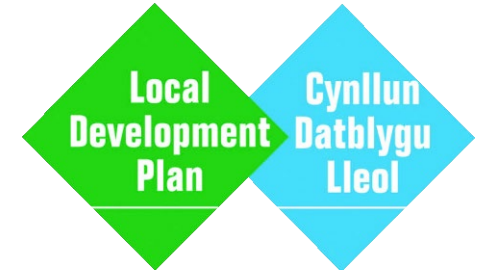


Model Farm

Planning application 2019/00871/OUT

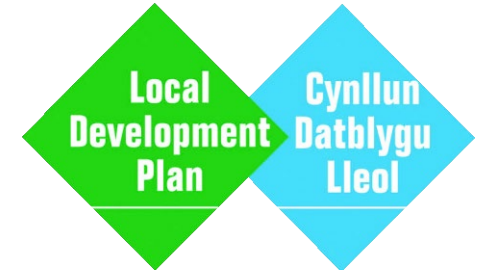
**Access and Transportation - Highway impacts,
Access, Active travel considerations**

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

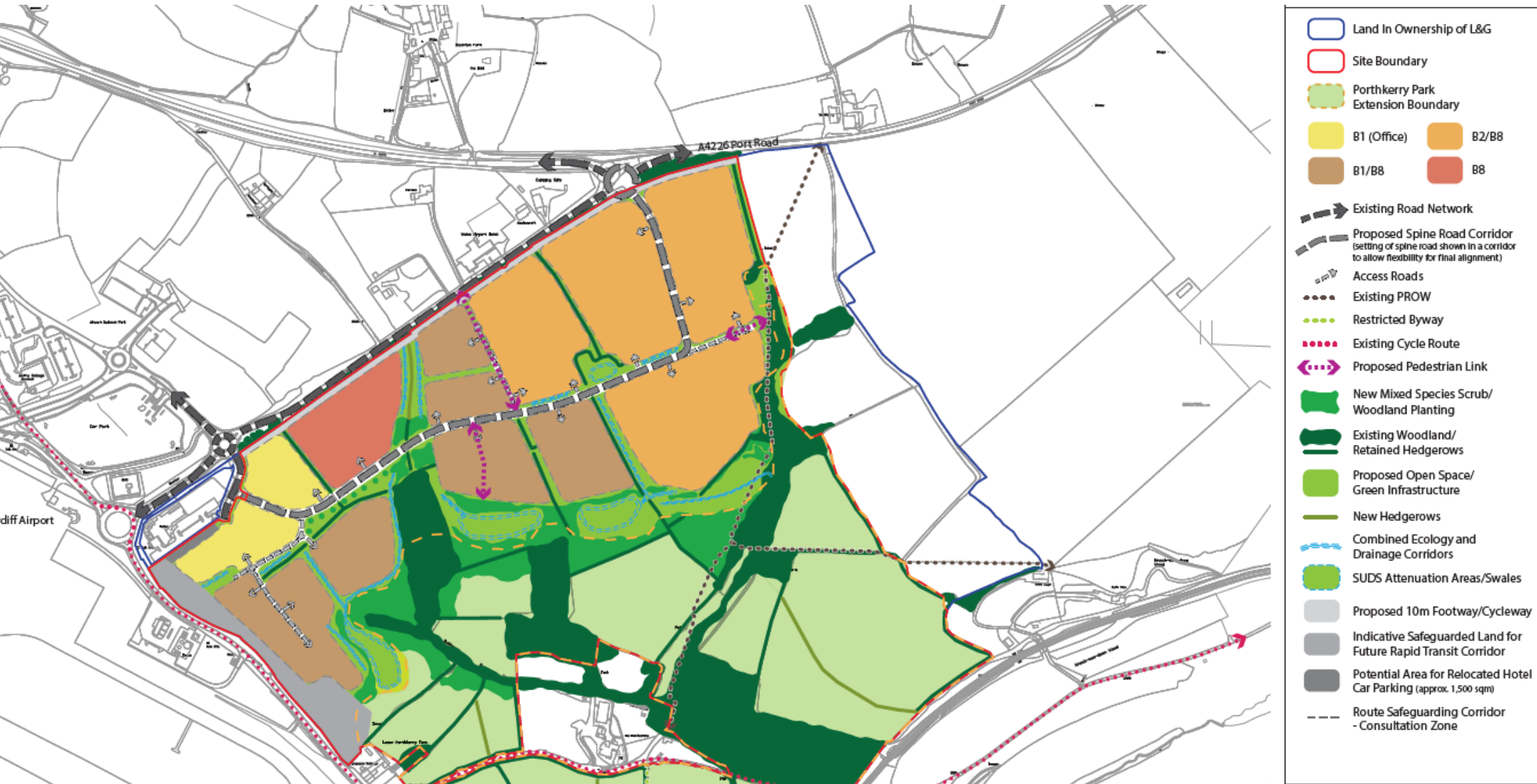
Site Access & Internal Layout



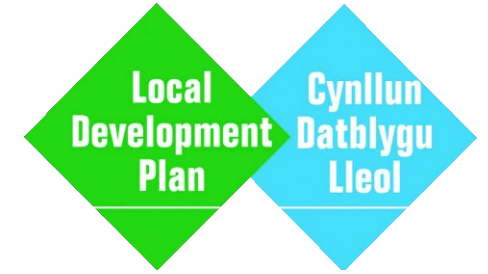
- **Proposed 2 points of access (see next slide)**
- **From north off Dragons Tail roundabout – main access**
- **From south off existing roundabout serving Holiday Inn Express**
- **Internal layout 7.3metre wide spine road**
- **To include cycle pedestrian links to active travel routes on Port Road**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