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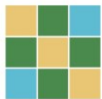
William Morrison (Cheltenham) Limited

Land Adjacent to Oakhurst Rise, Cheltenham

Transport Addendum Note

May 2019





WILLIAM MORRISON (CHELTENHAM) LTD

Land Adjacent to Oakhurst Rise, Cheltenham

Transport Addendum Note

DOCUMENT REGISTER

CLIENT:	WILLIAM MORRISON (CHELTENHAM) LTD
PROJECT:	LAND ADJACENT TO OAKHURST RISE, CHELTENHAM
PROJECT CODE:	CTP-16-176

REPORT TITLE:	TRANSPORT ADDENDUM NOTE		
PREPARED BY:	ADAM PADMORE	DATE:	MAY 2019
CHECKED BY:	ADAM PADMORE	DATE:	MAY 2019

REPORT STATUS:	ISSUE 01
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Prepared by **COTSWOLD** TRANSPORT PLANNING LTD

121 Promenade

Cheltenham

Gloucestershire

GL50 1NW

Tel: 01242 370283

Email: cheltenham@cotswoldtp.co.uk

Web: www.cotswoldtp.co.uk

Registered Company Address: 121 Promenade, Cheltenham, Gloucestershire, GL52 2HJ
Company Number: 9228763



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1 Introduction

- 1.1 Cotswold Transport Planning Ltd (CTP) is retained by William Morrison (Cheltenham) Ltd to provide transport planning services in support of an Outline Planning Application for a residential development on of a parcel of land adjacent to Oakhurst Rise, in south-east of Cheltenham.
- 1.2 A Planning Application for 69 dwellings was submitted to Cheltenham Borough Council (CBC) under reference 18/02171/OUT, but subsequently refused by CBC's planning committee in February 2019. An appeal has been registered with PINS and subsequently allocated the reference APP/B1605/W/19/3227293.
- 1.3 No highways or transportation issues were referenced in part or full, in the final reasons for refusal regarding the planning application.
- 1.4 This Transport Addendum Note (TAN) has been produced to assess the implications of an amended site layout – PL005 Red D – Site Layout Plan, which is appended to this report in **Appendix A** for ease of reference.
- 1.5 This TAN reaffirms the conclusions of the initial Transport Assessment; that the proposed layout and development generally is acceptable in highways and transportation terms, and there are no reasons that should prevent the local highway or planning authorities from supporting this planning application.



2 Assessment of Changes to Layout

Introduction

2.1 **Section 2** provides a review of the amended site layout, based on the following assessment areas that were considered in review of the previous layout, when the planning application was originally submitted:

- Vertical and Horizontal Highway Alignment;
- Inter-visibility around the site layout;
- Suitability of layout for accommodating all necessary vehicle swept-paths; and
- Parking

2.2 For reference, **CTP Drawing LA02_B** at **Appendix B** confirms the indicative adoption plan for the development based on the new layout.

Assessment

Highway Alignment

2.3 A review of the proposed highway alignment (levels) has been undertaken and is set out on **Drawing SK20** and **Drawing SK21** appended to this note at **Appendix C**. The conclusion of this assessment remains unchanged, that the access road design is suitable to serve the development.

Visibility Splays

2.4 A review of inter-visibility around the highway layout has been undertaken and is set out on **Drawing SK22** appended at **Appendix D**. The conclusion of this assessment remains unchanged, that the access road designed with appropriate forward/inter-visibility around the layout, commensurate with GCC's Design Standards.

2.5 Assessment of the visibility splays from all driveways has been undertaken and demonstrated to be sufficient, as shown on **Drawing SK25** at **Appendix D**.

Swept-path Analysis

2.6 Swept-path analysis confirming appropriate access for all requisite vehicles can be provided around the site layout, is demonstrated on **CTP Drawing SP03** and **Drawing SP04**, appended to this report at **Appendix E**.



Parking

- 2.7 The amended layout indicates that there is a total of 152 spaces proposed to serve 68 dwellings, which equates to a ratio of 2.2 spaces per dwelling. This is broadly in line with the previously agreed 2.3 ratio (accepted as part of the original Transport Assessment), and therefore concluded to still be acceptable.

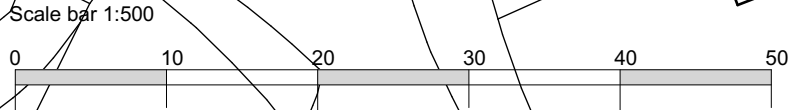
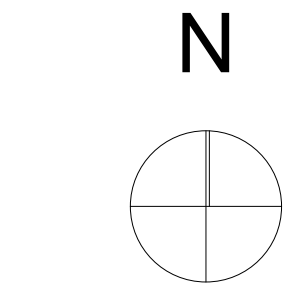


3 Summary and Conclusion

- 3.1 Cotswold Transport Planning Ltd has been instructed by William Morrison (Cheltenham) Ltd to prepare this Transport Addendum Note in order to provide an updated assessment of an amended layout in connection with planning application 18/02171/OUT. The amended site layout indicates a reduction in dwellings that planning permission is sought for from 69 to 68 dwellings.
- 3.2 The Transport Addendum Note has demonstrated the following:
- i. The reduction of dwelling numbers from 69 to 68 will inevitably lead to a small reduction in the total predicted traffic from the residential development, compared to the agreed/accepted traffic generation set out in the original Transport Assessment. In simple terms, this is a positive benefit to the overall highway conclusion that the development will not impact severely on the local highway network.
 - ii. To assess the suitability of the amended highway arrangement, analysis has been undertaken of the vertical and horizontal alignments of the access road, in addition to a review of general inter-visibility around the layout. Based on the updated assessment drawings, it is concluded that the layout is acceptable.
 - iii. To assess the appropriateness of the amended highway layout in terms of its provision of access to all necessary vehicles, swept-path analysis has been undertaken. This analysis confirms that the layout still provides suitable access for all required vehicles.
 - iv. Parking provision on-site remains acceptable broadly following the same previously agreed parking ratio, and will appropriately serve the needs of the development.
- 3.3 Cotswold Transport Planning concludes that this Transport Addendum Note has demonstrated that the proposed layout amendments do not result in any material impact or change to the previous layout, that was ultimately accepted by the Highway Authority. As such, the conclusion remains that the development in highways and transportation terms is acceptable.

APPENDIX A: Amended Site Layout Plan

Land off Oakhurst Rise,
Charlton Kings,
Cheltenham



Accommodation Schedule

Ref	Type	Bedrooms	Bedspaces	No. Off	G.I.A sq/m	Total G.I.A sq/m
Pa	2.0	2	4	4	89.9	359.60
Fa	Flat	1	2	6	52.0	312.00
Ha	Flat	2	4	12	70.3	843.60
Hb	Flat	3	5	4	89.5	358.00
Hi	2.5	4	6	18	107.5	1935.00
Hy	2.5	4	7	2	107.5	215.00
Ov	2.0	3	5	6	85.0	510.00
Dy	2.0	3	5	3	108.5	325.50
Te	2.0	3	5	3	117.5	352.50
Gu	2.0	4	6	1	121.0	121.00
Bo	2.0	4	7	3	141.9	425.70
An	2.0	4	8	2	150.4	300.80
An+	2.0	5	9	2	167.4	334.80
Ti	2.0	5	9	2	199.5	399.00
		6	10			
				68		6792.5

coombes : everitt architects limited
Unit No.1, The Old Dairy
Rushley Lane
Winchcombe
Gloucestershire
GL54 5JE
t: 01242 807727 f: 0845 5575833
e: info@ce-architects.co.uk
www.ce-architects.co.uk

- ☐ Preliminary
- ☐ Feasibility
- ☒ Planning
- ☐ Building Regulations
- ☐ Tender
- ☐ Construction issue
- ☐ As Built



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- Do not scale drawing: all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator.
- Do not use this drawing for setting out unless drawing specifically indicates setting out points.
- Engineering information is indicative only and should be taken from structural engineers design.

- Revisions
- | | | | |
|---|---------|----|--|
| C | 05/2019 | AH | Revised to suit scheme responding to Planning Inspectorate comment |
| D | 05/2019 | AH | Revised to CTP |

Drawing title: Proposed Site Layout

Client: William Morrison (Cheltenham) Ltd & The Trustees of the Carmelite Charitable Trust
Drawn by: AH Checked: JE
Project No: 16.20.034

Project: Land off Oakhurst Rise,
Charlton Kings,
Cheltenham
Scale: 1:500 @ A1
Date: October 2018
Project / Drawing No: PL005 Rev D

APPENDIX B: Indicative Adoption Plan

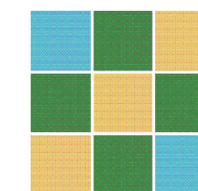


Notes:

1. Based on 'Midland Survey' topographical survey revision R2 updated September 2018 and Coomes Everitt Architects masterplan drawing PL005 Rev D received 23/05/2019.
2. Design speed for internal link road is 20mph and shared space roads is 15mph. Shared surfaces to incorporate a 2m demarcated pedestrian route.

Legend

-  Proposed new carriageway to be adopted
-  Proposed new footway to be adopted
-  Proposed verge to be adopted



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Cotswold Transport Planning Ltd
121 Promenade
Cheltenham Tel: 01242 370283
Gloucestershire cheltenham@cotswoldtp.co.uk
GL50 1NW www.cotswoldtp.co.uk

Drawing Title:
Indicative Adoption Plan - 68 Unit Scheme

Client:
WMCL

Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No: LA02	Revision: B
Date Drawn: 15.10.18	Issue Date: 23.05.19
Drawn by: LG	Checked by: MP
Project Code: CTP-16-332	Scale at A3: 1:1000

Drawing Status:
INFORMATION

APPENDIX C: Highway Alignment Drawings



Notes:



Cotswold Transport Planning Ltd
121 Promenade
Cheltenham
Gloucestershire
GL50 1NW
Tel: 01242 370283
cheltenham@cotswoldtp.co.uk
www.cotswoldtp.co.uk

Drawing Title:
Internal Site Road Layout and Contours

Client:
WMCL

Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No: SK20	Revision: F
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Date Drawn: 26.09.18	Issue Date: 21.05.19
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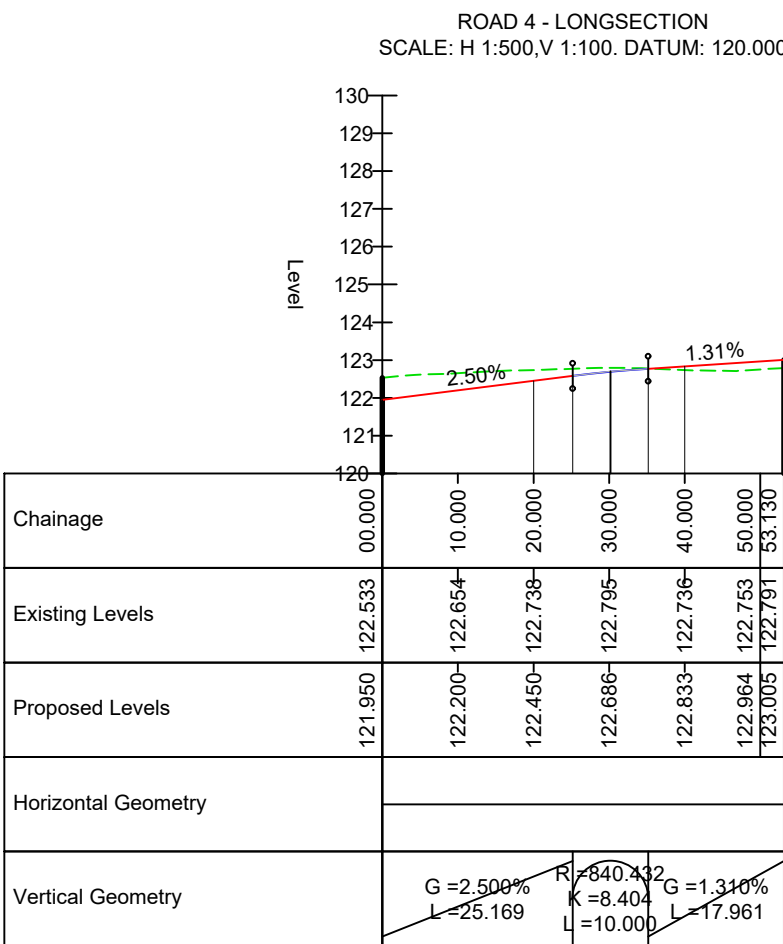
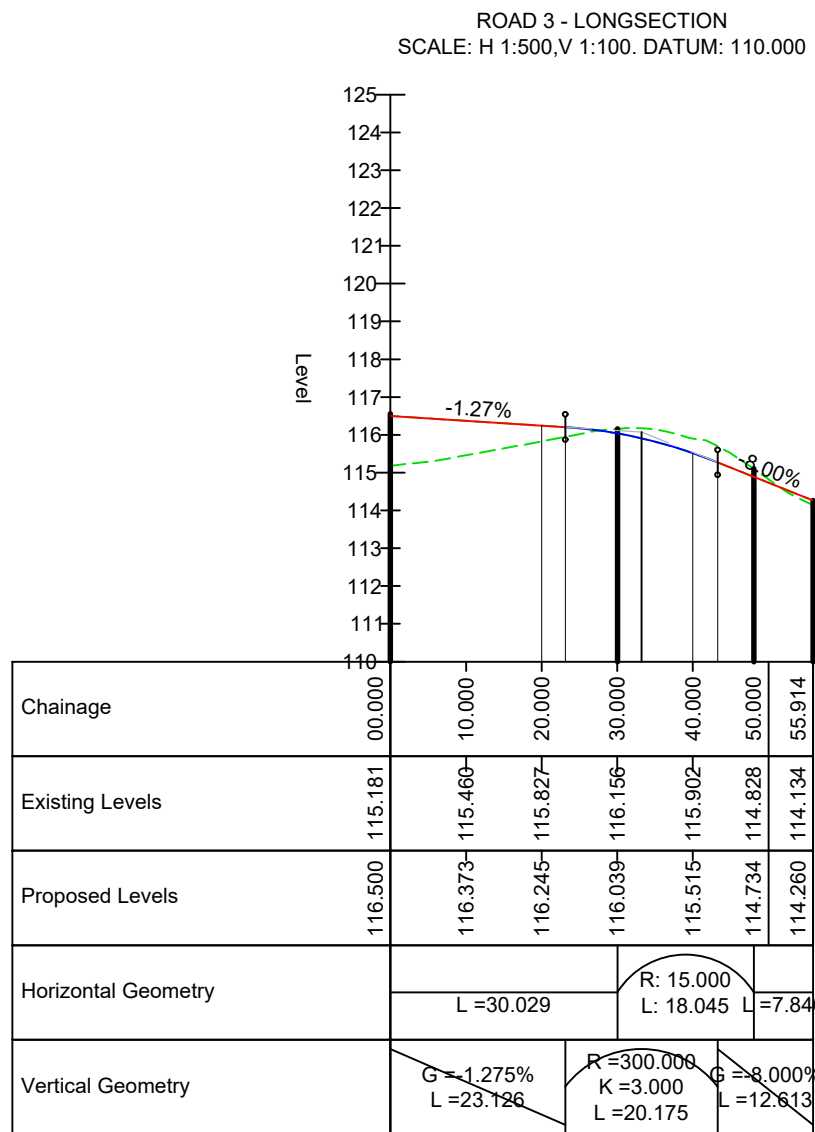
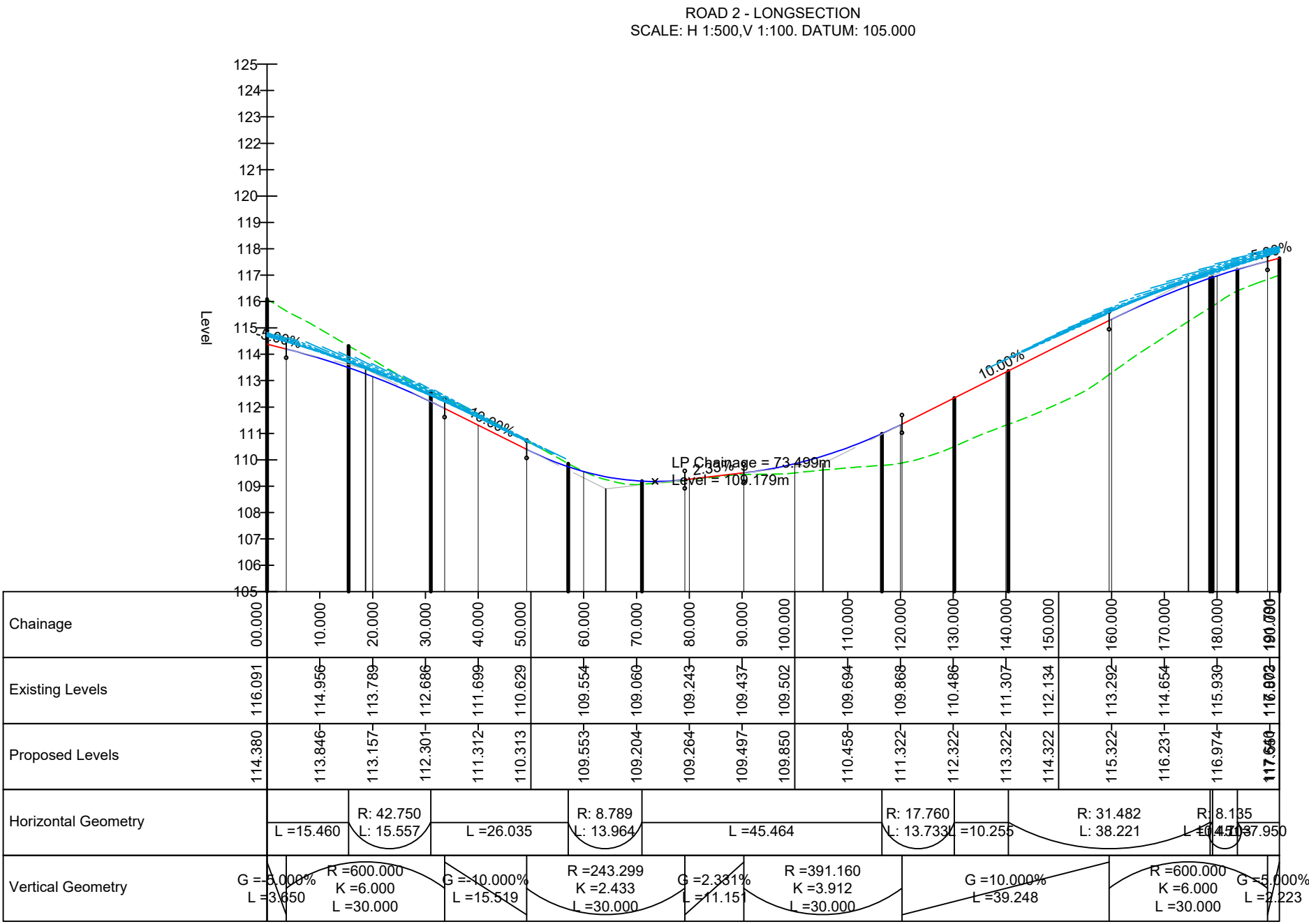
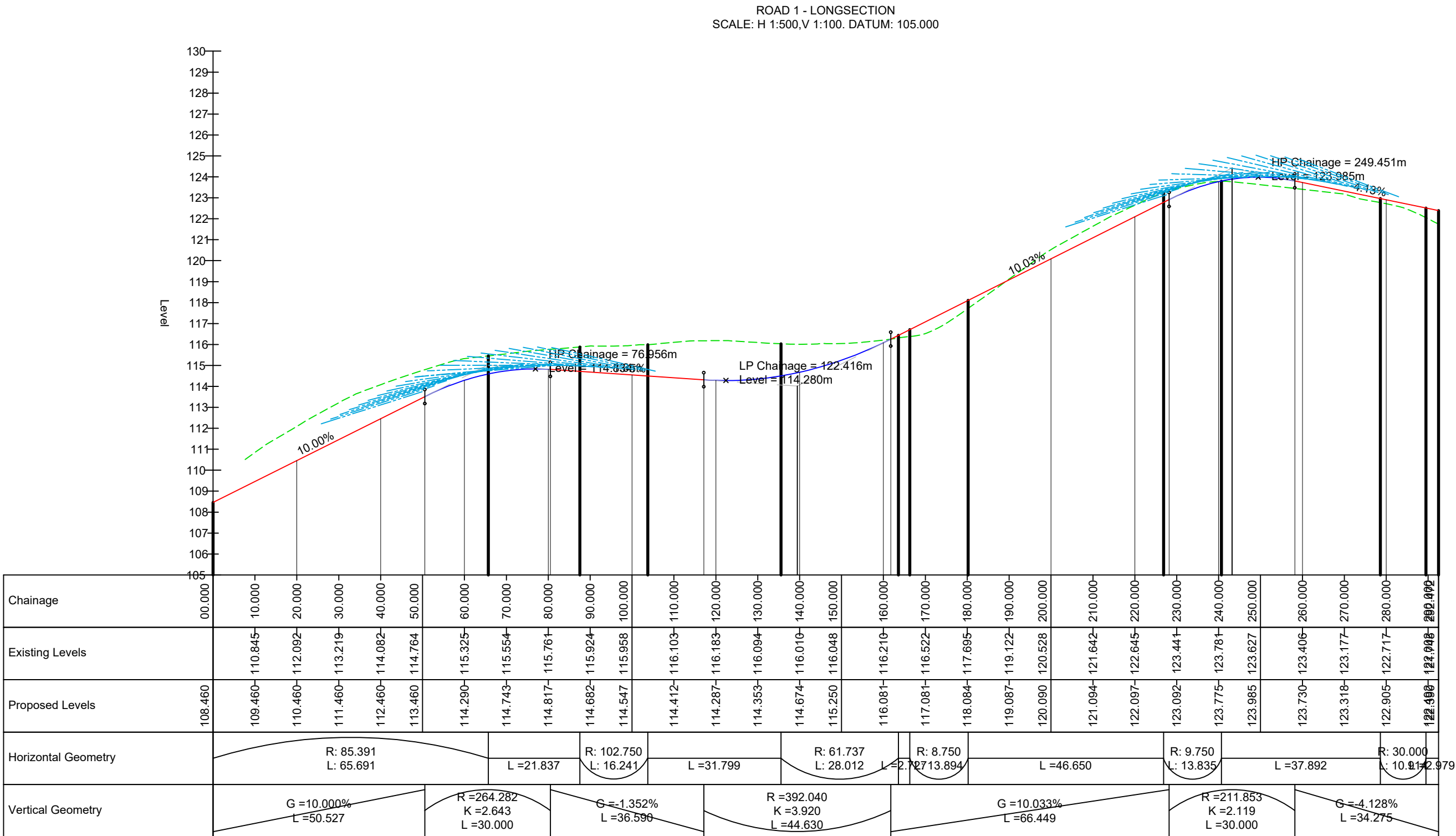
Drawn by: LG	Checked by: MP
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Project Code: CTP-16-332	Scale at A1: 1:500
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Drawing Status:
INFORMATION



Notes:



Cotswold Transport Planning Ltd
121 Promenade
Cheltenham
Gloucestershire
GL50 1NW

Tel: 01242 370283
cheltenham@cotswoldtp.co.uk
www.cotswoldtp.co.uk

Drawing Title:
Internal Site Road Long Sections

Client:
WMCL

Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No:
SK21

Revision:
D

Date Drawn:
26.09.18

Issue Date:
21.05.19

Drawn by:
LG

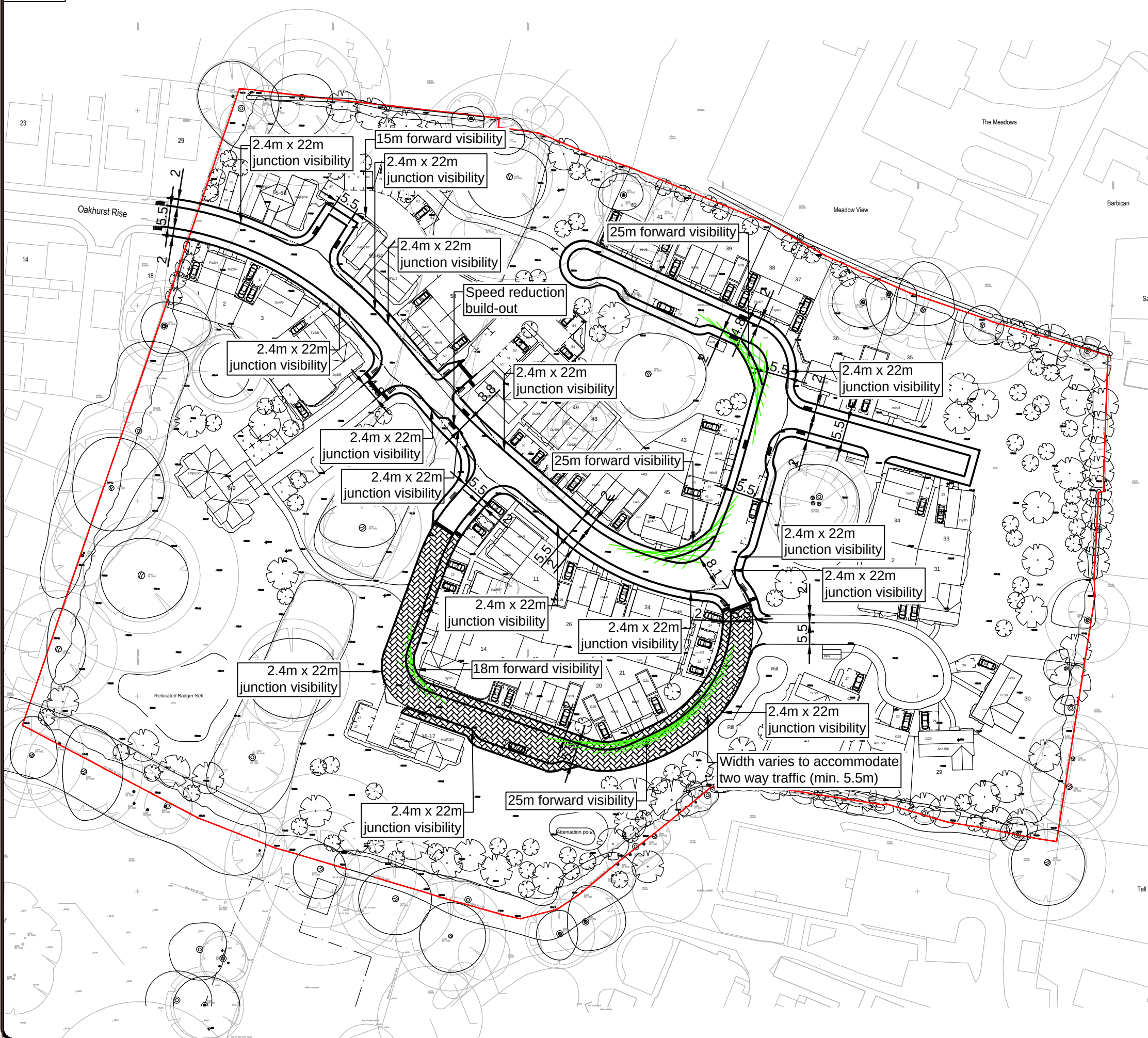
Checked by:
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Project Code:
CTP-16-332

Scale at A1:
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Drawing Status:
INFORMATION

APPENDIX D: Visibility Splay Assessment Drawings



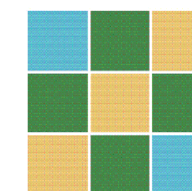
Notes:

1. Based on 'Midland Survey' topographical survey revision R2 updated September 2018 and Coomes Everitt Architects masterplan drawing PL005 Rev D received 23/05/2019.
2. Design speed for internal link road is 20mph and shared space roads is 15mph. Shared surfaces to incorporate a 2m demarcated pedestrian route.

Key



Shared surface area incorporating 2m unobstructed pedestrian corridor in a contrasting surface finish



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Cotswold Transport Planning Ltd
121 Promenade
Cheltenham Tel: 01242 370283
Gloucestershire cheltenham@cotswoldtp.co.uk
GL50 1NW www.cotswoldtp.co.uk

Drawing Title:
Internal Access Visibility Assessment

Client:
WMCL

Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No: SK22	Revision: D
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Date Drawn: 12.10.18	Issue Date: 21.05.19
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Drawn by: LG	Checked by: MP
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Project Code: CTP-16-332	Scale at A3: 1:1000
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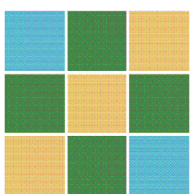
Drawing Status:
INFORMATION



Notes:

Key

2m x 2m pedestrian inter-visibility splay from driveway to back of footway.



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Cotswold Transport Planning Ltd
121 Promenade
Cheltenham Gloucestershire GL50 1NW
Tel: 01242 370283
cheltenham@cotswoldtp.co.uk
www.cotswoldtp.co.uk

Drawing Title:
Assessment Of Driveway Visibility Splays

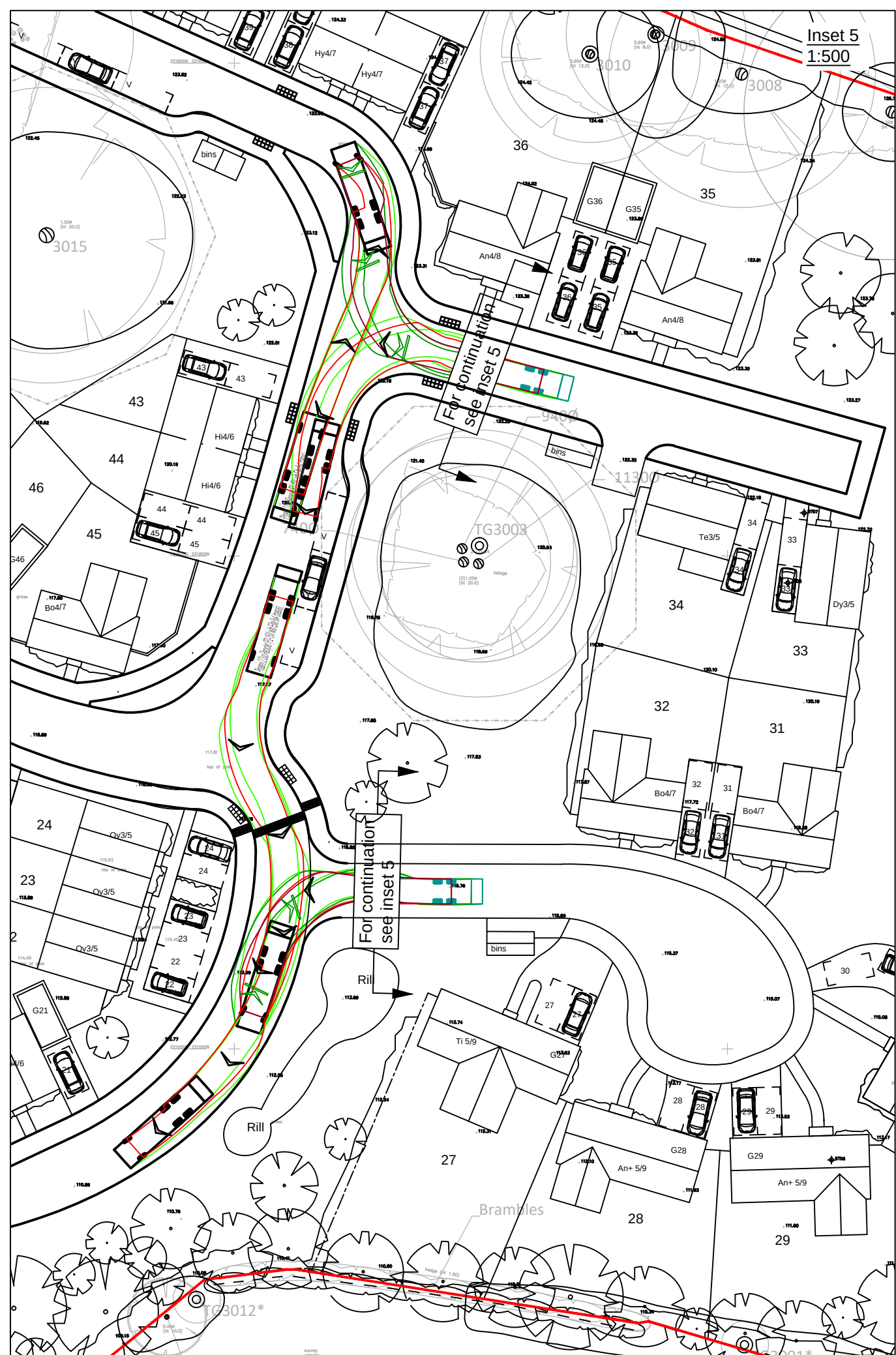
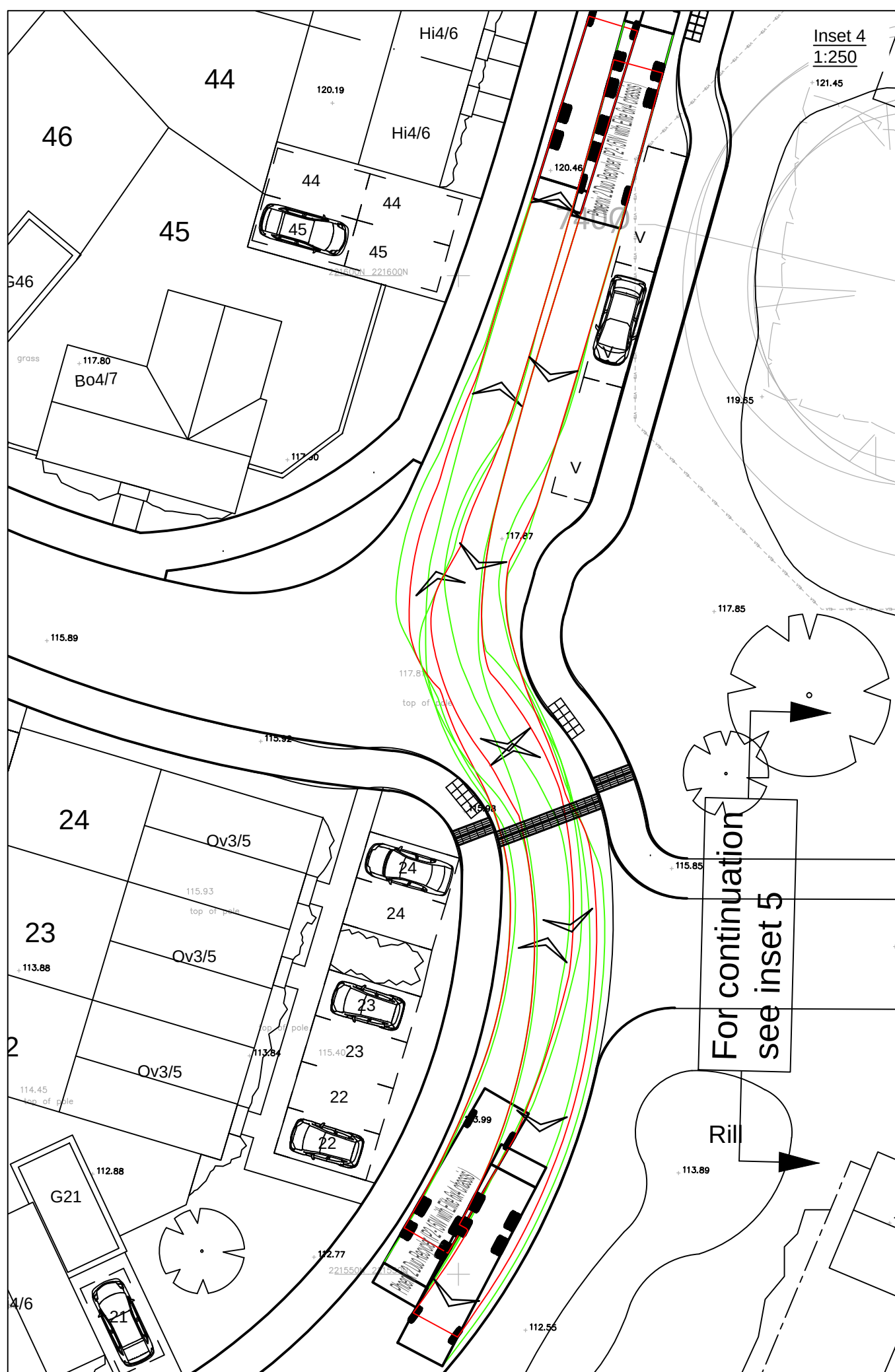
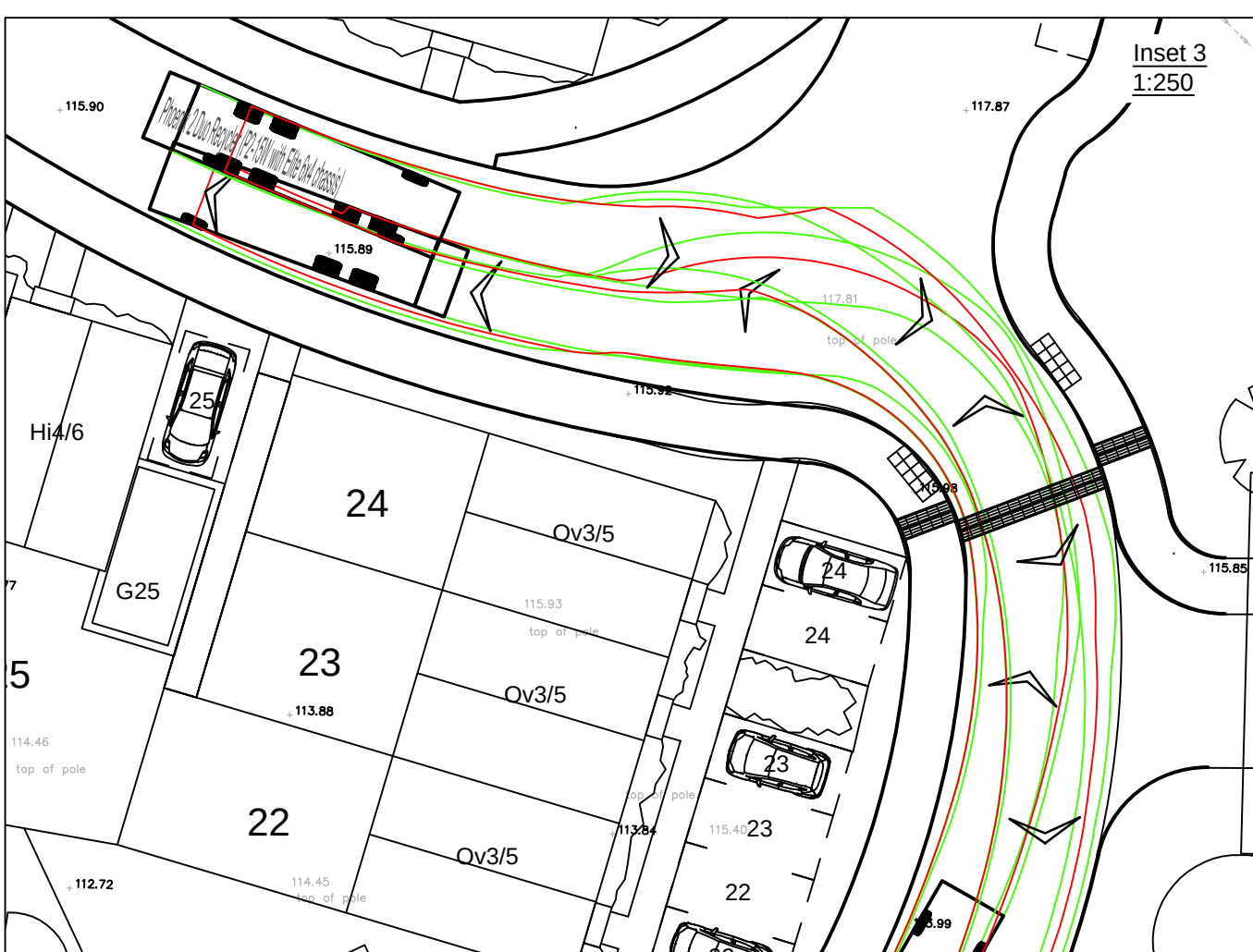
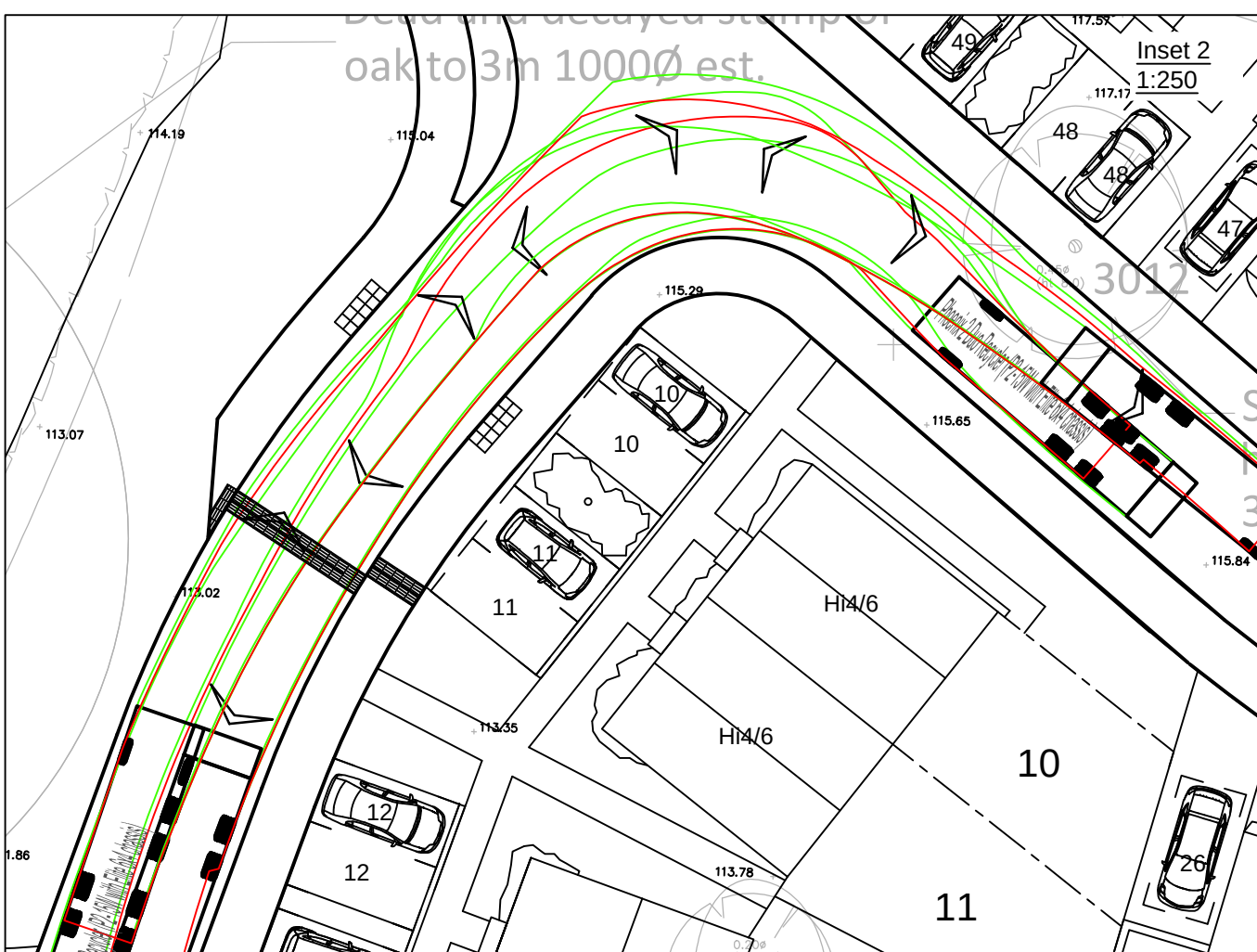
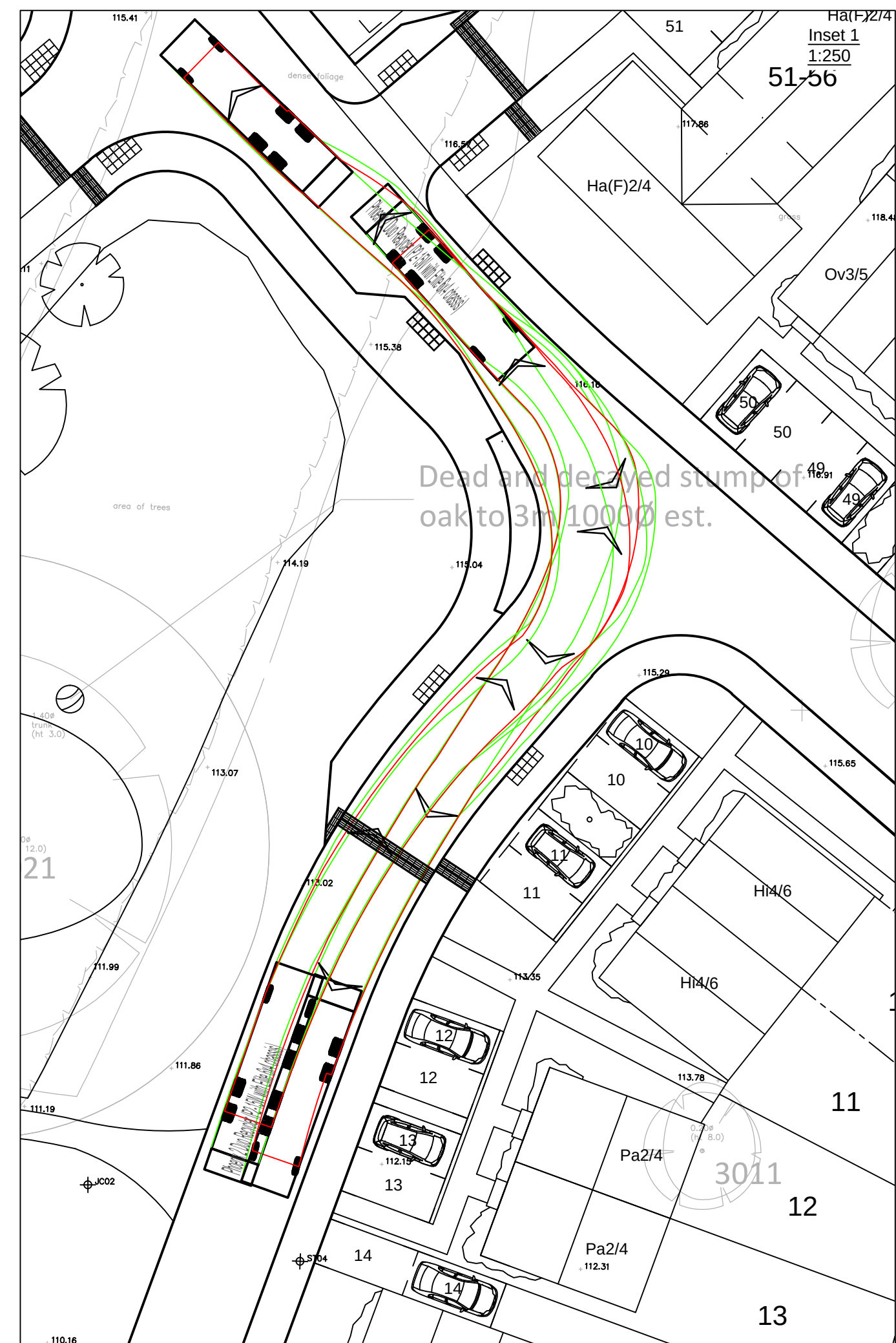
Client:
WMCL

Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No: SK25	Revision: B
Date Drawn: 30.11.18	Issue Date: 21.05.19
Drawn by: MP	Checked by: AP
Project Code: CTP-16-332	Scale at A1: 1:500

Drawing Status:
INFORMATION

APPENDIX E: Swept-path Assessment Drawings



Notes:

Estate Car (2006)	4.710m
Overall Length	1.894m
Overall Width	1.442m
Overall Body Height	2.530m
Min Body Ground Clearance	0.237m
Max Track Width	1.756m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.950m

Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis)	11.220m
Overall Length	2.530m
Overall Width	3.156m
Overall Body Height	0.309m
Min Body Ground Clearance	2.550m
Track Width	4.00s
Lock to lock time	11.550m
Kerb to Kerb Turning Radius	

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121 Promenade
Cheltenham
Gloucestershire
GL50 1NW

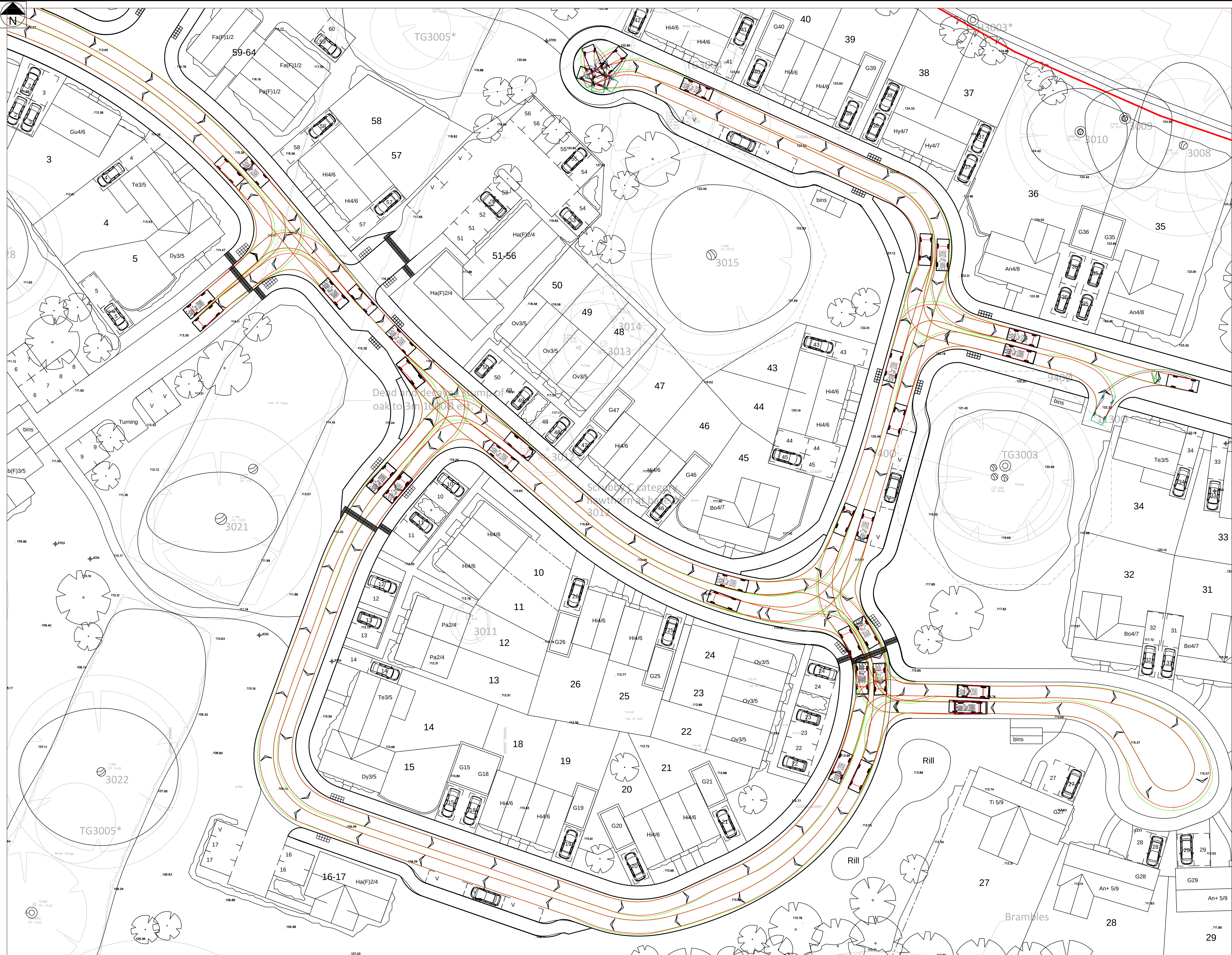
Tel: 01242 370283
cheltenham@cotswoldtp.co.uk
www.cotswoldtp.co.uk

Drawing Title:
Internal Site Road Swept Path Analysis

Client:
WMCL

Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No: SP03	Revision: E
Date Drawn: 17.10.18	Issue Date: 21.05.19
Drawn by: LG	Checked by: MP
Project Code: CTP-16-332	Scale at A1: as shown
Drawing Status:	INFORMATION



Notes:

Estate Car (2006)
Overall Length 4.710m
Overall Width 1.804m
Overall Body Height 1.442m
Min Body Ground Clearance 0.207m
Max Track Width 1.756m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.950m

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Cotswold Transport Planning Ltd
121 Promenade
Cheltenham
Gloucestershire
GL50 1NW

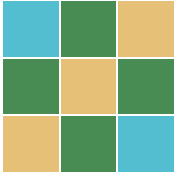
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Drawing Title:
Internal Site Road Swept Path Analysis

Client:
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Project:
Land off Oakhurst Rise, Charlton Kings

Drawing No: SP04	Revision: E
Date Drawn: 17.10.18	Issue Date: 21.05.19
Drawn by: LG	Checked by: MP
Project Code: CTP-16-332	Scale at A1: 1:250
Drawing Status: INFORMATION	



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www.cotswoldtp.co.uk

Office locations in:
Bristol
Cheltenham (HQ)
Bedford

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