

# Planning Stage: Transport Advice

This note provides advice to developers and their advisors in determining the likely transport implications and inputs to the planning stage of development. It should be read alongside Transport Insights' [Site Selection and Feasibility Advice Note](#).



To minimise the risk from transport factors at the planning stage, and ensure the development proposal maximises the site potential, it is helpful to understand broad transport considerations at the earliest stage of development planning, before determining the focus of any further traffic and transport analysis and advice. In addition to discussions with the local authority's traffic engineers, other factors to consider include the location of the development (including relative to other nearby land uses and accessibility), and the need for, and scope of, an impact assessment.

## Policy

- What are the transport policy implications of the development's location?
- Is the proposed land use consistent with the transport policies relevant to its location?
- Who will access the development and what is its catchment area?
- Are there complementary or associated land uses nearby that would assist in delivering policy consistent access to the development?

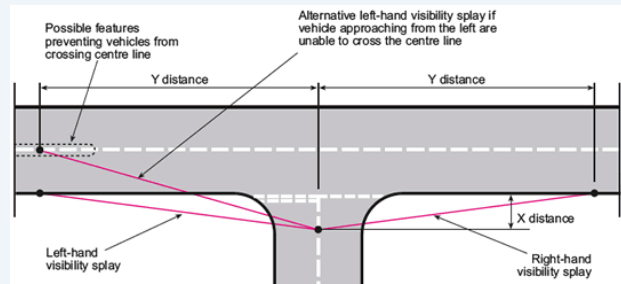


## Location

- What is its proximity to strategic road or public transport infrastructure:- development type and scale, car parking provision, mobility management etc?
- If the development is located in close proximity to planned new transport infrastructure, has the development's dependency on its timely delivery been assessed and managed?
- Is the development proposal aligned with [Design Manual for Urban Roads and Streets](#) (DMURS, urban areas), or [Design Manual for Roads and Bridges](#) (DMRB, rural areas)?

## Access

- Onto what classification of road is it proposed to accommodate site access?
- Are there road junctions or other accesses in close proximity?
- Does the public road have location specific alignment constraints (bends, hills etc.)?
- Can visibility requirements be accommodated within land ownership and other constraints?



## Impact

- Does the development exceed the advisory thresholds for a transport impact assessment (TIA) as set out in National Roads Authority's [Traffic and Transport Assessment Guidelines](#)?
- If not, shall the local authority require a TIA or a higher-level transport statement in assessing the development proposal?
- What scope of new traffic survey data collection and traffic modelling is required for the TIA?
- What are the programme implications of undertaking such an assessment?

Ensuring that the above considerations are dealt with in an appropriate, timely and cost effective manner, and that discussions with the local transport authority take proper account of the developer's needs, would usually require the support of transport planning experts. Examples of Transport Insights' work on recent development projects can be found under the [Case Studies](#) section of the Transport Insights website.