

**Town & Country Planning Act 1990 (As Amended)**

**Fylde Borough Council**

**Proposed redevelopment scheme to provide 5 no. dwellings**

**Pathways, Blackpool Road, Newton-with-Scales, near Kirkham PR4 3RJ**

**Transport Statement**

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**11<sup>th</sup> June 2019**

**C O N T E N T S**

- 1. Introduction**
- 2. Site Location and Existing Uses**
- 3. Existing Highway Network**
- 4. Proposed Residential Development**
- 5. Traffic Impact of the Proposed Residential Development**
- 6. Conclusions and Recommendation**

**References**

**Figure 1 - Site Location Plan**

**Appendix 1 – Road Safety Information**

**Appendix 2 – Proposed Site Layout Plan**

**Photographs**

1. Introduction

1.1 This Transport Statement (TS), has been prepared to accompany the planning application for a proposed residential development of 5 no. dwellings at Pathways on Blackpool Road in Newton-with-Scales near Kirkham. The proposed development will replace the existing uses on the site which comprise a retail unit, a business unit, stables and an existing dwelling.

1.2 During the preparation of the report, the following investigations have been carried out :

- an examination of the existing site and the adjoining highway network,
- an examination of the road safety records for the existing highway network,
- an assessment of the traffic impact of the proposed residential development on the existing highway network, and
- consideration of the accessibility of the proposed residential development by means of transport other than the private car, as required by the National Planning Policy Framework (NPPF – Ref. 1).

1.3 The following sections describe these investigations.

2. Site Location and Existing Uses

2.1 The proposed development site is located on the south-west side of the A583 Blackpool Road in Newton-with-Scales near Kirkham, as shown in Figure 1.

2.2 The existing site comprises buildings with the following uses and a total area of 1,330 square metres :

- commercial stable buildings (282 sq.m),
- an A1 retail building that is open 7 days per week (458 sq.m),
- modified polytunnel structures (320 sq.m), and an
- existing large residential dwelling (270 sq.m).

2.3 The existing site generates regular daily vehicle movements, including large delivery vehicles and horse-boxes, that are associated with employees at the retail units and customers plus the residential traffic for the existing dwelling.

3. Existing Highway Network

- 3.1 As described in Section 2, Pathways is located on the south-west side of the A583 Blackpool Road in Newton-with-Scales near Kirkham. The A583 is a wide single carriageway road in the vicinity of Pathways, as shown in Photograph 1. The road has a carriageway width of 12.4 metres at the existing access to the site.
- 3.2 To the west of the site access, Blackpool Road has 2 traffic lanes in each direction and a short section of dual carriageway where the road has a junction with the B5192 that provides access along Dowbridge into Kirkham. To the east of the site access, Blackpool Road changes to a single lane in each direction with a central hatched area and turning lanes which then reverts to 2 lanes in each direction at the traffic signal junction of Blackpool Road / Bryning Lane / New Hey Lane (near The Bell and Bottle PH).
- 3.3 Blackpool Road has a number of direct accesses onto it along the section between the traffic signals at Brynning Lane and the Kirkham junction. These include accesses for a petrol filling station, a restaurant and the Pathways access.
- 3.4 Blackpool Road has a 50 mph speed limit on the section near Pathways with average speed cameras to enforce the speed limit. There is a good system of street lighting along the road and footways on both sides of the road. The road is used as a bus route with bus stops located just to the west of the site, as described later in the report.
- 3.5 The existing highway access for Pathways has good visibility in both directions along Blackpool Road for drivers who are emerging from the access. The standard of visibility is in excess of 160 metres at the driver's waiting position (2.4 metres from the edge of the carriageway), which is in accordance with the recommended standard for a 50 mph road (based on the Design Manual for Roads and Bridges – Ref. 2). The existing visibility at the access is shown in Photographs 2 and 3.

- 3.6 An examination of the road safety data that is available on the Lancashire County Council (LCC), website MARIO (Maps and Related Information Online), shows that there have been no recorded injury accidents on Blackpool Road, at, or within 50 metres of, the existing access, during the most recent 5 year period of data that is displayed on the 11.6.2019. The accident plot is included in Appendix 1. The website also shows that the section of Blackpool Road between the Kirkham junction and the traffic signal controlled junction at Brynning Lane, has a relatively, good road safety record for a rural 'A' class road. There have been just slight injury accidents on this 600 metre section of road (the accident details are included in Appendix 1). Therefore, the existing highway network in the vicinity of the site has a, relatively, good road safety record during the last 5 years.

4. Proposed Residential Development

4.1 The proposed residential development will replace the existing development at the site, as described in Section 2, with a total building area of 1,330 square metres. The proposed development will provide 5 new dwellings, as shown on the Proposed Site Layout Plan in Appendix 2.

4.2 The proposed residential development will be served from the existing access location with a shared surface access road with a width of 5.5 metres for the first 10 metres reducing to 4.5 metres within the site. A turning head will be provided to allow large service vehicles to turn around, as shown on the Proposed Site Layout Plan.

4.3 Off-street parking will be provided for each of the proposed dwellings in accordance with the Fylde Local Plan Parking Standards and the Lancashire County Council Parking Standards, as follows :

- 2/3 bedroom house = 2 parking spaces,
- 4+ bedroom house = 3 parking spaces

4.4 The site will be accessible by sustainable transport being located within a convenient walking distance of the bus stops on Blackpool Road with regular bus services operating including the 61 Preston – Blackpool bus service and the 75 Preston – Fleetwood service, as shown in Photograph 4. The proposed development will also be well located for cycling trips to be made to, and from, Kirkham where there are a wide range of shops, amenities and employment opportunities.

5. Traffic Impact of the Proposed Residential Development

- 5.1 The proposed dwellings are estimated to generate approximately 3 return car trips each per day and up to 0.6 vehicle trips per dwelling during each of the weekday peak hours based on the national traffic generation rates from the Trip Rate Information Computer System (TRICS – Ref. 3). Therefore, the proposed traffic generation for the proposed development will be low at just 3 vehicle trips during each of the weekday peak hours and 15 return car trips during a typical day.
- 5.2 The predicted level of traffic generation for the proposed residential development is expected to be significantly lower than the traffic generating potential of the existing site uses.
- 5.3 The existing highway network has no traffic capacity problems in the vicinity of the site, including during the weekday peak periods, therefore the traffic impact of the proposed development will not be significant.



6. Conclusions and Recommendation

- 6.1 This Transport Statement has been prepared to accompany the planning application for a proposed residential development of 5 dwellings at Pathways on Blackpool Road in Newton-with-Scales near Kirkham. The proposed residential development will replace the existing commercial stables and retail unit and the existing dwelling.
- 6.2 The report shows that the existing highway network, in the vicinity of the site, operates satisfactorily with no significant road safety problems at the existing highway access to the site during the most recent 5 year data period. The report also shows that the section of the A583 Blackpool Road near the site has a, relatively, good road safety record for a rural 'A' class road.
- 6.3 The report shows that the proposed residential development will have a low traffic impact corresponding to just 3 vehicle movements during each of the weekday peak hours. The traffic generating potential of the proposed residential development will be significantly lower than that for the existing site uses.
- 6.4 The proposed residential development will be accessible by sustainable transport being located within a convenient walking distance of the bus stops on Blackpool Road with regular bus services operating between Preston – Blackpool and Preston - Fleetwood. The site will also be well located for walking and cycling trips to be made to, and from, Kirkham including for employment and leisure trips.
- 6.5 Overall, the proposed redevelopment scheme to provide 5 dwellings at the Pathways site, would not have a material impact on the operation, or safety, of the local highway network and the proposed development will be accessible by means of transport other than the private car. The proposal, therefore, complies with the National Planning Policy Framework (NPPF), and it is recommended that there should be no highway or transport objections raised towards the planning application.

References :

1. National Planning Policy Framework (NPPF)  
Ministry of Housing, Communities & Local Government  
February, 2019
2. The Design Manual for Roads and Bridges (DMRB)  
TD 42/95 - The Design of Major / Minor Junctions  
Highways England
3. Trip Rate Information Computer System (TRICS)  
JMP Consultants for the TRICS Consortium

**Figure 1**

**Site Location Plan**



1 km

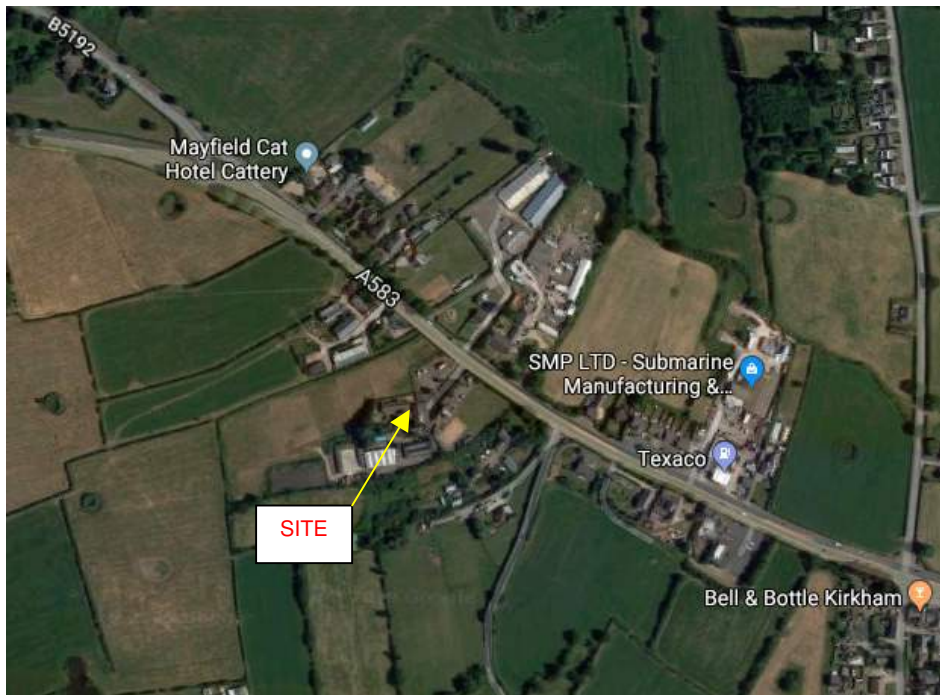
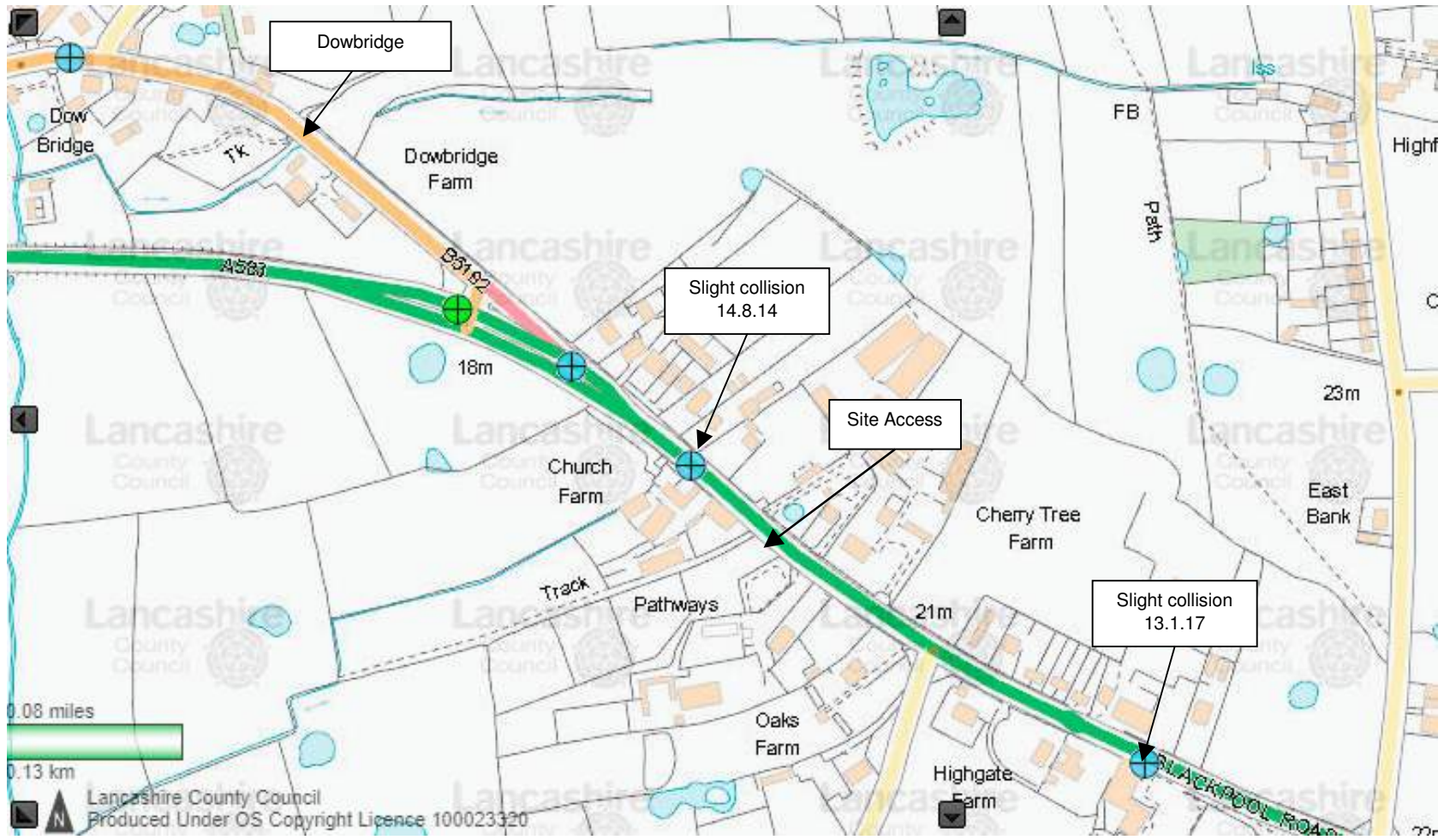


FIGURE 1  
Site Location

**Appendix 1**

**Road Safety Information**



- Location of recorded injury accident
- 

**Road Safety Information**  
**(Accident Plot)**  
**5 Years Recorded Injury Accidents**  
**LCC MARIO Website 11.6.19**

### Collision Details

Location	Newton, Fylde
Grid ref	344121, 431505
Date	14/08/2014 10:50:00
Severity	Slight
Vehicles Involved	3
Casualties	2
Road	A583 Blackpool Road
Junction Distance	
Weather	Fine with high winds
Nearest Building	Church Farm
Vehicle Types	Minibus (8 - 16 passenger seats); Agricultural vehicle (includes diggers etc.); Car;

#### Casualty Details

ID	TYPE	SEVERITY	CAR PASSENGER	BUS PASSENGER
1	Vehicle or pillion passenger	Slight	Front seat passenger	Not a bus or coach passenger
2	Vehicle or pillion passenger	Slight	Rear seat passenger	Not a bus or coach passenger

### Collision Details

Location	Newton, Fylde
Grid ref	344448, 431290
Date	13/01/2017 18:10:00
Severity	Slight
Vehicles Involved	2
Casualties	1
Road	A583 Blackpool Road
Junction Distance	
Weather	Fine without high winds
Nearest Building	Ali Raj Restaurant
Vehicle Types	Car; Motorcycle over 50cc and up to 125cc;

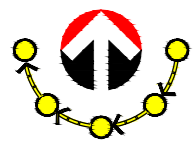
#### Casualty Details

ID	TYPE	SEVERITY	CAR PASSENGER	BUS PASSENGER
1	Driver or rider	Slight	Not a car passengers	Not a bus or coach passenger

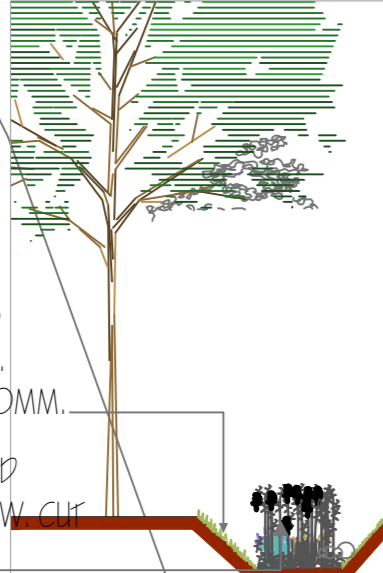
**Appendix 2**

**Proposed Site Layout Plan**





REINFORCED GRASS SLOPES GRADED TO FLOWING LINES, GRASS CLOSE MOWN TO 50MM.  
 PERENNIAL WILDFLOWERS AND GRASSES ALLOWED TO GROW, CUT BACK IN MARCH/ APRIL.  
 OCCASIONAL STONE CHECK DAMS TO ENGINEERS SPECIFICATION

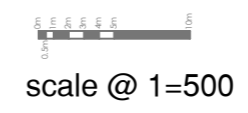


**TYPICAL DETAIL SECTION AT STORMWATER SWALE (nts)**

STORMWATER SWALE, OUTLET AND POND DRAINAGE SUBJECT TO DETAILED SPECIFICATION AND DRAINAGE CALCULATIONS

"KLARGESTER" OR SIMILAR SEWAGE TREATMENT PLANT SUITABLE FOR 5 DWELLINGS

**PROPOSED SITE LAYOUT scale 1=500**  
 (build footprint = 1042 sq.m. site area = 7083 sq.m.)



15	GENERAL REVISIONS	I.S.	10.06.19
14	GENERAL REVISIONS	I.S.	20.02.19
Rev.		Initials	Date
PROJECT: Proposed Residential Development, Pathways, Blackpool Road, Newton with Scales, PR4 3FJ DRAWING TITLE: Proposed Site Layout CLIENT: S & J Hannan			
<b>SCALES ARCHITECTURE</b>			
ARCHITECTURE	PLANNING		
Practise Office: 3 Kings Drive, Fulwood, Preston, PR2 3RH e-mail: sales@scscales.co.uk	T: 07541392760 e-mail: sales@scscales.co.uk		
DRAWING NUMBER: <b>75 - 100</b>	REVISION: <b>B</b>	DRAWN BY: <b>I.S.</b>	SCALE @ A2: as shown/1:500
		DATE: <b>May '19</b>	

**Photographs**



Photograph 1

A 583 Blackpool Road near the site



Photograph 2

Visibility to the right at the existing access onto Blackpool Road



Photograph 3

Visibility to the left at the existing access onto Blackpool Road  
(temporary roadworks in the foreground)



Photograph 4

The site is located on a bus route with regular services operating  
between Preston – Blackpool and Fleetwood