

Our Reference: T4154-TS-01
Your Reference:

15th August 2023

Barton Civil Engineers Ltd
14 Matrix Way
Buckshaw Village
Chorley
PR7 7ND

Dear Sirs,

Whalleys Farm, Preston Road, Charnock Richard, Chorley PR7 5HR
Transport Statement

Introduction

PSA Design Ltd has been commissioned to prepare a Transport Statement pertaining to an outline planning application for a proposed development of 4 No. 3 bedroomed bungalows at Whalleys Farm on Preston Road in Charnock Richard.

The location of the site is shown at **Figure 1** whilst the redline boundary of the site is shown at **Figure 2**.

The application site currently consists of a small haulage yard comprising an open surfaced yard and a modern workshop building with a few perimeter trees as shown on the illustrations included at **Annex A**. The haulage yard benefits from a Certificate of Lawful Use or Development (CLUED) which is included at **Annex B** for ease of reference. It is evident that the CLUED does not specify the number of licensed HGVs that can access the site but it is considered that the site's physical capacity is limited. However, the last operator's licence permitted 10 vehicles and 8 trailers.

The site is bound to the north by the A49 Preston Road, to the east and south by open agricultural land and to the west by existing residential properties served by Town Lane.

The site benefits from an existing vehicular access with the A49 Preston Road which is in the form of a simple priority T junction. Preston Road in the vicinity of the site is a single carriageway road approximately 6.75m wide and with a footway on its southern side along the site frontage. The road is subject to a 40mph speed limit and also benefits from street lighting.

By reference to the Lancashire County Council Mario Mapping website it is shown that there have been no recorded personal injury accidents at the site access junction with Preston Road during the period shown on the mapping. This indicates that there is no inherent safety issue with the existing site access junction.

Accessibility by Non-Car Modes

With regards to accessibility, as previously stated the site is located adjacent to existing residential properties and is therefore considered to be a suitable location for residential development. However, a review of the site's accessibility on foot, by cycle and by public transport has been undertaken to demonstrate that the site is readily accessible to sustainable travel modes.

With consideration of walking distances, the Institute of Highways and Transportation (IHT) produced their 'Guidelines for Journeys on Foot' in 2000 which suggests that around 80% of walk journeys and walk stages in urban areas are less than 1 mile (1.2km) with the average length of a walk journey being just 1km (0.6 miles). The former Planning Policy Guidance Note 13 'Transport' (PPG13) also recognises that walking is the most important mode of travel at the local level and has the greatest potential to replace car trips for distances up to 2 kilometres. The 1km and 2km walking catchments for the site are shown in **Figure 3** and show that the site is within walking distance of the facilities and services available in Coppull to the south east of the site. This includes primary schools, retail outlets, leisure facilities and employment opportunities.

In relation to cycling, the former PPG13 recognised that cycling can substitute for car trips; particularly for journeys under 5km. The 5km cycle catchment area for the site is shown in **Figure 4** and clearly shows a wide area is within cycling distance of the site. It should also be noted that Preston Road is designated as an on road cycle route which links to other cycle routes in the wider area.

The Institution of Highways and Transportation Document "Guidelines for Planning for Public Transport in Developments" states that the acceptable walking distance for access to a bus facility from new development is 400m. The nearest bus stops are located on Chorley Lane to the north of the site and are approximately 350m from the site. These bus stops are served by routes 337 and 347 which, between them, provide an hourly service. It should also be noted that these bus stops are also served by school bus services.

To summarise, it is considered that the proposed site is an accessible location being within walking and cycling distance of public transport services as well as schools, retail, leisure and employment facilities.

Application Proposals

As previously stated, the application seeks outline planning permission for the development of 4 No. 3 bedroomed residential bungalows. The indicative site layout proposals are attached for reference at **Annex C**.

As can be seen on the site layout the proposal utilises the existing vehicular access to the site and also provides safe pedestrian access into the site. Within the site suitable turning facilities will be provided together with sufficient parking spaces for each of the proposed dwellings (at least 2 per dwelling).

Vehicular Activity

As previously stated, the CLUED does not limit the number of vehicles that can be generated by the existing use as a haulage yard and that the last operator's licence permitted a total of 10 HGVs plus 8 trailers at the site. Assuming (as a worst case) that other HGVs are not used with the permitted trailers, then the site would generate 20 HGV movements each day. This also assumes that each HGV would leave the site in the morning and return at the end of the day. Clearly, if multiple trips were made then the HGV movements could be doubled or trebled.

In addition, drivers will arrive at the site in their cars each morning and then leave at the end of the day. This would result in a further 20 car movements each day. This would be over and above any staff based at the site during the working day. As a minimum therefore, there would be a total of **40 vehicle movements each day** (20 HGV and 20 cars).

It is normal practice to assume that a residential dwelling generates approximately 5-7 vehicular trips per day, therefore the 4 proposed dwellings would generate approximately **20-28 vehicular movements per day**. This is considerably less than that permitted by the last operator's licence and it should also be noted that the vehicles associated with the proposed use would be mainly cars as opposed to HGVs and LGVs associated with the existing use as a haulage yard.

It is considered that the volume and size of vehicles generated by the proposed development will be less than the existing haulage yard use and would therefore be a benefit to the operation of the local road network and to road safety.

Conclusion

In light of the above, there is no evidence to suggest that the proposed development would result in a detrimental impact in terms of highway operation or road safety. In fact, the evidence would suggest that ‘safe and suitable access to the site can be achieved for all users’ (NPPF para 110 b.); and that there would not be ‘an unacceptable impact on highway safety’ or ‘severe residual cumulative impacts on the road network.’ (NPPF para 111). These are the relevant policy tests with regards to highways.

Accordingly, the proposals would therefore comply with the relevant policies of both the NPPF and LPA and accordingly there should be no valid highway related reasons why the proposals should not be granted planning consent.

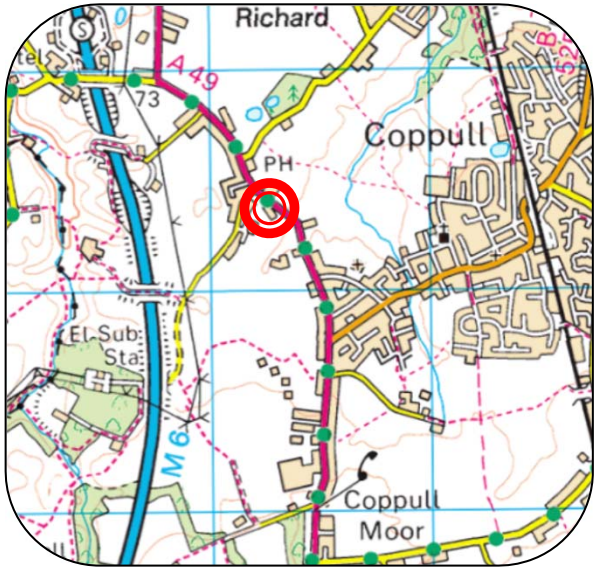
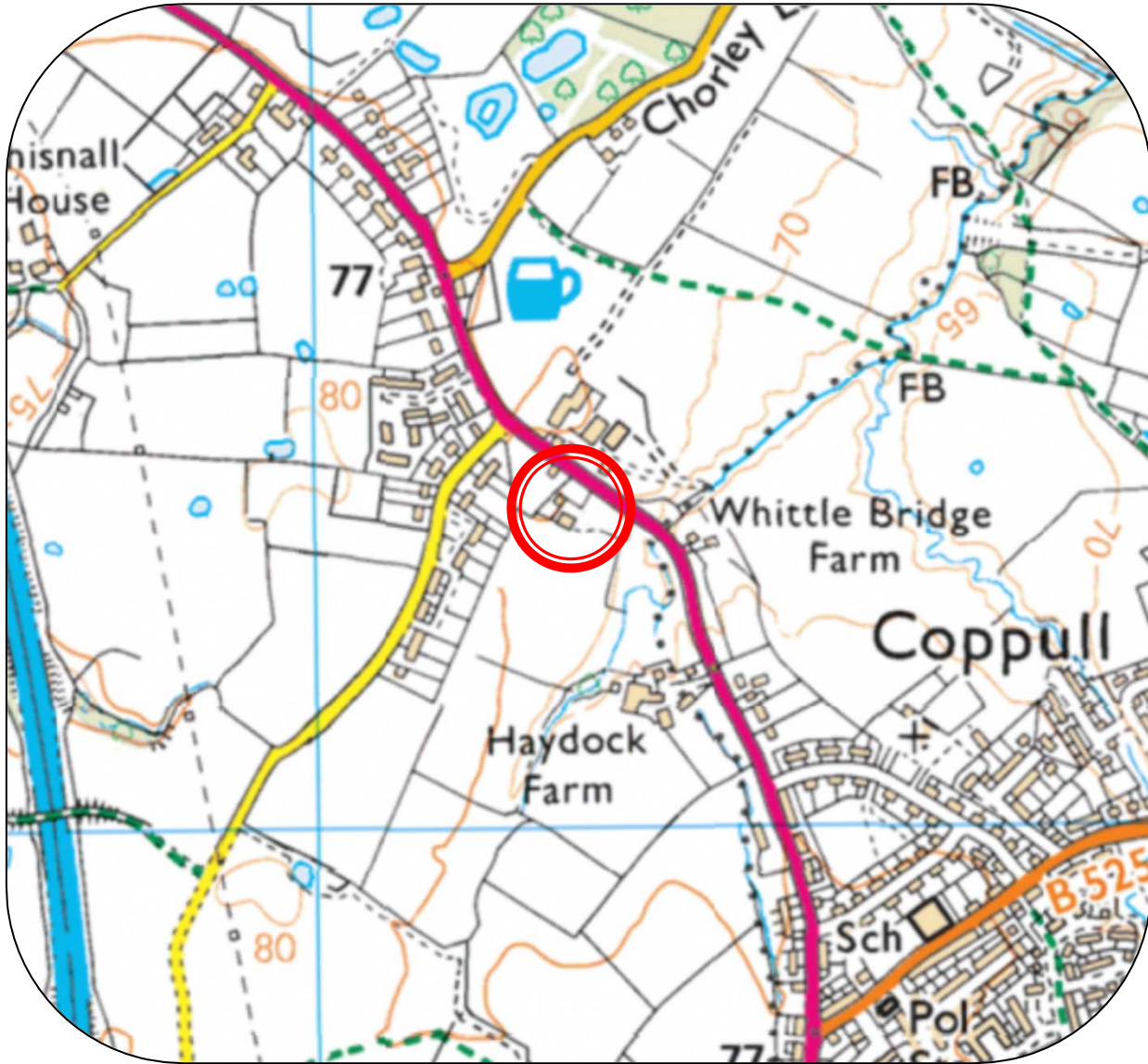
I trust that the above will be sufficient for your current purposes but please let me know should you require any further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Wallbank', written in a cursive style.

David Wallbank
Director, PSA Design Ltd.

Figures



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PSA Design
The Old Bank House
6 Berry Lane, Longridge
Preston, PR3 3JA
Tel. 01772 786066

Client	Barton Civil Engineers Ltd
Job	Whalley's Farm Haulage Yard, Charnock Richard
Title	Site Location Plan (indicative site boundaries shown)

Drawn	CH
Checked	DLW
Approved	DLW

Date	AUGUST 2023
Scale	NTS

Drawing No.	Figure 1			
Rev				



Site Location



PSA Design
 The Old Bank House
 6 Berry Lane, Longridge
 Preston, PR3 3JA
 Tel. 01772 786066

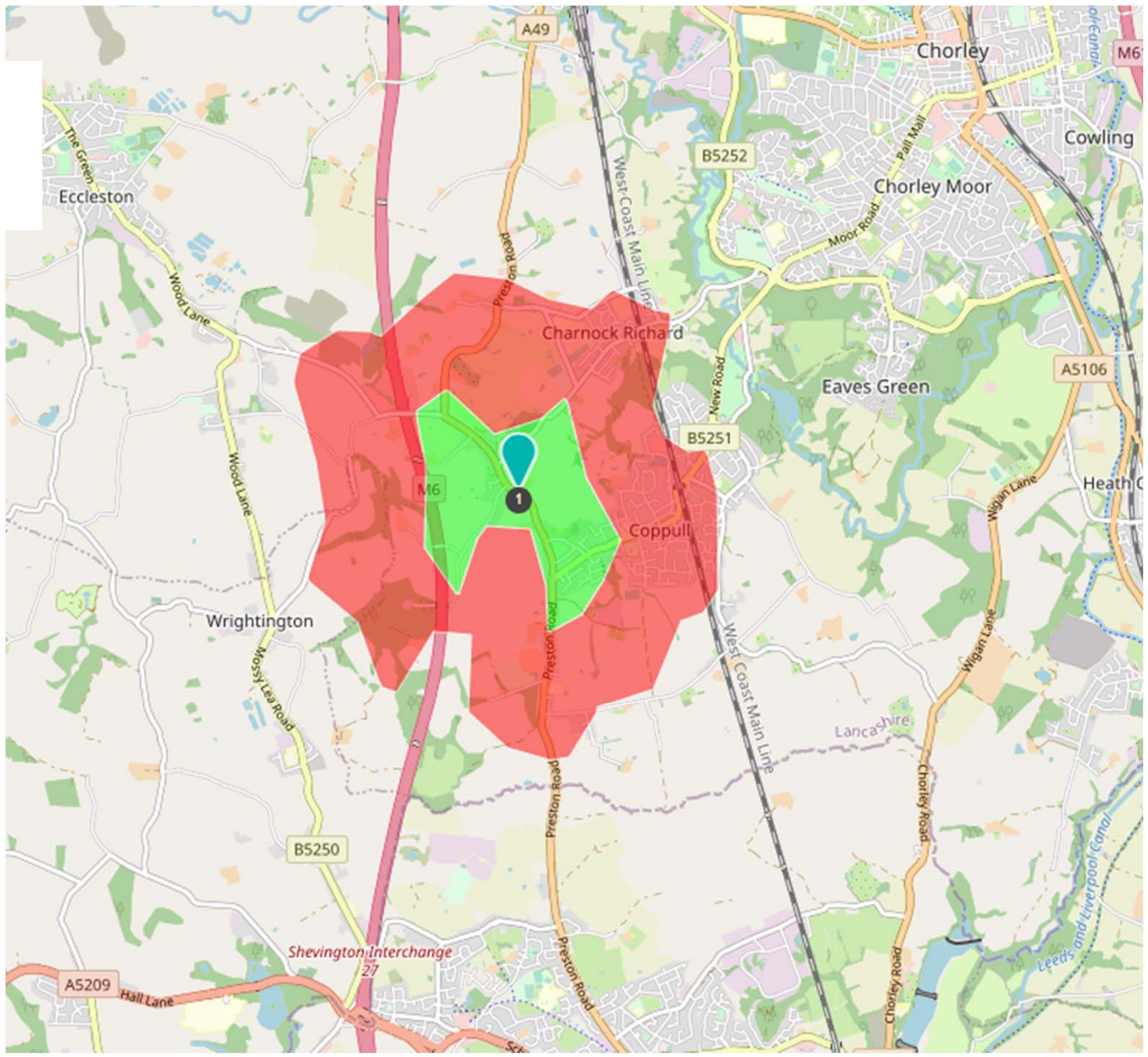
Client	Barton Civil Engineers Ltd
Job	Whalley's Farm Haulage Yard, Charnock Richard
Title	Site Area Plan

Drawn	CH
Checked	DLW
Approved	DLW

Date	AUGUST 2023
Scale	NTS

Drawing No.					
		Figure 2			
Rev					

- 1km Pedestrian Catchment Area
- 2km Pedestrian Catchment Area

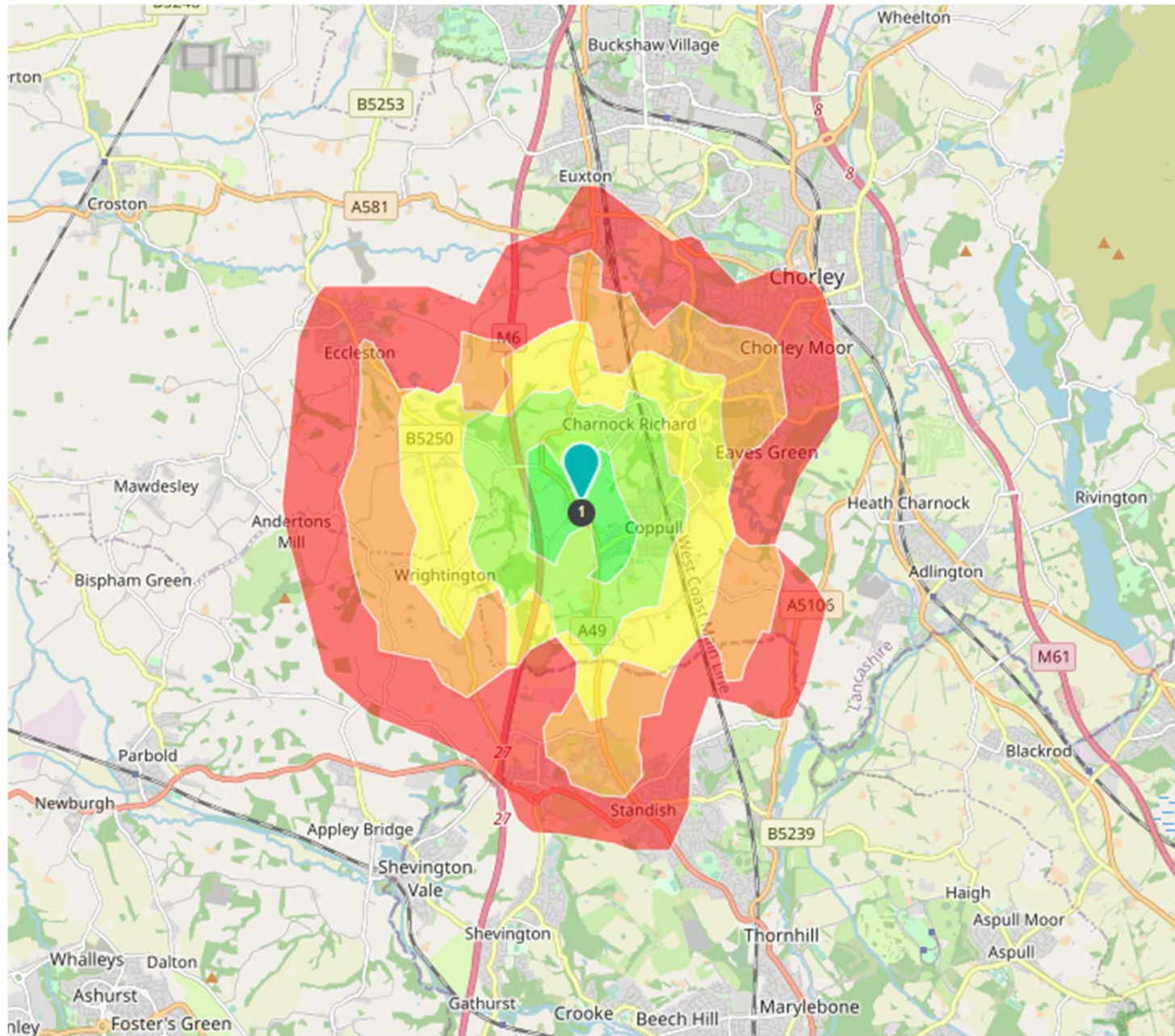


PSA Design
 The Old Bank House
 6 Berry Lane, Longridge
 Preston, PR3 3JA
 Tel. 01772 786066

Client	Barton Civil Engineers Ltd
Job	Whalley's Farm Haulage Yard, Charnock Richard
Title	1km & 2km Walking Catchment Areas

Drawn	CH	Date	AUGUST 2023
Checked	DLW	Scale	NTS
Approved	DLW		

Drawing No.	Figure 3			
Rev				



PSA Design
 The Old Bank House
 6 Berry Lane, Longridge
 Preston, PR3 3JA
 Tel. 01772 786066

Client	Barton Civil Engineers Ltd
Job	Whalley's Farm Haulage Yard, Charnock Richard
Title	5km Cycling Catchment Area (1km increments)

Drawn	CH
Checked	DLW
Approved	DLW

Date	AUGUST 2023
Scale	NTS

Drawing No.	Figure 4			
Rev				

Annex A – Existing Site Use

ILLUSTRATION



GOOGLE IMAGE



ILLUSTRATION



GOOGLE IMAGE



Annex B – Certificate of lawful Use or Development

Date: 22 August 2022
Our Ref: 22/00720/CLEUD
Please ask for: Mike Halsall

Mr Mike Hughes
Rational House
32 Winckley Square
Preston
PR1 3JJ

Certificate of lawfulness

Dear Mr Hughes

Proposal: Application for lawful development certificate for an existing use as a haulage yard and ancillary workshop
Location: Whalleys Farm Preston Road Charnock Richard Chorley PR7 5HR
Reference: 22/00720/CLEUD

Please find attached the Decision Notice in respect of the above application. The 'important notes' attached to the notice should be read carefully, they will help you to understand this decision, your rights and other things you may have to do.

Chief Planning Officer
Chorley Council

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Town and Country Planning Act 1990

Applicant:

Barton Civil Engineers Ltd
C/o Agent

Agent:

Mr Mike Hughes
Rational House 32 Winckley Square Preston PR1 3JJ

Application Number	Date Received
22/00720/CLEUD	27 June 2022

Use/Operations:

Application for lawful development certificate for an existing use as a haulage yard and ancillary workshop

Location:

Whalleys Farm Preston Road Charnock Richard Chorley PR7 5HR

Chorley Borough Council (the Local Planning Authority) hereby certify that on 27 June 2022, the proposed use/operations described above in respect of the land specified and edged in red on the plan attached to this Certificate, was lawful for the following reason(s) –

1. It is considered that on the balance of probabilities, and in the absence of any conclusive evidence to the contrary, the land and building shown on the location plan (within the red edge) received on the 12th August 2022 has a lawful use as a haulage yard and ancillary workshop.

Signed:	Date: 22 August 2022
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Chief Planning Officer, Chorley Council

Please read the notes attached to this notice carefully. They will help you to understand this decision, your rights and other things you may have to do. Further information is available at chorley.gov.uk/planning.

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Notes

1. This certificate is issued solely for the purpose of section 191/192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations specified in Part I of the Certificate and taking place on the land also described in Part I of the Certificate was lawful on the specified date and, thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations and to the land described in Part I of the Certificate and identified on the attached plan. Any use/operation which is materially different from that described or which relates to other land, may render the owner or occupier liable to enforcement action.

Land Use Plan



This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2022. Ordnance Survey 0100031673

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

Plan Ref: BCE100/220202

Whalleys Farm, Preston Road, Charnock Richard, Chorley



Prepared by: Deborah Smith, 11-02-2022

Annex C – Indicative Site Proposals



SK05: WHALLEYS FARM - ILLUSTRATIONS OF RESIDENTIAL USE