

DGN3: Thresholds for Transport Assessments and Travel Plans

Document: WBC Design Guidance Note	Version: 1.0
Thresholds for TAs & TPs	Date Published: August 2016

The thresholds below relate to **Gross Floor Area (External)**.

Planning Land Use	Transport Statement and Travel Plan Statement Thresholds (GFA)	Transport Assessment and Travel Plan Thresholds (GFA)
A1 Food Retail	250 to 799 sqm	800 sqm and above
A1 Non-food Retail	800 to 1,449 sqm	1,500 sqm and above
A2 Professional Services	1,000 to 2,499 sqm	2,500 sqm and above
A3 Restaurant	300 to 2,499 sqm	2,500 sqm and above
A4 Public House	300 to 599 sqm	600 sqm and above
A5 Hot Food Takeaway	250 to 499 sqm	500 sqm and above
B1 Business/Offices	1,500 to 2,499 sqm	2,500 sqm and above
B2 Industry	2,500 to 3,999 sqm	4,000 sqm and above
B8 Warehousing	3,000 to 4,999 sqm	5,000 sqm and above
C1 Hotels	75 to 99 bedrooms	100 bedrooms and above
C2 Nursing Homes	30 to 49 beds	50 beds and above
C2 Institutional Hostels	250 to 399 residents	400 residents and above
C2 Sheltered Housing	250 to 399 residents	400 residents and above
C3 Dwelling Houses	50 to 79 dwellings	80 dwellings and above
D1 Non-residential Institutions, medical facilities	500 to 999 sqm	1,000 sqm and above
D2 Assembly and Leisure	500 to 1499 sqm	1,500 sqm and above
Others	Discuss with Highway Authority	Discuss with Highway Authority

It should be noted that, council officers may require a full transport statement and travel plan statement or transport assessment and travel plan for developments lower than the indicative thresholds, taking into account:

- the scale of the development and its potential for additional trip generation;
- the existing intensity of transport use and availability of public transport;
- proximity to nearby environmental designations or sensitive areas;
- impact on other priorities / strategies (such as promoting walking and cycling);
- the cumulative impacts of multiple developments within a particular area; and
- whether there are particular types of impacts around which to focus the assessment (e.g. assessing traffic generation at peak times).