



Model Farm

Planning application 2019/00871/OUT

Access and Transportation - Highway impacts, Access, Active travel considerations



Traffic issues



- The initial scoping report identified potential impact on 11 junctions
- TA prepared developers consultants based on traffic surveys in 2018
- TA was reviewed by independent specialist consultants appointed by NS&T
- The TA forecast modal shift of 19%
- Identified increase in vehicle trips between Weycock Cross and Airport
- Modelling identified Weycock Cross junction over capacity on full build-out
- WG target of 30% remote working
- Weycock reassessed based on reduction 20% and operates within capacity



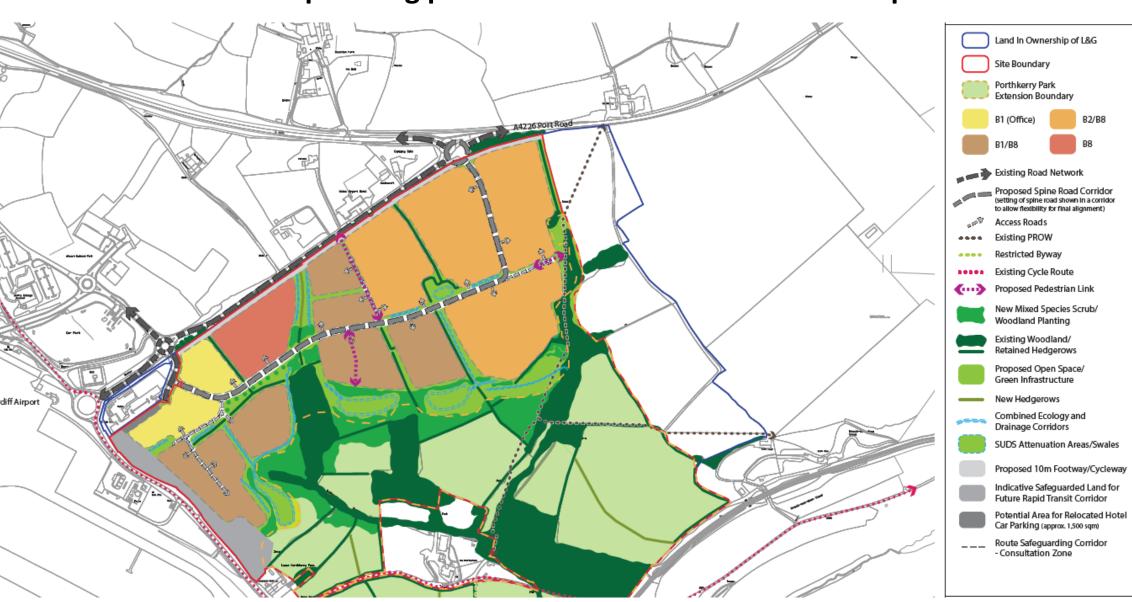
Site Access & Intrenal Layout



- Proposed 2 points of access (see next slide)
- From north off Dragons Tail roundabout main access
- From south off existing roundabout serving Holiday Inn Express
- Internal layout 7.3metre wide spine road
- To include cycle pedestrian links to active travel routes on Port Road
- Central roundabout junction

Description of Development:

Outline planning permission for a 44.75 ha business park





Sustainable Transport



- Active Travel
- Existing active travel routes require improvements
- A 10 metre strip of land fronting the development transferred to Council for future footway/cycleway provision
- The Council are presently undertaking detail design for an active travel route along A4266 & Port Road
- Public Transport
- A public transport strategy and travel plan submitted
- Existing bus service 303 to be upgraded
- Bus stops to be upgraded along Port Road
- Bus services proposed into the site