

REPORT TO: ENVIRONMENTAL SERVICES COMMITTEE 16 APRIL 2008

SUBJECT: FORRES SOUTH INTEGRATED TRANSPORT PLAN

BY: DIRECTOR OF ENVIRONMENTAL SERVICES

1. REASON FOR REPORT

- 1.1 Two planning applications have been received from different developers for residential sites in the South of Forres. Other sites are allocated for significant development within the emerging Moray Local Plan for which applications have not yet been received. There is a need to ensure sustainable development in accordance with Scottish Planning Policy 17 Planning for Transport (SPP17). Achieving sustainable development across all of the appropriate residential sites is best achieved through an integrated transport approach.
- 1.2 This report is submitted to Committee in terms of Section E(13) of the Council's Administrative Scheme relating to the function of the Council as Roads Authority including safety, the detailed planning, design and construction, improvement, maintenance and lighting of roads, bridges and other structures.

2. RECOMMENDATION

- 2.1 **The Committee is invited to approve the Forres South Integrated Transport Plan set out in Appendix 1 to this report.**
- 2.2 **Should the Committee approve recommendation 2.1. The Committee is requested to delegate the Transportation Manager to treat the Forres South Integrated Transport Plan as a material consideration in preparing appropriate planning consultation responses in respect of individual planning applications. The Transportation Manager will liaise with developers for sites R1, R2, R3 and R8 to achieve the objectives set out in the Forres South Integrated Transport Plan.**

3. BACKGROUND

- 3.1 A number of residential sites are identified in the emerging Local Plan for the South of Forres. These include R1 Knockomie South, R2 Knockomie North, R3 Ferrylea and R8 Mannachy. The overall level of housing identified in the emerging Local Plan for these sites is 470 units.
- 3.2 The requirement for a Transport Assessment for individual sites is confirmed in the emerging Local Plan.
- 3.3 A planning consultation for site R2 Knockomie North was received in November 2007. There was no Transport Assessment to support this planning application.

- 3.4 A planning consultation for site R1 Knockomie South was received in January 2008. A partially completed Transport Assessment was received for this planning application.
- 3.5 Following further communications with respective developers and their transport consultants a liaison meeting was held in late February 2008. It was intended that bringing all the parties together would enable consideration of wider implications of the individual developments and encourage co-operation in order to achieve integrated transport solutions across the whole area.
- 3.6 Unfortunately there was limited success from the liaison meeting. Officers consider that there is a significant risk, if each individual site is considered in isolation of the others, to achieving the most sustainable development for this part of Forres. A piece-meal approach will potentially lead to problems with:
- poor connections between development sites,
 - barriers to the efficient future provision of public transport services,
 - poor links and routes to schools and town centre
 - too many junctions on the A940,
 - infrastructure upgrades on the A940 adjacent to the sites,
 - road network improvements to the North of the sites delivered as a series of measures in quick succession (rather than a phased delivery)
- 3.7 This report brings forward a proposal to apply the Forres South Integrated Transport Plan to dealing with the residential sites R1, R2, R3 and R8.
- 3.8 Through the Development Management process the Transportation Manager is consulted, as the Roads Authority representative on individual planning applications. Officers use current policies, design standards and guidelines when preparing the planning consultation response. Officers consider that an integrated transport approach, consistent with SPP17, is required for Forres South in order to ensure integration through: provision for movements by public transport; enabling access to local facilities by walking and cycling; and promoting road safety through design and facilities.
- 3.9 The Key Objectives of the Forres South Integrated Transport Plan are set out in **Appendix 1** to this report.

- 3.10 Should the Committee approve the Forres South Integrated Transport Plan then further talks would be arranged with the developers with the aim of securing the design and delivery arrangements for a transport network that satisfies the Key Objectives. Developers for sites R1, R2 and R3 are required to submit a Transport Assessment to support their planning applications. The Transport Assessments will have to reflect how their proposals accord with the Key Objectives of the Forres South Integrated Transport Plan. Transportation Officers will use the Forres South Integrated Transport Plan as a material consideration when preparing the planning consultation responses for each of the individual site planning applications.

4. SUMMARY OF IMPLICATIONS

(a) Corporate Development Plan/Community Plan/Service Improvement Plan

This report contributes to:

CDP Environmental Programme 4 Transport

Provide suitable transport and other infrastructure to help the local economy

(b) Policy and Legal

SPP17 highlights the consideration of a number of integration objectives. This includes the integration objective - to ensure that the impact of development proposals on transport networks does not compromise their safety and efficiency. The adoption of a Forres South Integrated Transport Plan will provide a steer for developers and enable Transportation Officers to pursue sustainable development objectives across the whole area of Forres South.

(c) Resources (Financial, Risks, Staffing and Property)

There are no resource implications arising from this report.

(d) Consultations

The Development Management Manager, Planning & Development Manager, and Principal Solicitor (Commercial & Conveyancing) have been consulted. Comments received have been incorporated within this report.

5. CONCLUSION

- 5.1 **Two planning applications have been submitted for residential development sites in the South of Forres. Officers consider that there is a significant risk of compromising the overall sustainability of development, including safety and efficiency of the transport network, in the absence of a Forres South Integrated Transport Plan.**

5.2 The Committee is invited to approve the Forres South Integrated Transport Plan set out in Appendix 1 to this report to provide a steer for developers and enable Transportation Officers to use it as a material consideration when dealing with individual planning applications.

Author of Report: Transportation Manager

Background Papers: Emerging Moray Local Plan

Scottish Planning Policy 17 Planning for Transport

Planning Consultation 07/02414/FUL

Planning Consultation 07/02733/FUL

Ref: