APPLICATION NO: ENQ/2022/01619

ASHLEY GRANGE NURSING HOME, LODE HILL, DOWNTON, SALISBURY

TRANSPORT STATEMENT

1. Project Description

1.1 This Transport Statement (TS) has been prepared by Entran Ltd in order to identify and discuss the proposal for the Construction of new 32 bedroom car home together with ancillary accommodation. Re-application for previously time-expired approval application no S/2006/2142. The internal layouts have been amended to achieve compliance with modern space standards, and to regularise internal arrangement of structure and services including ASHP and sprinkler installation at Ashley Grange Nursing Home, Lode Hill, Downton, Salisbury, SP5 3PP

1.2 As part of the pre-app process, the Council's Highways Department advised:

I note the proposed extension to the existing 55 bed care home, with an additional 32 bedrooms. I also note the planning history of the site, most notably, a similar application under reference S/2006/2142. As part of this previous application, the Highway Authority raised objection on sustainability grounds due to the location of the site, lack of dedicated pedestrian facilities and the low propensity to access the site by sustainable modes. This concern is still relevant noting the policies in the Wiltshire Core Strategy (CP57, 60 & 61) and the National Planning Policy Framework 2021 (Section 9), however, it is also noted that the Local Planning Authority did not support this concern in 2006 and that consent was subsequently granted for the extension. On the basis of this previous approval, I assume the principle of development is again considered acceptable.

The previous permission also included the dedication of some land to the provision of a new bus stop and shelter, the latter of which, funding was provided to this Authority for its provision, following the material start to the development in circa 2010. Despite this, the development was never completed and the bus stop and shelter never installed. The developer would again be expected to dedicate the same area of land towards the provision of this bus stop for any new submission.

The new proposals do not seem fundamentally different to the previous permission in highway terms, however, I would expect the maximum available visibility splays to be shown on plan in any future submission. It is also necessary for a Transport Statement to be provided to account for current and proposed trip generation and the potential impact that this will have on the local highway network. This should include provision of secure and covered cycle parking provision within the site.

Additionally, a new site wide Travel Plan will be required.

The submission shows an additional 16 car parking spaces will be provided to accommodate the development, which is a similar ratio of car parking as the existing situation, where 25 spaces are available for 55 bedrooms. Whilst in principle a similar ratio seems adequate, I would expect the Transport Statement to provide commentary on this, using the existing operation as an example of likely parking demand and information of the maximum number of staff likely to be on site at any time.

The full car parking area (existing and new) should be shown on the plans in any future submission, as well as the arrangements for delivery vehicles.

1.3 This TS has sought to consider both National and Local Policy and Plan Documents including:

- NPPF 2021
- Travel Plans, transport assessments and statements in decision making (2014)
- DfT – GTA (2007)
- Local Plan and associated Supplementary Planning Documents and guidance

2. Location

2.1 The Site is located at Ashley Grange Nursing Home, Lode Hill, Downton, Salisbury, SP5 3PP.

2.2 Local to the site Lode Hill is subject to a 40mph speed limit, is approximately 7.5m wide.

2.3 Lode Hill as a rural road is not lit and has no footways.

2.4 The applications strategic site Location is shown in **Figure 2.1** with the local context shown in **Figure 2.2**. Plate A shows the existing site access.

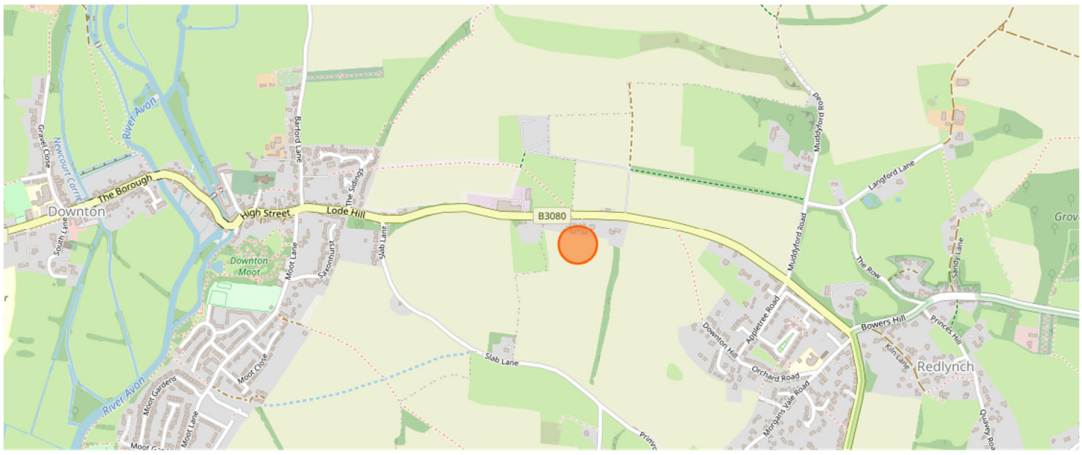

Figure 2.1 – Strategic Site Location Plan

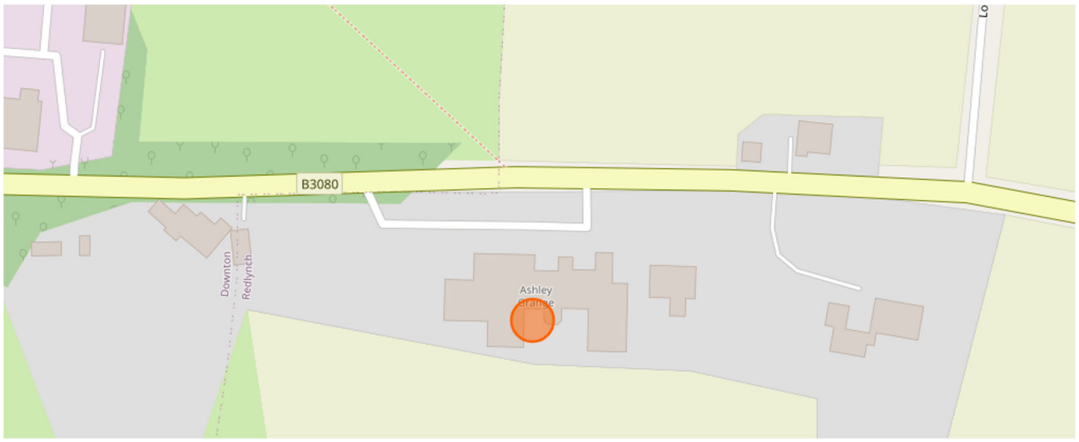

Figure 2.2 – Local Site Location Plan



Plate A – Existing Site Access

Public Transport

2.5 As shown below in **Figure 2.3**, bus route passes the site with a stop on the northern flank of Lode Hill immediately opposite the site..

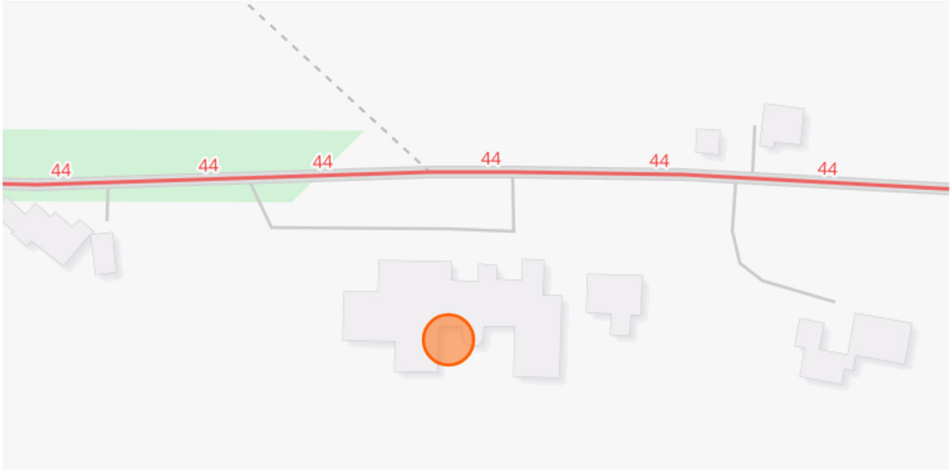

Figure 2.3 – Local Site Location Plan

3. Proposals

3.1 The development proposals as they relate to traffic movements comprise:

- New 32 bedroom care home together with ancillary accommodation.
- Additional 16 car parking spaces
- Additional 10 secure and covered staff cycle parking spaces and one covered visitor space
- Site wide Travel Plan
- New Bin Store adjacent to the new build service via existing servicing access and egress arrangements
- No change in site access
- Very few residents own cars
- The previous permission also included the dedication of some land for the provision of a new bus stop and shelter, the latter of which, funding was provided to this

Authority for its provision, following the material start to the development in circa 2010. Despite this, the development was never completed and the bus stop and shelter never installed. The developer will therefore dedicate the same area of land towards the provision of this bus stop.

3.2 Full architects' plans are attached as **Appendix A**.

3.3 Visibility splays and Swept Path analysis of a large refuse entering and exiting the site in a forward gear is included as **Appendix B**.

Current and Proposed Operation

3.4 In terms of existing and proposed operation the client has advised:

Existing Staff Travel Patterns

Hours worked	number of staff	Number of cars on site
Day	40	16
Night	11	9

- Maximum number of visitor cars on site at any one time 2
- Current numbers of delivers/service vehicles per day 2

Future Travel Patterns For new build ONLY

Hours worked	number of staff	Number of cars on site
Day	19	9
Night	5	4

- Maximum number of additional visitor cars on site at any one time 2.
- Expected additional service vehicles per day 1.

Parking

3.5 In terms of car parking, consistent with planning guidance the development proposes - one space per 2 F/T duty staff = 19/2 = 10 and for visitors - one space per 6 bed spaces = 32/6 = 5, giving a maximum provision of 15 against a proposed provision of 16.

3.6 Cycle parking will be provided to the Council's standards in secure, covered, and lockable facilities at – 1 covered cycle space per 12 employees. + 1 visitor space per 20 beds. + mobility scooter spaces on merit. In this regard with a maximum for 63 staff on site and 87 beds this equates to 10 spaces.

4. Traffic Generation

4.1 Bases on information provided by the applicant and the propensity for shift working with change over outside traditional highway peak hours, the level of trip making associated with the proposal is very limited and may result in an additional 4-6 vehicle trips during the PM peak period.

4.2 Clearly such a small level of trip making will have a negligible impact on the local highway network.

5. Conclusion

5.1 Based on the above it is concluded that the proposals are consistent in highway terms with local

policy, provide safe means of access for all vehicles using the site and will have no impact on highway safety.

5.2 On this basis it is considered that the proposals should be consider acceptable in highway terms.

APPENDIX A



©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.

0 1 3 5 10 20

1:500 @ A3

Rev	Date	By	Description
01	2023.11.09	RM	First Issue for planning

noma architects

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Redcliffe, Bristol BS1 6SX

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www.noma-uk.com

Job
Ashley Grange,
Lode Hill, Downton,
Salisbury SP5 3PP

Client
Hartford Care

Drawing Title
Proposed Site Plan - Lower Ground Floor Plan

Drawing Number

Project	Number	Revision
2255	2001	01

Purpose of Issue	Scale
Planning	1:500

Drawn	Checked	Issue Date YMD	Size
RM/TH	SD	2023.11.09	A3

NOMA Project No	Owner	Zone	Level	Type	Role	Status
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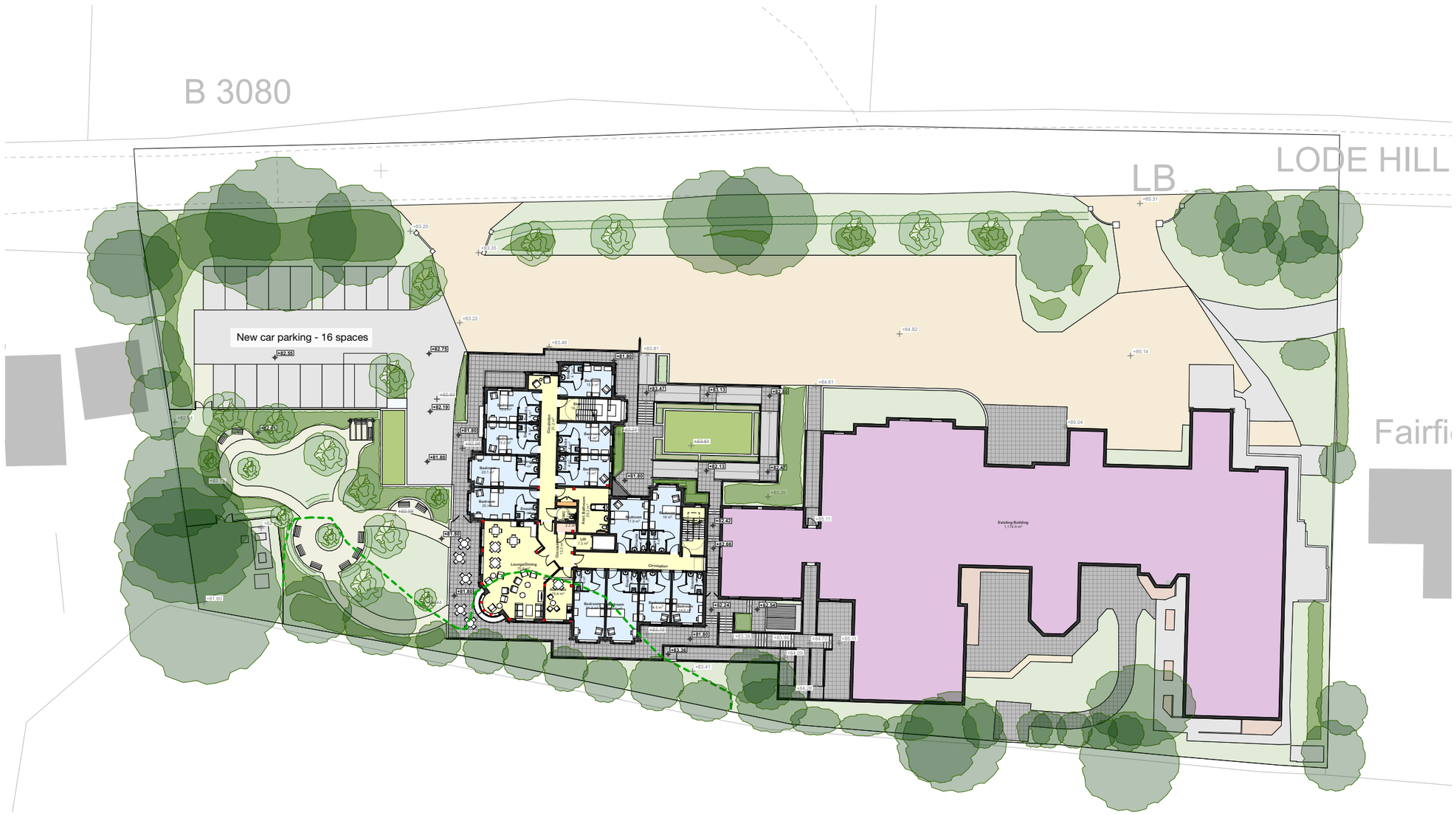

©Copyright
Prior to commencement of works on the site, the contractor should check all dimensions on the drawings and check against actual site dimensions, and report and discrepancies immediately to the Architect.

Written dimensions are to take precedence over scaled dimensions.

0 1 3 5 10 20

1:500 @ A3

Key

+ +00.00 Existing Level Retained
+ +~~00.00~~ Former Level
+ **+00.00** Proposed Level

Rev	Date	By	Description
02	2023.11.09	RM	Covered visitor cycle space shown
01	2023.10.18	RM	First Issue for planning

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Job
Ashley Grange,
Lode Hill, Downton,
Salisbury SP5 3PP

Client
Hartford Care

Drawing Title
Proposed Site Plan - Upper Ground Floor Plan

Drawing Number

2255	2002	01
Project	Number	Revision

Planning	1:500
Purpose of Issue	Scale

RM/TH	SD	2023.10.18	A3
Drawn	Checked	Issue Date YMD	Size

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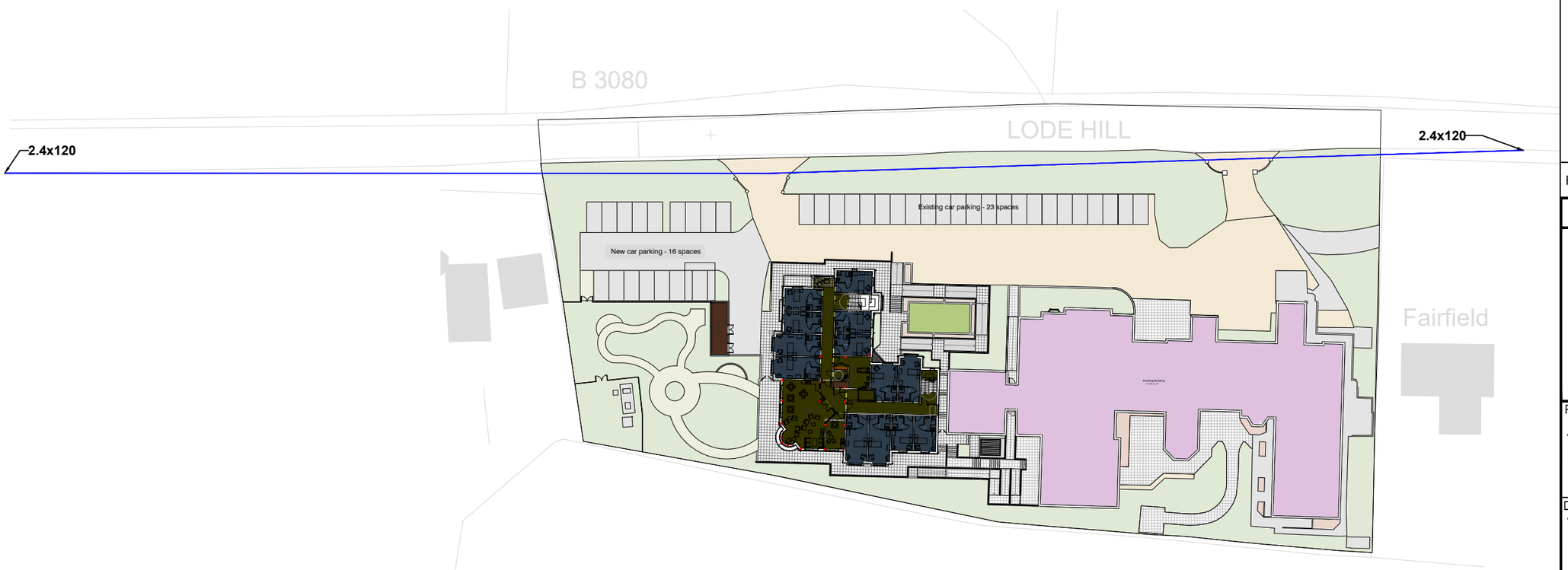
NOMA Project No	Owner	Zone	Level	Type	Role	Status

APPENDIX B



REV	DATE	REVISION DETAILS	BY
A	10/23	Change to Base Plan	RG

entran
environmental & transportation

2nd & 3rd Floors | Northgate House | Upper Borough Walls | **Bath** | BA1 1RG
TELEPHONE : 0117 937 4077

PROJECT TITLE
Ashley Grange Care Home
Lodge Hill, Downton, Salisbury

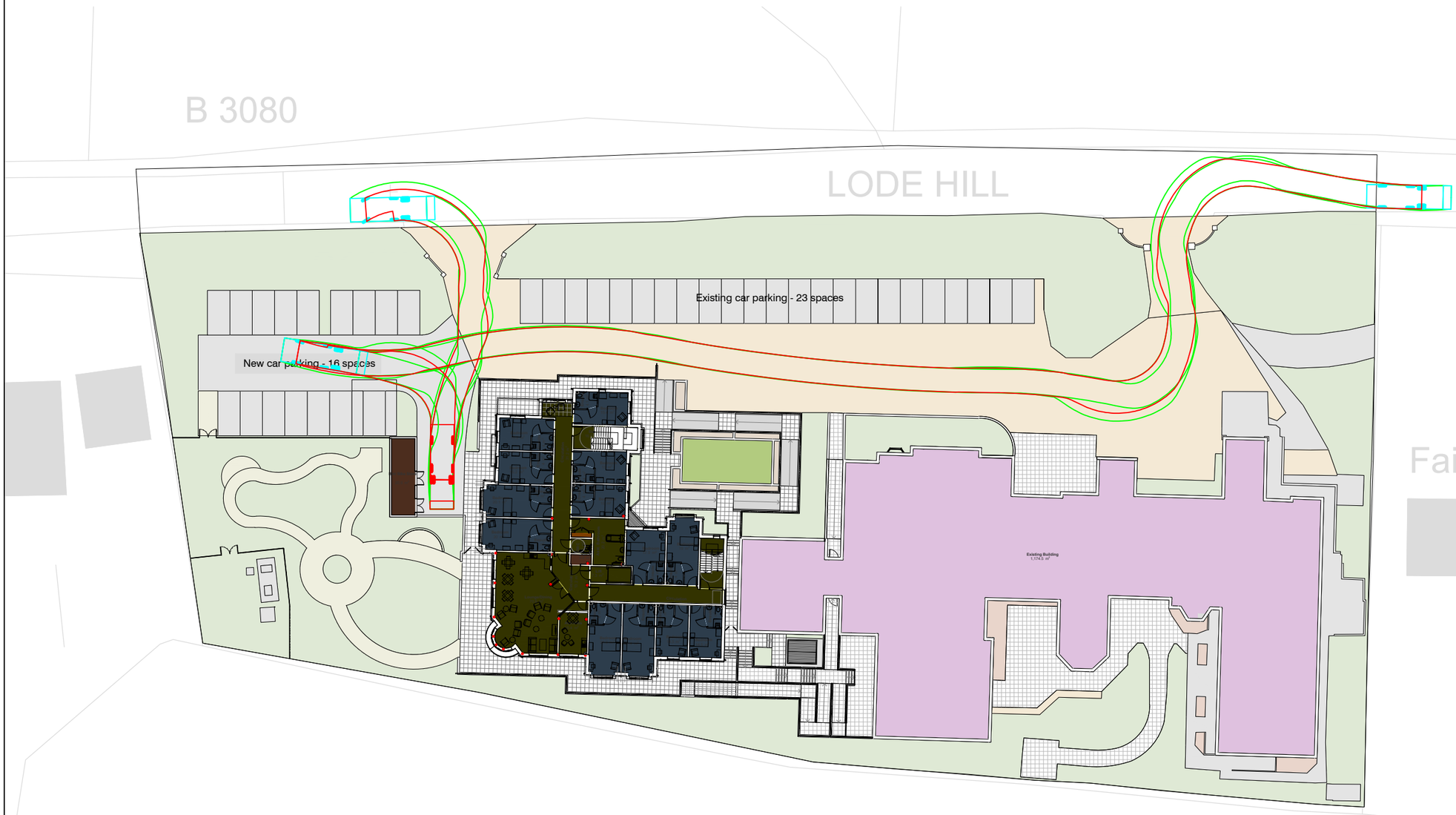
DRAWING TITLE
Visibility Splay for 40mph

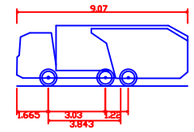
CLIENT / ARCHITECT

STATUS
PRELIMINARY

SCALE		DRAWN
1:750	AT A3	RG
CHECKED		APPROVED
RW		RW

DRG SIZE	DATE	DRAWING NUMBER	REV
A3	Oct 23	SK01	A





Phoenix 2 High Capacity

Overall Length	9.070m
Overall Width	2.530m
Overall Body Height	3.211m
Min Body Ground Clearance	0.416m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.800m

REV	DATE	REVISION DETAILS	BY
A	10/23	Change to Base Plan	RG

entran
environmental & transportation
2nd & 3rd Floors | Northgate House | Upper Borough Walls | **Bath** | BA1 1RG
TELEPHONE : 0117 937 4077

PROJECT TITLE
Ashley Grange Care Home
Lodge Hill, Downton, Salisbury

DRAWING TITLE
Swept Path Anlaysis
Refuse Collection

CLIENT / ARCHITECT

STATUS
PRELIMINARY

SCALE		DRAWN
1:500	AT A3	RG
CHECKED		APPROVED
RW		RW

DRG SIZE	DATE	DRAWING NUMBER	REV
A3	Oct 23	SK02	A