

## Indicative Thresholds for Transport Statements, Transport Assessments and Travel Plans

These thresholds are for guidance purposes and should not be read as absolutes, as there are a range of additional qualitative factors that need to be taken into account that they do not capture. There will also be site-specific issues that will need to be taken into account. Early pre-application discussions with the developer are strongly recommended. In these, the highway authority will combine the appropriate quantitative and qualitative thresholds in deciding the level of assessment that may be required.

|   | Land Use                               | Use/Description of Development   | Size | No Assessment | Transport Statement | Transport Assessment / Travel Plan |
|---|--|--|------|---------------|---------------------|------------------------------------|
| 1 | Food Retail (A1)                       | Retail sale of food goods to the public – Food Superstores, Supermarkets, Convenience Food Stores.   | GFA  | <250 sqm      | >250 <800 sqm       | >800 sqm                           |
| 2 | Non-food Retail (A1)                   | Retail sale of non-food goods to the public; but includes Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes.   | GFA  | <800 sqm      | >800<1,500 sqm      | >1,500 sqm                         |
| 3 | A2 (Financial & Professional Services) | Financial Services – Banks, Building Societies and Bureau de Change, Professional Services (Other than Health or Medical Services) – Estate Agents & Employment Agencies, Other Services – Betting Shops, Principally where services are provided to visiting members of the public. | GFA  | <1,000 sqm    | >1,000<2,500 sqm    | >2,500 sqm                         |
| 4 | A3 Restaurants and Cafes               | Restaurants and Cafés – Use for the sale of food for consumption on the premises, Excludes Internet Cafés (now A1).  | GFA  | <300 sqm      | >300<2,500 sqm      | >2,500 sqm                         |
| 5 | A4 Drinking Establishments             | Use as a Public House, Wine-Bar or other Drinking Establishment.   | GFA  | <300 sqm      | >300<600 sqm        | >600 sqm                           |

|    | <b>Land Use</b>                                       | <b>Use/Description of Development</b>   | <b>Size</b> | <b>No Assessment</b> | <b>Transport Statement</b> | <b>Transport Assessment / Travel Plan</b> |
|----|---|---|-------------|----------------------|----------------------------|---|
| 6  | A5 Hot Food Takeaway                                  | Use for the sale of hot food for consumption on or off the premises.  | GFA         | <250 sqm             | >250<500 sqm               | >500 sqm                                  |
| 7  | B1 Business   | (a) Offices other than in use within Class A2 (Financial & Professional Services) (b) Research and Development - Laboratories, Studios (c) light Industry | GFA         | <1,500 sqm           | >1,500<2,500sqm            | >2,500 sqm                                |
| 8  | B2 General Industrial                                 | General Industry (Other than Classified as in B1),The Former "Special Industrial" Use Classes, B3 – B7, are now all encompassed in the B2 Use Class.      | GFA         | <2,500 sqm           | >2,500<4,000 sqm           | >4,000 sqm                                |
| 9  | B8 Storage or Distribution                            | Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres & Repositories.  | GFA         | <3,000 sqm           | >3,000<5,000 sqm           | >5,000 sqm                                |
| 10 | C1 Hotels   | Hotels, Boarding Houses & Guest Houses, Development falls within this class if "no significant element of care is provided".                              | Bedroom     | <75 Bedrooms         | >75<100 Bedrooms           | >100 Bedrooms                             |
| 11 | C2 Residential Institutions -Hospitals, Nursing Homes | Used for the provision of residential accommodation and care to people in need of care.   | Beds        | <30 Beds             | >30<50 Beds                | >50 Beds                                  |
| 12 | C2 Residential Institutions -Residential Education    | Boarding Schools and Training Centres.  | Student     | <50 Students         | >50<150 Students           | >150 Students                             |
| 13 | C2 Residential Institutions -Institutional Hostels    | Homeless shelters, accommodation for people with learning difficulties and people on probation.   | Resident    | <250 Residents       | >250<400 Residents         | >400 Residents                            |

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|----|---------------------------------|---|---------------|--|--|--|
| 14 | C3 Dwelling Houses              | Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.   | Dwelling Unit | <50 units                                  | >50<80 units                               | >80 units                                  |
| 15 | D1 Non-residential Institutions | Medical & Health Services – Clinics & Health Centres, Crèche, Day Nursery, Day Centres & Consulting Rooms (not attached to the Consultants or Doctors house), museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction & Church Halls.                              | GFA           | <500 sqm                                   | >500<1,000 sqm                             | >1,000 sqm                                 |
| 16 | D2 Assembly & Leisure           | Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls & Casinos. Other Indoor and Outdoor Sports and Leisure Uses not involving motorised vehicles or firearms.  | GFA           | <500 sqm                                   | >500<1,500 sqm                             | >1,500 sqm                                 |
| 17 | Others                          | For example: Stadium, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses & the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres, PO's, Travel and Ticket Agencies, Hairdressers, Funeral Directors, Hire Shops, Dry Cleaners | TBD           | Discuss with appropriate highway authority | Discuss with appropriate highway authority | Discuss with appropriate highway authority |

| Additional Qualitative Factors |   | Transport Statement | Transport Assessment | Transport Assessment / Travel Plan |
|--------------------------------|---|---------------------|----------------------|------------------------------------|
| 1                              | Any development that is not in conformity with the adopted development plan.  |                     |                      | √                                  |
| 2                              | Any development generating 30 or more vehicle movements in any hour.  |                     | √                    |                                    |
| 3                              | Any development generating 100 or more vehicle movements per day.   |                     | √                    |                                    |
| 4                              | Any development proposing 100 or more parking spaces.   |                     | √                    |                                    |
| 5                              | Any development that is likely to increase accidents or conflicts among motorised users and non-motorised users, particularly vulnerable road users such as children, disabled and elderly people.            |                     |                      | √                                  |
| 6                              | Any development generating significant freight or HGV movements per day.  |                     | √                    |                                    |
| 7                              | Any development proposed in a location where the local transport infrastructure is inadequate. For example, substandard roads, poor pedestrian/cyclist facilities and inadequate public transport provisions. |                     | √                    |                                    |
| 8                              | Any development proposed in a location within or adjacent to an Air Quality Management Area (AQMA).   |                     | √                    |                                    |