Templars Way Industrial Estate,

Royal Wootton Bassett

Transport Appraisal

Rev A

DTA

Transport Planning Consultants

1.0 INTRODUCTION & BACKGROUND

1.1 This Transport Appraisal has been prepared by DTA Transportation (DTA) in relation to a proposed employment development, for the erection of new units within Class E and B8 uses, on land to the south of the existing Templars Way Industrial Estates.

1.2 The development proposes a total of 2,344m^2 of employment floorspace, as illustrated on the Site Plan – Block Layout, attached at **Appendix A**.

1.3 This Transport Appraisal has been prepared in general accordance with the National Planning Policy Framework (NPPF) (July 2021).

1.4 In April 2023 planning application PL/2022/03125 was granted for the erection of new industrial units for E and B8 uses. Whilst the decision notice does not confirm the floorspace permitted within the application, the covering letter references 1,558.2m².

1.5 **Table 1** below replicates the trip rates and traffic generation presented in support of the permitted application.

Table 1 – Trip Rates and Traffic Generation (PL/2022/03125)

	Arr	Dept	Total	Arr	Dept	Total
	Trip Rates					
Class E	2.761	0.196	2.957	0.159	3.115	3.274
Class B8	0.342	0.168	0.510	0.162	0.248	0.410
	Traffic Generation					
Class E (623m²)	17	1	18	1	19	20
Class B8 (935m²)	3	2	5	2	2	4
Total	20	3	23	3	22	24

1.6 In response to the application, the Highway Authority concluded that the road network is suitable for the type of uses proposed and that they had no objections to the proposals.

1.7 This TA considers the traffic impact of the development proposals on the adjacent highway network. The forecast trip traffic generation of the site confirms that the site will not result in any detrimental impact on the local highway network.

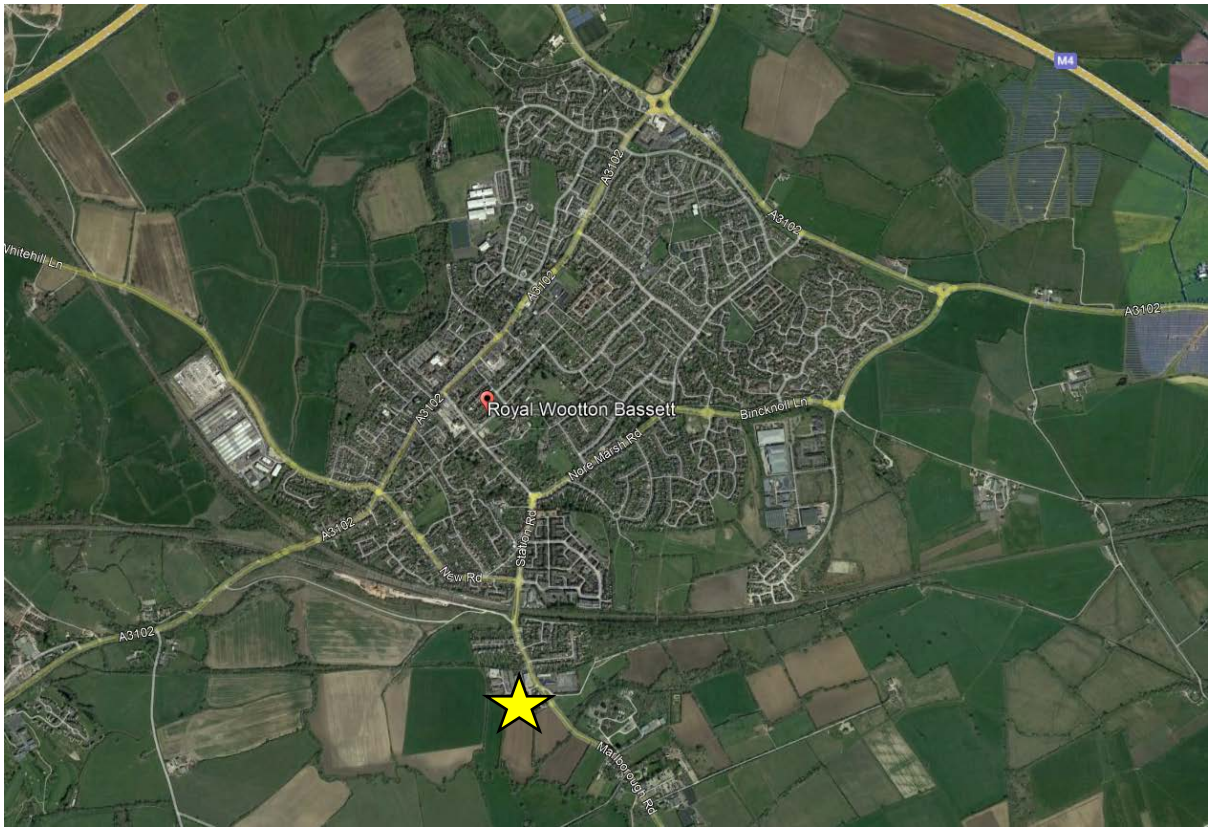
2.0 EXISTING CONDITIONS

2.1 Site Location

2.1.1 The site is located to the south of Templar's Way Industrial Estate, off Marlborough Road, Royal Wootton Bassett, Wiltshire.

2.1.2 The site location is shown on **Figure 1** below.

Figure 1 – Site Location (Google Earth)



2.2 Personal Injury Collisions

2.2.1 A review of personal injury collisions on www.crashmap.co.uk for the latest five-year period has identified there have been no recorded collisions in the vicinity of the access and within 300m of the junction onto Marlborough Road.

3.0 DEVELOPMENT PROPOSALS

3.1.1 The development proposals are to construct new industrial units for class E and B8 uses. The total floorspace will be 2,344m^2. For the purpose of this assessment, a total floorspace of 2,500m^2 has been used. The proposed use class split would be for up to 20% (500m²) to be available within Class E and 80% (2,000m²) for B8 uses.

3.2 Access

3.2.1 Access to the site will be taken from the existing Templar's Way Estate Road, to the south of Units 17-23.

3.3 Parking

3.3.1 Car & cycle parking is to be provided on site in accordance with the requirements of the local authority. The development currently proposes a total of 66 car parking spaces, as well as covered cycle storage suitable for 12 bicycles. The proposed scheme also provides for 6 EV charging parking spaces.

3.4 Forecast Traffic Generation

3.4.1 To understand traffic flows to and from the site could change, the approved trip rates from the previous application have been used. These along with the associated traffic generation are shown below in **Table 2**.

Table 2 – Trip Rates and Forecast Traffic Generation

	Arr	Dept	Total	Arr	Dept	Total
	Trip Rates					
Class E	2.761	0.196	2.957	0.159	3.115	3.274
Class B8	0.342	0.168	0.510	0.162	0.248	0.410
	Traffic Generation					
Class E (500m²)	14	1	15	1	16	16
Class B8 (2,000m²)	7	3	10	3	5	8
Total	21	4	25	4	21	25

3.4.2 As can be seen above, whilst the total floorspace of the proposals has increased by c1,000m², by limiting the amount of E class floorspace, the forecast increase in traffic would be indiscernible.

4.0 CONCLUSIONS

4.1 This Transport Appraisal has been prepared by DTA Transportation in relation to a proposed employment development at Templar's Way Industrial Estate, Royal Wootton Bassett.

4.2 There are no existing road safety issues on the local road network that give rise to specific concern or warrant any intervention as part of the site proposals.

4.3 Access to the site will be made via the existing estate road network.

4.4 The forecast traffic generation has been estimated and the potential impact of the development proposals would be negligible.

4.5 It is clear the development would not result in a severe impact on highway safety or capacity and would meet the relevant national tests as set out in the NPPF.

Appendix A

Site Plan

Land at Templar's Way Industrial Estate, Royal Wootton Bassett

Site Plan - Block Layout



LEGEND

Site Boundary

This drawing illustrates the proposed development Block Layout. The proposed development builds upon the design principles and capacity secured under Outline Planning Permission: PL/2022/03125, which covers much of the site (Blocks A to D). The scheme being refined to ensure that proposed new built form can successfully be integrated into its context, including the provision of landscape buffers and supplementary structural planting works, whilst delivering adequate parking provision and access. Proposed Block E falls within an area of existing and underutilisted / vacant industrial land.

BLOCK A *(WEST)*
Two Storey
4No. Units
71.5m² / 770ft² to the Ground Floor
53.5m² / 576ft² to the First Floor
Total per Unit: 125m² / 1,346ft²
Total within Block: 500m² / 5,456ft²

BLOCK B *(CENTRAL WEST)*
Part Two Storey (inc. Mezzanine)
4No. Units
92m² / 990ft² to the Ground Floor
27m² / 291ft² to the First Floor
Total per Unit: 119m² / 1,281ft²
Total within Block: 476m² / 5,124ft²

BLOCK C *(CENTRAL EAST)*
Part Two Storey (inc. Mezzanine)
4No. Units
92m² / 990ft² to the Ground Floor
27m² / 290ft² to the First Floor
Total per Unit: 119m² / 1,280ft²
Total within Block: 476m² / 5,124ft²

BLOCK D *(EAST)*
Single Story
4No. Units
109m² / 1,173ft² to the Ground Floor
Total per Unit: 109m² / 1,173ft²
Total within Block: 436m² / 4,692ft²

BLOCK E (WEST)
Two Storey
3No. Units
86m² / 926ft² to the Ground Floor
66m² / 710ft² to the First Floor
Total per Unit: 152m² / 1,636ft²
Total within Block: 456m² / 4,908ft²

Total Built Accommodation:
2,344m² / 25,304ft²

Car Parking Provision Across Site 66 Spaces inc. 6 EV Charging Spaces (required: 57 spaces)

KEDD Limited

PROJECT:
Land at Templar's Way Industrial Estate

TITLE:
Site Plan - Block Layout

REF NO:
KD.TMPL.1.D.002

DATE:
August 2023

SCALE:
1:1,000 @ A3

STATUS:
FINAL

N

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