

## TRANSPORT

### MTRA2 Settlement: DENMEAD

Each of the sites put forward as part of the Council's Strategic Housing Site Availability Assessment (SHLAA) has been assessed using the same procedure to ensure a consistent and coherent approach across the settlements in the District. Each site has its own 'Site Assessment – Transport' (SAT) sheet.

The transport assessments have been used to evaluate the SHLAA sites' potential for development and as a guide to selecting the most suitable sites. The selection process, however, incorporates a number of other planning and environmental considerations. So, whilst some sites may be rated 'Good' in transport terms, they may not be suitable for development for other reasons. Similarly, sites with inferior transport ratings may score more highly against other considerations. The key piece of information on each SAT sheet is the overall 'Accessibility' rating.

#### Accessibility Rating

All the SHLAA sites have been assessed to give an overall 'Accessibility' rating. For the purposes of this assessment, 'Accessibility' is defined as the site's proximity (using average walking distances from the furthest part of the site) to **public transport, local shops and services** and **primary schools**. The rating bands are –

0 - 400m	Excellent
400 - 800m	Good
800m - 1600m	Adequate
Over 1600m	Poor

The rating for each site is shown on the accompanying **Transport Accessibility Map**.

#### Why is Accessibility rating important?

If a site is reasonably close to a range of goods, facilities and services, and other conditions (e.g. provision of footways etc.) are favourable, then trips are more likely to be made by modes of travel other than the private vehicle. Using the same objective criteria allows for an equitable and consistent method of assessment.

#### Individual Accessibility Ratings

The SATs also include an assessment and rating for each of the individual services. The assessment criteria (distances) for public transport are slightly reduced from those used for shops & services and primary schools. This is because where access to public transport is the first part of a longer journey, users will therefore only willingly walk a shorter distance (time) as part of that longer journey. The categories in this instance are -

	<u>0 - 400m</u>	<u>400 - 800m</u>	<u>800 -1600m</u>	<u>Over 1600m</u>
<b>Public transport*</b>	Excellent	Adequate	Limited	Poor
<b>Local shops &amp; services</b>	Excellent	Good	Adequate	Poor
<b>Primary schools</b>	Excellent	Good	Adequate	Poor

\*Defined as a bus route with at least one bus per hour to locations with a wider range of goods, services, education, employment, etc. than found in the local centre.

### **Pedestrian links**

The SATs also include a brief evaluation of the pedestrian links to the range of facilities under consideration. This is a simple assessment of the local network of footways which would provide access using the following criteria -

Footway widths mainly:	<u>&lt;1.2m</u>	<u>1.2 – 1.5m</u>	<u>1.5 – 2m</u>	<u>Over 2m</u>
	Poor	Adequate	Good	Excellent

### **Summary**

Where appropriate, a note at the bottom of each SAT sheet provides further explanation and detailed comment on some of the issues.

### **Other Notes**

The SAT sheets also provide information on possible housing numbers and trip generations. This was used as a guide for more comprehensive transportation assessments that may be required if the site be taken forward as an allocation in Local Plan Part 2. It should not be taken as an actual indication of the number of dwellings that a site could accommodate, as other factors relating to the development of the site would affect that consideration.

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD	Site refs:	475
Land east of Inhams Lane			1776
			1878
			2493
			2565
Prev LP No.:		Site Size (Ha):	10
Housing Units (30 per Ha):	300	Potential trips (all day):	2100
Average distance to facilities:	1167 metres	Pk trips in:	116
'ACCESSIBILITY' rating:	ADEQUATE	Pk trips out:	63
		Pk Hr trips:	179

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Inhams Lane
	Secondary access could be provided via	Hatchmoor Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	500 metres away
	Pedestrian links to the bus stops are	adequate
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres from the site, which is considered adequate.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1100 metres away
	Pedestrian links to the shops & facilities are	adequate
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

<b>Local Primary Schools</b>	Nearest local primary schools are	1900 metres away
	Pedestrian links to the local schools are	adequate
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
There are a number of SHLAA sites on land east of Inhams Lane (475, 1776, 1878, 2498,	

2565) Only a comprehensive development package will enable a coherent access strategy to be developed which will allow good pedestrian links through and from the site. Without such an approach it would be difficult to interpret how individual sites could be accessed and if such an arrangement would be acceptable.

SITE ASSESSMENT - TRANSPORT		
Settlement:	DENMEAD	Site ref: 2018 East
Prev LP No.:		Site Size (Ha): 13.26
Housing Units (30 per Ha):	397.8	Potential trips (all day): 2784.6
Average distance to facilities:	1601 metres	Pk trips in: 153
'ACCESSIBILITY' rating:	POOR	Pk trips out: 84
		Pk Hr trips: 237

Site Overview / Summary		
Access	Primary access could be provided via	Sheepwash Lane
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Not clear
	Could access affect landscape / vegetation?	Severe impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	0 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	poor
Cycles	Cycle access to and around the site is	poor

Public Transport	Nearest bus stops and services are	1601 metres away
	Pedestrian links to the bus stops are	poor
Assessment of access to and provision of bus services	Bus services are over 1600 metres from the site, which is considered poor.	

Local centre, shops & facilities	Nearest local shops and facilities are	1601 metres away
	Pedestrian links to the shops & facilities are	poor
Assessment of access to local centre, shops and facilities	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Local Primary Schools	Nearest local primary schools are	1601 metres away
	Pedestrian links to the local schools are	poor
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<b>Transport Issues: Unsuitable for development.</b> Sites around Sheepwash Lane are too remote from Denmead to warrant further consideration. Furthermore, Sheepwash Lane has no footway provision and is unlikely to be suitable in sustainable transport terms.	

SITE ASSESSMENT - TRANSPORT		
Settlement:	DENMEAD	Site ref: 2018 West
Prev LP No.:		Site Size (Ha): 13.26
Housing Units (30 per Ha):	397.8	Potential trips (all day): 2784.6
Average distance to facilities:	1601 metres	Pk trips in: 153
'ACCESSIBILITY' rating:	POOR	Pk trips out: 84
		Pk Hr trips: 237

Site Overview / Summary		
Access	Primary access could be provided via	Sheepwash Lane
	Secondary access could be provided via	Bleney Lane
	Are visibility requirements likely to be met?	Not clear
	Could access affect landscape / vegetation?	Severe impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	0 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	poor
Cycles	Cycle access to and around the site is	poor

Public Transport	Nearest bus stops and services are	1601 metres away
	Pedestrian links to the bus stops are	poor
Assessment of access to and provision of bus services	Bus services are over 1600 metres from the site, which is considered poor.	

Local centre, shops & facilities	Nearest local shops and facilities are	1601 metres away
	Pedestrian links to the shops & facilities are	poor
Assessment of access to local centre, shops and facilities	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Local Primary Schools	Nearest local primary schools are	1601 metres away
	Pedestrian links to the local schools are	poor
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<b>Transport issues: Unsuitable for development.</b> Sites around Sheepwash Lane are too remote from Denmead to warrant further consideration. Furthermore, Sheepwash Lane has no footway provision and is unlikely to be suitable in sustainable transport terms.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 301
Prev LP No.:			Site Size (Ha): 22.03
Housing Units (30 per Ha):	660.9	Potential trips (all day):	4626.3
Average distance to facilities:	1600 metres	Pk trips in:	254
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 139
		Pk Hr trips:	393

Site Overview / Summary		
Access	Primary access could be provided via	Soake Road
	Secondary access could be provided via	Unclassified Road 1
	Are visibility requirements likely to be met?	Not clear
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
Pedestrian	Pedestrian access to and around the site is	poor
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	1100 metres away
	Pedestrian links to the bus stops are	poor
Assessment of access to local primary schools	Access to bus services is between 800 & 1600 metres, which is considered as limited and would suggest that other sites could be preferable.	

Local centre, shops & facilities	Nearest local shops and facilities are	1700 metres away
	Pedestrian links to the shops & facilities are	poor
Assessment of access to local centre, shops and facilities	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Local Primary Schools	Nearest local primary schools are	2000 metres away
	Pedestrian links to the local schools are	poor
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<p><b>Transport issues: Unsuitable for development.</b> Sites in the Soake Road area are too remote from Denmead to warrant further consideration. Whilst the site is considered 'adequate' for accessibility, it is on the threshold of the 'poor' category, and, because Soake Road has no footway provision, it is unlikely to be suitable in sustainable transport terms.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 312
Prev LP No.:			Site Size (Ha): 1.63
Housing Units (30 per Ha):	48.9	Potential trips (all day):	342.3
Average distance to facilities:	1300 metres	Pk trips in:	19
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 10
		Pk Hr trips:	29

Site Overview / Summary		
Access	Primary access could be provided via	Soake Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	poor
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	800 metres away
	Pedestrian links to the bus stops are	poor
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres from the site, which is considered adequate.	

Local centre, shops & facilities	Nearest local shops and facilities are	1400 metres away
	Pedestrian links to the shops & facilities are	poor
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Local Primary Schools	Nearest local primary schools are	1700 metres away
	Pedestrian links to the local schools are	poor
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<p><b>Transport Issues: Unsuitable for development.</b> Sites in the Soake Road area are too remote from Denmead to warrant further consideration. Whilst the site is considered 'adequate' for accessibility, primary school access is considered poor and the local shops and facilities are almost in the same category. Because Soake Road has no footway provision, this site is unlikely to be suitable in sustainable transport terms.</p>	

SITE ASSESSMENT - TRANSPORT		
Settlement:	DENMEAD	Site ref: 1841 West
Prev LP No.:		Site Size (Ha): 4.95
Housing Units (30 per Ha):	148.5	Potential trips (all day): 1039.5
Average distance to facilities:	933 metres	Pk trips in: 57
'ACCESSIBILITY' rating:	ADEQUATE	Pk trips out: 31
		Pk Hr trips: 88

Site Overview / Summary		
Access	Primary access could be provided via	Anmore Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	No
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	adequate
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	800 metres away
	Pedestrian links to the bus stops are	adequate
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres from the site, which is considered adequate.	

Local centre, shops & facilities	Nearest local shops and facilities are	1000 metres away
	Pedestrian links to the shops & facilities are	adequate
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Local Primary Schools	Nearest local primary schools are	1000 metres away
	Pedestrian links to the local schools are	adequate
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<b>Minor Transport Issue.</b> It is unlikely that good highway visibility for the site access can be accommodated for 1841(west). If this site is allocated for development, it would require the use of the 1841(east) site for access.	

SITE ASSESSMENT - TRANSPORT		
Settlement:	DENMEAD	Site ref: 1841 East
Prev LP No.:		Site Size (Ha): 4.95
Housing Units (30 per Ha):	148.5	Potential trips (all day): 1039.5
Average distance to facilities:	1033 metres	Pk trips in: 57
'ACCESSIBILITY' rating:	ADEQUATE	Pk trips out: 31
		Pk Hr trips: 88

Site Overview / Summary		
Access	Primary access could be provided via	Anmore Road
	Secondary access could be provided via	Soake Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
Pedestrian	Pedestrian access to and around the site is	adequate
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	700 metres away
	Pedestrian links to the bus stops are	adequate
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres from the site, which is considered adequate.	

Local centre, shops & facilities	Nearest local shops and facilities are	1200 metres away
	Pedestrian links to the shops & facilities are	adequate
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Local Primary Schools	Nearest local primary schools are	1200 metres away
	Pedestrian links to the local schools are	adequate
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<p><b>Minor Transport Issues:</b> As it is unlikely that good highway visibility for the site access can be accommodated for 1841(west) site, if these two sites be allocated for development, it would necessitate the use of the 1841(east) site for access. Access would not be encouraged from Soake Road as there are no pedestrian facilities.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2004
Prev LP No.:			Site Size (Ha): 11
Housing Units (30 per Ha):	330	Potential trips (all day):	2310
Average distance to facilities:	900 metres	Pk trips in:	127
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 69
		Pk Hr trips:	196

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Hambleton Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	good

<b>Public Transport</b>	Nearest bus stops and services are	400 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1300 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

<b>Local Primary Schools</b>	Nearest local primary schools are	1000 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 378 East
Prev LP No.:		Site Size (Ha):	12.96
Housing Units (30 per Ha):	388.8	Potential trips (all day):	2721.6
Average distance to facilities:	700	metres	Pk trips in: 150
'ACCESSIBILITY' rating:	GOOD		Pk trips out: 82
			Pk Hr trips: 231

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Hambledon Road
	Secondary access could be provided via	Forest Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	200	metres away
	Pedestrian links to the bus stops are	good	
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres from the site, which is considered adequate.		

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1200	metres away
	Pedestrian links to the shops & facilities are	good	
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.		

<b>Local Primary Schools</b>	Nearest local primary schools are	700	metres away
	Pedestrian links to the local schools are	good	
Assessment of access to local primary schools	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.		

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<p><b>No overriding highways / transport issues:</b> This is one of a number of sites on land south of Forest Road. It not thought that there would be any insurmountable issues with providing access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 378 West
Prev LP No.:		Site Size (Ha):	12.96
Housing Units (30 per Ha):	388.8	Potential trips (all day):	2721.6
Average distance to facilities:	867	metres	Pk trips in: 150
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 82
			Pk Hr trips: 231

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Forest Road
	Secondary access could be provided via	Furzeley Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	400	metres away
	Pedestrian links to the bus stops are	good	
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.		

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1400	metres away
	Pedestrian links to the shops & facilities are	good	
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.		

<b>Local Primary Schools</b>	Nearest local primary schools are	800	metres away
	Pedestrian links to the local schools are	good	
Assessment of access to local primary schools	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.		

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<p><b>No overriding highways / transport issues:</b> This is one of a number of sites on land south of Forest Road. It not thought that there would be any insurmountable issues with providing access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 310
Prev LP No.:			Site Size (Ha): 3.78
Housing Units (30 per Ha):	113.4	Potential trips (all day):	793.8
Average distance to facilities:	700 metres	Pk trips in:	44
'ACCESSIBILITY' rating:	GOOD	Pk trips out:	24
		Pk Hr trips:	67

Site Overview / Summary		
Access	Primary access could be provided via	Forest Road
	Secondary access could be provided via	Furzeley Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
Pedestrian	Pedestrian access to and around the site is	good
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	200 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

Local centre, shops & facilities	Nearest local shops and facilities are	1200 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Local Primary Schools	Nearest local primary schools are	700 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<p><b>No overriding highways / transport issues:</b> This is one of a number of sites on land south of Forest Road. It not thought that there would be any insurmountable issues with providing access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 311
Prev LP No.:		Site Size (Ha):	3.84
Housing Units (30 per Ha):	115.2	Potential trips (all day):	806.4
Average distance to facilities:	1067 metres	Pk trips in:	44
'ACCESSIBILITY' rating:	ADEQUATE	Pk trips out:	24
		Pk Hr trips:	69

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Furzeley Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	400 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres from the site, which is considered adequate.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1700 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

<b>Local Primary Schools</b>	Nearest local primary schools are	1100 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site

**Some highways / transport issues:** Whilst this is one of a number of sites on land south of Forest Road, it is thought acceptable for development. The site would access Furzeley Road which has no footway provision, therefore it could only be developed in conjunction with site 310 (to the north) which would provide access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre. Sole access onto Furzeley Road would not be supported.

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2003
Prev LP No.:		Site Size (Ha):	18.47
Housing Units (30 per Ha):	554.1	Potential trips (all day):	3878.7
Average distance to facilities:	767	metres	Pk trips in: 213
'ACCESSIBILITY' rating:	GOOD		Pk trips out: 116
			Pk Hr trips: 330

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Forest Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	400 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1200 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

<b>Local Primary Schools</b>	Nearest local primary schools are	700 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<b>No overriding highways / transport issues:</b> This is one of a number of sites on land south of Forest Road. It not thought that there would be any insurmountable issues with providing access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2425
Prev LP No.:			Site Size (Ha): 13
Housing Units (30 per Ha):	390	Potential trips (all day):	2730
Average distance to facilities:	900 metres	Pk trips in:	150
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 82
		Pk Hr trips:	232

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Forest Road
	Secondary access could be provided via	Forest Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	300 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1100 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

<b>Local Primary Schools</b>	Nearest local primary schools are	1300 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<b>No overriding highways / transport issues:</b> This is one of a number of sites on land south of Forest Road. It not thought that there would be any insurmountable issues with providing access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 1835
Prev LP No.:		Site Size (Ha):	0.5
Housing Units (30 per Ha):	15	Potential trips (all day):	105
Average distance to facilities:	300	metres	Pk trips in: 6
'ACCESSIBILITY' rating:	EXCELLENT		Pk trips out: 3
			Pk Hr trips: 9

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Old River
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Little impact
<b>Vehicles</b>	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	300 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are found	300 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

<b>Local Primary Schools</b>	Nearest local primary schools are	300 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 362
Prev LP No.:		Site Size (Ha):	4.42
Housing Units (30 per Ha):	132.6	Potential trips (all day):	928.2
Average distance to facilities:	1000	metres	Pk trips in: 51
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 28
			Pk Hr trips: 79

Site Overview / Summary		
Access	Primary access could be provided via	Forest Road
	Secondary access could be provided via	Bunkers Hill
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Little impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	40 mph
Pedestrian	Pedestrian access to and around the site is	good
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	400	metres away
	Pedestrian links to the bus stops are	good	
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.		

Local centre, shops & facilities	Nearest local shops and facilities are	900	metres away
	Pedestrian links to the shops & facilities are	good	
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.		

Local Primary Schools	Nearest local primary schools are	1700	metres away
	Pedestrian links to the local schools are	good	
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.		

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<p><b>No overriding highways / transport issues:</b> This is one of a number of sites on land south of Forest Road. It not thought that there would be any insurmountable issues with providing access to a safe standard onto Forest Road. Forest Road has good pedestrian facilities and there are a number of route options to the facilities in Denmead centre.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2469
Prev LP No.:			Site Size (Ha): 0.48
Housing Units (30 per Ha):	14.4	Potential trips (all day):	100.8
Average distance to facilities:	467 metres	Pk trips in:	6
'ACCESSIBILITY' rating:	GOOD	Pk trips out:	3
		Pk Hr trips:	9

Site Overview / Summary		
Access	Primary access could be provided via	Anmore Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Little impact
Vehicles	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	0 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	good
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	400 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

Local centre, shops & facilities	Nearest local shops and facilities are	600 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.	

Local Primary Schools	Nearest local primary schools are	400 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<b>No highway / transport issues</b> – Vehicle access provision is not clear. Would need to demonstrate how this could be achieved.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 1783
Prev LP No.:			Site Size (Ha): 0.27
Housing Units (30 per Ha):	8.1	Potential trips (all day):	56.7
Average distance to facilities:	233 metres	Pk trips in:	3
'ACCESSIBILITY' rating:	EXCELLENT		Pk trips out: 2
		Pk Hr trips:	5

Site Overview / Summary		
Access	Primary access could be provided via	Kidmore Lane
	Secondary access could be provided via	B2150
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	30 mph
Pedestrian	Pedestrian access to and around the site is	good
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	100 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

Local centre, shops & facilities	Nearest local shops and facilities are	100 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

Local Primary Schools	Nearest local primary schools are	500 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<b>No highway / transport issues</b>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 367
Prev LP No.:			Site Size (Ha): 4.6
Housing Units (30 per Ha):	138	Potential trips (all day):	966
Average distance to facilities:	433 metres	Pk trips in:	53
'ACCESSIBILITY' rating:	GOOD	Pk trips out:	29
		Pk Hr trips:	82

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Anmore Road
	Secondary access could be provided via	Tanners Lane
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	60 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	300 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	300 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

<b>Local Primary Schools</b>	Nearest local primary schools are	700 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<b>No highway / transport issues</b> – It is anticipated that site 313 could <b>not</b> be developed in isolation due to the unacceptable access and lack of pedestrian facilities on Tanners Lane. However, it would be acceptable to access via site 367.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 313
Prev LP No.:			Site Size (Ha): 0.64
Housing Units (30 per Ha):	19.2	Potential trips (all day):	134.4
Average distance to facilities:	633 metres	Pk trips in:	7
'ACCESSIBILITY' rating:	GOOD	Pk trips out:	4
		Pk Hr trips:	11

Site Overview / Summary		
Access	Primary access could be provided via	Tanners Lane
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	60 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	good
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	500 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres, which is considered adequate.	

Local centre, shops & facilities	Nearest local shops and facilities are	500 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is between 400 & 800 metres, which is considered good. Whilst not ideal, it presents no difficulties in site development terms.	

Local Primary Schools	Nearest local primary schools are	900 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<p><b>Minor highway / transport issues exist with this site.</b> It is anticipated that this could <b>not</b> be developed in isolation due to the unacceptable access and lack of pedestrian facilities on Tanners Lane. However, it would be acceptable to access and develop this site in conjunction with site 367. Assessments above are made on that basis, otherwise links would have been rated as poor.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2054
Prev LP No.:			Site Size (Ha): 0.17
Housing Units (30 per Ha):	5.1	Potential trips (all day):	35.7
Average distance to facilities:	400 metres	Pk trips in:	2
'ACCESSIBILITY' rating:	EXCELLENT		Pk trips out: 1
		Pk Hr trips:	3

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Southwick Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	No impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	good
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	100 metres away
	Pedestrian links to the bus stops are	good
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	200 metres away
	Pedestrian links to the shops & facilities are	good
Assessment of access to local centre, shops and facilities	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

<b>Local Primary Schools</b>	Nearest local primary schools are	900 metres away
	Pedestrian links to the local schools are	good
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<b>No highway / transport issues</b>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 958
Prev LP No.:			Site Size (Ha): 0.23
Housing Units (30 per Ha):	6.9	Potential trips (all day):	48.3
Average distance to facilities:	600 metres	Pk trips in:	3
'ACCESSIBILITY' rating:	GOOD	Pk trips out:	1
		Pk Hr trips:	4

Site Overview / Summary		
Access	Primary access could be provided via	Green Lane
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
Vehicles	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
Pedestrian	Pedestrian access to and around the site is	adequate
Cycles	Cycle access to and around the site is	adequate

Public Transport	Nearest bus stops and services are	200 metres away
	Pedestrian links to the bus stops are	adequate
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

Local centre, shops & facilities	Nearest local shops and facilities	400 metres away
	Pedestrian links to the shops & facilities are	adequate
Assessment of access to local centre, shops and facilities	Access to these facilities is within 400 metres, which is considered excellent and presents no difficulties in site development terms.	

Local Primary Schools	Nearest local primary schools are	1200 metres away
	Pedestrian links to the local schools are	adequate
Assessment of access to local primary schools	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
<b>No highway / transport issues.</b> Whilst Green Lane has no footways, this is a small site close to local services and therefore should be acceptable	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2496
Prev LP No.:			Site Size (Ha): 0.64
Housing Units (30 per Ha):	19.2	Potential trips (all day):	134.4
Average distance to facilities:	1800 metres	Pk trips in:	7
'ACCESSIBILITY' rating:	POOR	Pk trips out:	4
		Pk Hr trips:	11

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Thompsons Lane
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	No impact
<b>Vehicles</b>	Is vehicle speed data available?	No
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	poor
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	600 metres away
	Pedestrian links to the bus stops are	poor
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres, which is considered adequate.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	2000 metres away
	Pedestrian links to the shops & facilities are	poor
Assessment of access to local centre, shops and facilities	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

<b>Local Primary Schools</b>	Nearest local primary schools are	2800 metres away
	Pedestrian links to the local schools are	poor
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<b>Transport issues:</b> Unsuitable for development. This site is too remote from Denmead to warrant further consideration. In addition, Thompson Lane has no footways and is unlikely to be suitable in sustainable transport terms	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2455
Prev LP No.:		Site Size (Ha):	1.67
Housing Units (30 per Ha):	50.1	Potential trips (all day):	350.7
Average distance to facilities:	1300	metres	Pk trips in: 19
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 11
			Pk Hr trips: 30

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Hambleton Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	adequate
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	300	metres away
	Pedestrian links to the bus stops are	adequate	
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.		

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1400	metres away
	Pedestrian links to the shops & facilities are	adequate	
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.		

<b>Local Primary Schools</b>	Nearest local primary schools are	2200	metres away
	Pedestrian links to the local schools are	adequate	
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.		

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
Whilst this site is rated 'adequate' for accessibility, it is a long way from the Demmead centre to access local services and primary education. It is therefore suggested that sites with better accessibility credentials are developed in preference.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 302
Prev LP No.:			Site Size (Ha): 3.5
Housing Units (30 per Ha):	105	Potential trips (all day):	735
Average distance to facilities:	1200 metres	Pk trips in:	40
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 22
		Pk Hr trips:	62

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Hambleton Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	adequate
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	300 metres away
	Pedestrian links to the bus stops are	adequate
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1300 metres away
	Pedestrian links to the shops & facilities are	adequate
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

<b>Local Primary Schools</b>	Nearest local primary schools are	2000 metres away
	Pedestrian links to the local schools are	adequate
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
Whilst this site is rated 'adequate' for accessibility, it is a long way from the Demmead centre to access local services and primary education. It is therefore suggested that sites with better accessibility credentials are developed in preference.	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2512
Prev LP No.:		Site Size (Ha):	12.14
Housing Units (30 per Ha):	364.2	Potential trips (all day):	2549.4
Average distance to facilities:	1567	metres	Pk trips in: 140
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 76
			Pk Hr trips: 217

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Inhams Lane
	Secondary access could be provided via	Forest Road
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	40 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	poor
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	700	metres away
	Pedestrian links to the bus stops are	poor	
Assessment of access to and provision of bus services	Access to bus services is between 400 & 800 metres, which is considered adequate.		

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1600	metres away
	Pedestrian links to the shops & facilities are	poor	
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.		

<b>Local Primary Schools</b>	Nearest local primary schools are	2400	metres away
	Pedestrian links to the local schools are	poor	
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.		

Site Summary / Additional Notes	
Site requirements: development is likely to need	major works on and off site
<p><b>Highways / Transport Issues exist with this site.</b> This is a large site with accessibility rating of 'adequate', almost poor. Furthermore, there are no pedestrian facilities on either of the possible access roads. It is therefore suggested that this site is not ideal for development and that other, more sustainable sites should take preference.</p>	

SITE ASSESSMENT - TRANSPORT			
Settlement:	DENMEAD		Site ref: 2526
Prev LP No.:		Site Size (Ha):	0.35
Housing Units (30 per Ha):	10.5	Potential trips (all day):	73.5
Average distance to facilities:	1033	metres	Pk trips in: 4
'ACCESSIBILITY' rating:	ADEQUATE		Pk trips out: 2
			Pk Hr trips: 6

Site Overview / Summary		
<b>Access</b>	Primary access could be provided via	Hambleton Road
	Secondary access could be provided via	0
	Are visibility requirements likely to be met?	Yes
	Could access affect landscape / vegetation?	Some impact
<b>Vehicles</b>	Is vehicle speed data available?	Yes
	Existing speed limits - primary access	30 mph
	Existing speed limits - secondary access	0 mph
<b>Pedestrian</b>	Pedestrian access to and around the site is	adequate
<b>Cycles</b>	Cycle access to and around the site is	adequate

<b>Public Transport</b>	Nearest bus stops and services are	100 metres away
	Pedestrian links to the bus stops are	adequate
Assessment of access to and provision of bus services	Access to bus services is within 400 metres, which is considered excellent.	

<b>Local centre, shops &amp; facilities</b>	Nearest local shops and facilities are	1100 metres away
	Pedestrian links to the shops & facilities are	adequate
Assessment of access to local centre, shops and facilities	Access to these facilities is between 800 & 1600 metres, which is considered adequate. Whilst not ideal, it would not necessarily preclude site development.	

<b>Local Primary Schools</b>	Nearest local primary schools are	1900 metres away
	Pedestrian links to the local schools are	adequate
Assessment of access to local primary schools	Access to these facilities is over 1600 metres, which is considered poor as it is too distant to for most users to walk and would suggest that other sites could be preferable.	

Site Summary / Additional Notes	
Site requirements: development is likely to need	minor works on and off site
Whilst this site is rated 'adequate' for accessibility, it is a long way from the Demmead centre to access local services and primary education. It is therefore suggested that sites with better accessibility credentials are developed in preference.	

