contained within **Appendix 1**.

Peak Period	Trip Rate (per unit)		Number of Trips	
	Arr	Dep	Arr	Dep
AM Peak Hour	0.370	0.181	3	1
PM Peak Hour	0.148	0.296	1	2

Table 1 - Summary of Forecast Traffic Generation for B8 Floorspace (775sqm)

As can be seen in Table 2, the proposed change of use application is forecast to generate a total of between 3 and 4 2-way vehicle movements in the weekday peak periods. This equates to a vehicle every 15 minutes even during the peak periods.

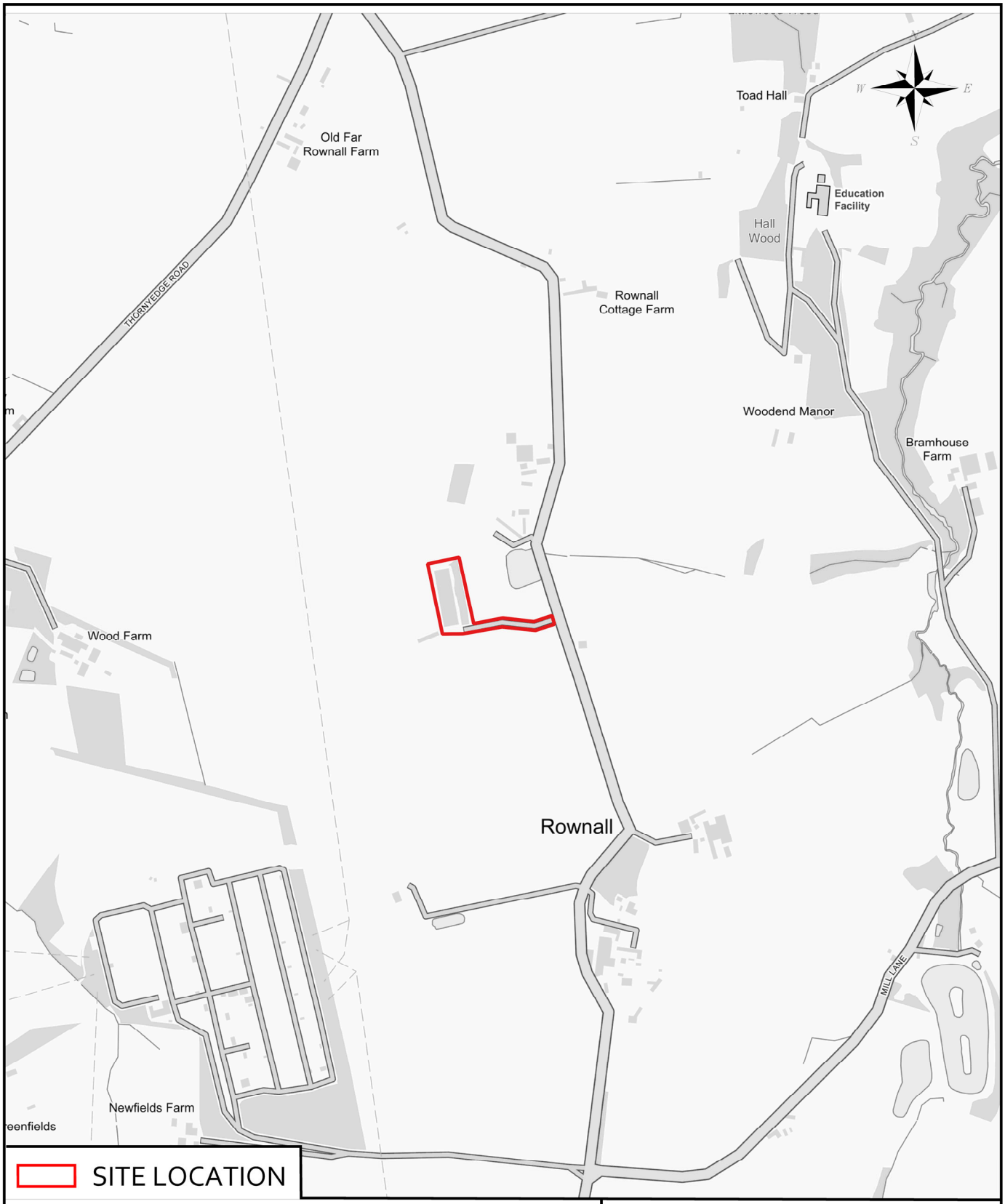
It is therefore concluded that the proposed increase in vehicle movements would not result in a material impact on the local highway network.

Summary

Based on the above it is concluded that proposed development would generate minimal levels of traffic and can be accommodated in a safe and efficient manner on the surrounding highway network.

Therefore it is the conclusion of this Technical Note that there are no material reasons why the proposed development should not be granted planning consent on highways or transportation grounds.

PLANS



SITE LOCATION

CLIENT:

JOHN POINTON AND SONS

DRAWING TITLE:

SYLVESTER'S FARM, WETLEY ROCKS
SITE LOCATION

DRAWN:	DATE:	CHECKED:	DATE:	SCALES:
LG	21.06.23	TSB	21.06.23	NTS @ A4

Eddisons
340 Deansgate
Manchester
M3 4LY

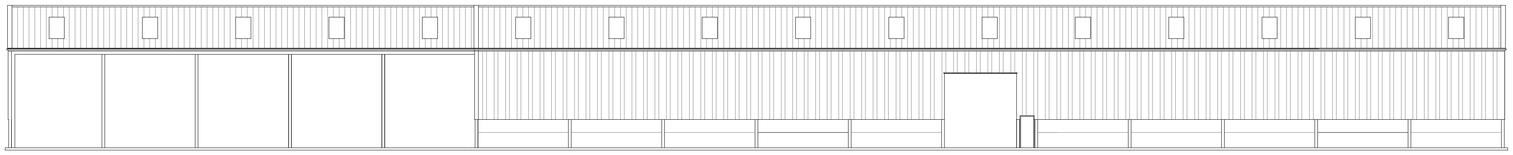
Email: info@croftts.co.uk
Tel: 0161 837 7380
Web: www.eddisons.com/services/transport-planning

DRAWING NUMBER: 4112-01

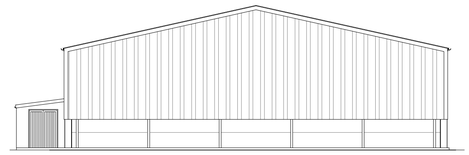
REVISION: -

Eddisons

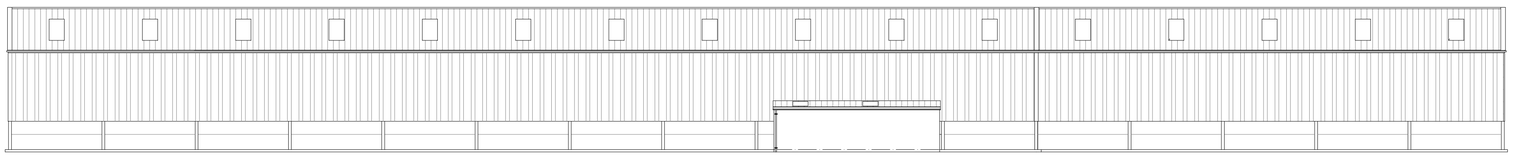
Z:\projects\4112 Sylvesters Farm, Wetley Rocks\GIS\Workspaces\4112-01.dwg



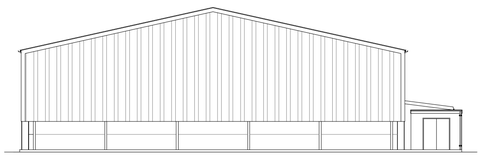
Front Elevation



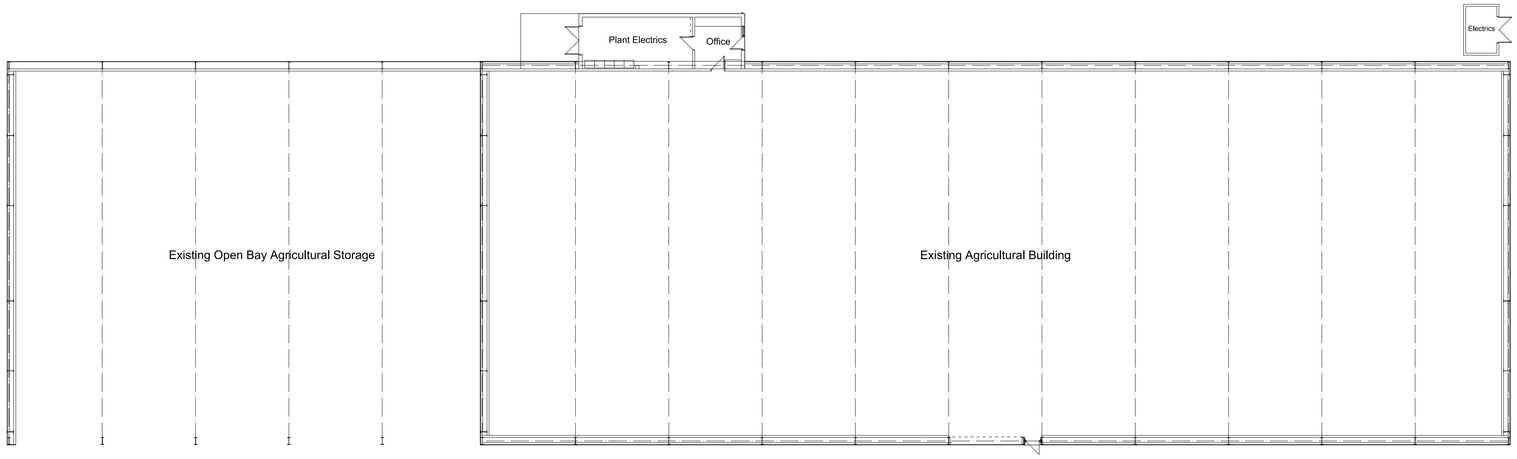
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

Application:
Sylvesters Farm Extension and COU

Drawing title:
Plans as Existing

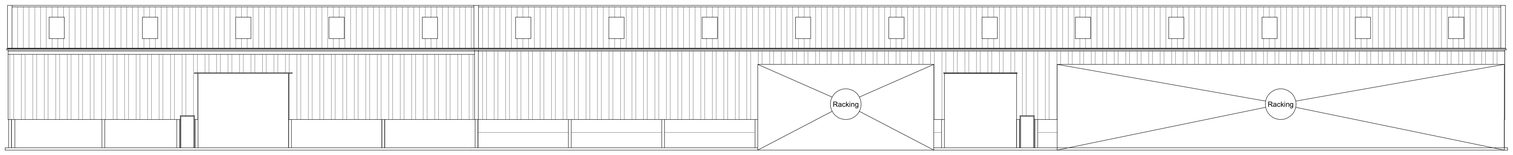
Scale:
1:200 @ A1

Drawing number:
1302/J230080/003.2

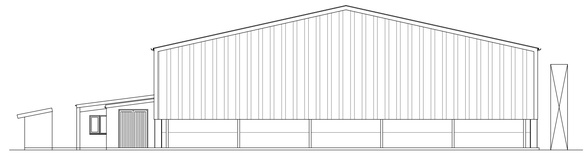
Date:
12 June 2023

Drawn by:
SK

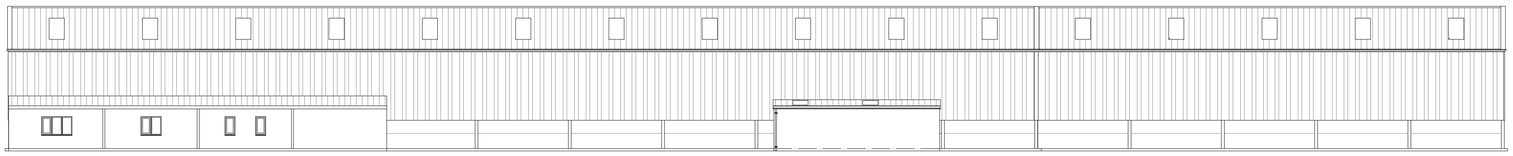
WHARFE
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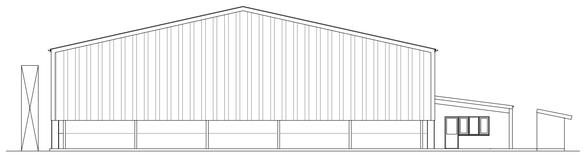
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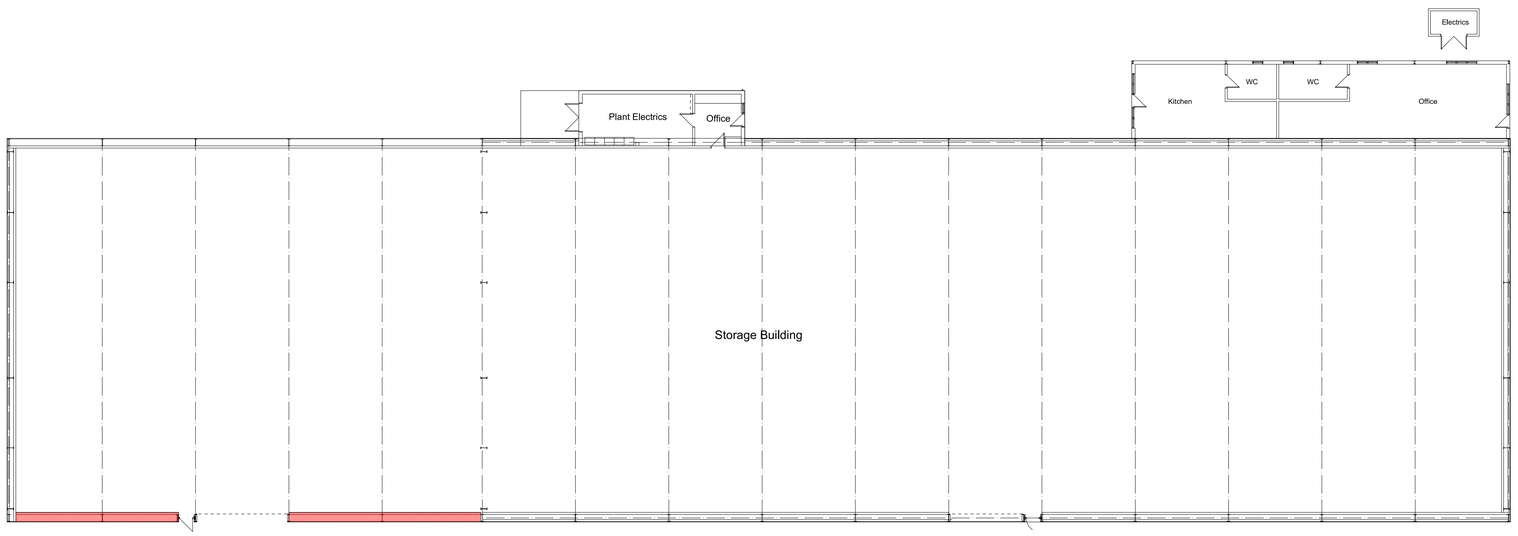
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan

Application:
Sylvesters Farm Extension and COU

Drawing title:
Plans as Proposed

Scale:
1:200 @ A1

Drawing number:
1302/J230080/004.2

Date:
12 June 2023

Drawn by:
SK

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APPENDICES

APPENDIX 1

TRICS Output

Calculation Reference: AUDIT-851401-230622-0653

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 02 - EMPLOYMENT
Category : F - WAREHOUSING (COMMERCIAL)
TOTAL VEHICLES

Selected regions and areas:

02	SOUTH EAST		
	BO	BEDFORD	1 days
	HC	HAMPSHIRE	1 days
03	SOUTH WEST		
	TB	TORBAY	1 days
04	EAST ANGLIA		
	SF	SUFFOLK	1 days
06	WEST MIDLANDS		
	WM	WEST MIDLANDS	1 days
10	WALES		
	BG	BRIDGEND	1 days
	NW	NEWPORT	1 days
11	SCOTLAND		
	ML	MIDLOTHIAN	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: Gross floor area
Actual Range: 190 to 4836 (units: sqm)
Range Selected by User: 190 to 5000 (units: sqm)

Parking Spaces Range: All Surveys Included

Public Transport Provision:
Selection by: Include all surveys

Date Range: 01/01/11 to 27/09/21

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	3 days
Wednesday	2 days
Thursday	1 days
Friday	2 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	8 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaking using machines.

Selected Locations:

Edge of Town	7
Free Standing (PPS6 Out of Town)	1

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Industrial Zone	7
Commercial Zone	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

n/a	1 days
B8	7 days

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order (England) 2020 has been used for this purpose, which can be found within the Library module of TRICS®.

Filter by Site Operations Breakdown:
All Surveys Included

Population within 500m Range:
All Surveys Included

Population within 1 mile:

1,000 or Less	2 days
5,001 to 10,000	4 days
10,001 to 15,000	1 days
25,001 to 50,000	1 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,000 or Less	1 days
5,001 to 25,000	1 days
75,001 to 100,000	2 days
125,001 to 250,000	3 days
500,001 or More	1 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	2 days
1.1 to 1.5	6 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

No	8 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	8 days

This data displays the number of selected surveys with PTAL Ratings.

Covid-19 Restrictions	Yes	At least one survey within the selected data set was undertaken at a time of Covid-19 restrictions

LIST OF SITES relevant to selection parameters

1 BG-02-F-01 LOGISTICS COMPANY BRIDGEND
PARC CRESCENT
BRIDGEND
WATERTON IND. EST.
Edge of Town
Industrial Zone
Total Gross floor area: 3050 sqm
Survey date: MONDAY 13/10/14 Survey Type: MANUAL

2 BO-02-F-01 DRINKS WHOLESALER BEDFORD
CAMBRIDGE ROAD
BEDFORD

Edge of Town
Industrial Zone
Total Gross floor area: 3500 sqm
Survey date: THURSDAY 15/10/20 Survey Type: MANUAL

3 HC-02-F-03 PPE DISTRIBUTION HAMPSHIRE
WARSASH ROAD
PARK GATE

Edge of Town
Industrial Zone
Total Gross floor area: 3665 sqm
Survey date: MONDAY 27/09/21 Survey Type: MANUAL

4 ML-02-F-01 WINDOWS MIDLOTHIAN
UNIT 53
DALKEITH
MAYFIELD IND. ESTATE
Edge of Town
Industrial Zone
Total Gross floor area: 750 sqm
Survey date: WEDNESDAY 04/05/11 Survey Type: MANUAL

5 NW-02-F-02 AMAZON DEPOT NEWPORT
LLANWERN WORKS
NEWPORT

Free Standing (PPS6 Out of Town)
Industrial Zone
Total Gross floor area: 4836 sqm
Survey date: WEDNESDAY 25/11/20 Survey Type: MANUAL

6 SF-02-F-03 ROAD HAULAGE SUFFOLK
CENTRAL AVENUE
IPSWICH
WARREN HEATH
Edge of Town
Industrial Zone
Total Gross floor area: 4700 sqm
Survey date: FRIDAY 18/09/15 Survey Type: MANUAL

7 TB-02-F-01 OPTICS WAREHOUSE TORBAY
ALDERS WAY
PAIGNTON

Edge of Town
Industrial Zone
Total Gross floor area: 190 sqm
Survey date: FRIDAY 29/03/19 Survey Type: MANUAL

8 WM-02-F-02 LOGISTICS FIRM WEST MIDLANDS
SOVEREIGN ROAD
BIRMINGHAM
KINGS NORTON
Edge of Town
Commercial Zone
Total Gross floor area: 3625 sqm
Survey date: MONDAY 09/11/15 Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 02 - EMPLOYMENT/F - WAREHOUSING (COMMERCIAL)
TOTAL VEHICLES
Calculation factor: 100 sqm
BOLD print indicates peak (busiest) period

	ARRIVALS			DEPARTURES			TOTALS		
Time Range	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate	No. Days	Ave. GFA	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00	2	1845	0.217	2	1845	0.027	2	1845	0.244
06:00 - 07:00	3	2842	0.235	3	2842	0.164	3	2842	0.399
07:00 - 08:00	8	3040	0.226	8	3040	0.148	8	3040	0.374
08:00 - 09:00	8	3040	0.370	8	3040	0.181	8	3040	0.551
09:00 - 10:00	8	3040	0.288	8	3040	0.152	8	3040	0.440
10:00 - 11:00	8	3040	0.271	8	3040	0.280	8	3040	0.551
11:00 - 12:00	8	3040	0.197	8	3040	0.308	8	3040	0.505
12:00 - 13:00	8	3040	0.185	8	3040	0.234	8	3040	0.419
13:00 - 14:00	8	3040	0.259	8	3040	0.230	8	3040	0.489
14:00 - 15:00	8	3040	0.210	8	3040	0.226	8	3040	0.436
15:00 - 16:00	8	3040	0.202	8	3040	0.325	8	3040	0.527
16:00 - 17:00	8	3040	0.222	8	3040	0.214	8	3040	0.436
17:00 - 18:00	8	3040	0.148	8	3040	0.296	8	3040	0.444
18:00 - 19:00	8	3040	0.095	8	3040	0.148	8	3040	0.243
19:00 - 20:00	2	1845	0.000	2	1845	0.027	2	1845	0.027
20:00 - 21:00	2	1845	0.000	2	1845	0.000	2	1845	0.000
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			3.125			2.960			6.085

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

*To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: COUNT/TRP*FACT. Trip rates are then rounded to 3 decimal places.*

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Parameter summary

Trip rate parameter range selected:	190 - 4836 (units: sqm)
Survey date date range:	01/01/11 - 27/09/21
Number of weekdays (Monday-Friday):	8
Number of Saturdays:	0
Number of Sundays:	0
Surveys automatically removed from selection:	0
Surveys manually removed from selection:	0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are show. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.