

# Highgate*Transportation*

Land at Peel Hall, Warrington  
Reopened Inquiry

Rebuttal Proof of Evidence  
on Highway and Transportation Matters

Part A - Following Submission of Rule 6 Party Evidence

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on behalf of  
Satnam Millennium Limited  
(APP/M0655/W/17/3178530)

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## **Rebuttal Proof of Evidence on Highway and Transport Matters Following Submission of Rule 6 Party Evidence**

### **1.0 Introduction**

- 1.1 My name is David Tighe, I am a Director of Highgate Transportation and my qualifications and experience are set out in my main proof of evidence.
- 1.2 This rebuttal proof of evidence relates to highway and transportation matters has been prepared following the receipt of the Rule 6 party proofs of evidence. Highway matters are mainly covered by Mr Parr in his Volume 1 Transport proof of evidence and to a lesser extent by Mr Sullivan in his Volume 4 Air Quality proof of evidence.
- 1.3 The approach of the Rule 6 party evidence seems to have resulted in a misunderstanding as to the function of the strategic modelling that has taken place to support the Peel Hall development in agreement with the Council. Essentially, this modelling is based on the Council's WMMTM16 whereas the Rule 6 party's misunderstanding appears to be that it was based on surveys carried out in 2019. It should be noted that the surveys carried out before Easter 2019 were only carried out for checking purposes and were not directly inputted to the WMMTM16. This is considered in more detail at **paragraph 3.3** below.

### **2.0 Rule 6 Air Quality Proof of Evidence (so far as it relates to highway matters) – Mr Sullivan**

- 2.1 I comment on the highway matters raised by Mr Sullivan in his evidence as follows.

#### **Section 1 paragraph 1.2(a)**

- 2.2 Mr Sullivan suggests that the road traffic model that underpins the air quality model is based on inadequate monitoring.
- 2.3 However, the traffic modelling is agreed with the Council, in conjunction with Highways England, using a cordon of the Council's WMMTM16 carried out by the Council's own modelling consultants. Traffic monitoring (i.e. surveys) is discussed in **paragraph 3.3** below.

**Section 1 paragraph 1.2 (d)**

- 2.4 Mr Sullivan comments that the traffic modelling excludes site traffic.
- 2.5 This is a phased development which will be built out over a 10 year period and as a result construction traffic is spread out and is very low compared to development traffic. Therefore, in terms of traffic impact there is no requirement to account for specific construction site traffic in the transport assessment modelling work. Where it is considered is within the 2020 ES at chapter 9, paragraphs 9.5.3 to 9.5.8. A Construction Management Plan is expected to be secured by a planning condition.
- 2.6 This approach is also reflected in the agreed trip rates from 2016, which do not specifically account for construction traffic. This mirrors the approach within the Transport Assessments provided to support other (now committed) residential developments in the borough.

**Section 2 paragraph (b)**

- 2.7 Mr Sullivan again suggests that the modelling carried out by Miller Goodall is based on inadequate traffic modelling.
- 2.8 However, as with **paragraph 2.3** above, the traffic modelling is agreed with the Council, in conjunction with Highways England, using a cordon of the Council's WMMTM16 carried out by the Council's own modelling consultants.

**Section 5 paragraph 5.5(b)**

- 2.9 Mr Sullivan suggests that the development will be car dependant.
- 2.10 However, the development will have onsite facilities including a local centre and will have a bus-service serving the site and be supported by a Travel Plan and associated measures such as travel vouchers to encourage bus use. Future residents can also walk and cycle to the town centre and to areas of employment such as Birchwood. Rail stations are also accessible by bus and cycle.

2.11 It should be noted that paragraph 4.1.6 of the Statement of Common Ground on Planning Matters (regarding paragraphs 7-10 of the NPPF) confirms that *"it is agreed by the Council and the Appellant, though not by the Rule 6 Party that the proposals comprise sustainable development..."*.

### **Section 6**

2.12 Mr Sullivan again suggests that the site is not sustainably located, would be car dependant and there would be little uptake in sustainable modes such as bus and cycle and as a result there would be more trips by car.

2.13 As set out in **paragraphs 2.10 and 2.11** above, the site is agreed to be sustainably located and is supported by sustainable travel measures. It should also be noted that whilst the appellants strategy for development at Peel Hall includes for bus mitigation measures to improve accessibility, the use of buses is not discounted for in the traffic modelling.

2.14 In paragraph 6.5, Mr Sullivan refers to the 2,000sqm retail facility. This is the local centre and would typically require only one or two HGV visits per day.

### **Section 9 paragraphs 9.1-9.4**

2.15 Mr Sullivan sets out that the assumptions underpinning the traffic model are not stated, and that the apparent reduction in HDV journeys (AADT) between 2019 and 2022 is a good reason to question the traffic data.

2.16 However, the traffic data and traffic growth assumptions are from the Council's WMMTM16.

2.17 The HDV figures (AM and PM peak hour) are shown to be fairly static in the modelling or marginally reduce. This could easily be the result of rounding through the spreadsheets and datasets. See the spreadsheet that this Table A12.4.1 originated from in **Appendix DT/A**.

2.18 HDVs include buses, which have reduced in number through this area since 2016, although this is unlikely to be the reason for the minor discrepancies.

2.19 The minor reductions, where not rounding margins resulting from taking peak hour flows and converting to AADT, are most likely to be due to the SATURN modelling and the congested network i.e. changing where the vehicles are assigned.

### **3.0 Rule 6 Transport Proof of Evidence – Mr Parr**

3.1 I comment on the highway matters raised by Mr Parr in his evidence as follows:

#### **Section 3 paragraph 3.2**

3.2 Mr Parr suggests that the 30th March to 5th April 2019 traffic surveys were used to feed into the WMMTM16 model.

3.3 However, the surveys referred to are check surveys that carried out before the Easter holidays and were not directly input to the WMMTM16 cordon model for Peel Hall. This is confirmed in the correspondence between the Rule 6 party and the Council's highway witness Mr Taylor at **Appendix DT/B**.

#### **Section 3 paragraph 3.5**

3.4 Mr Parr suggests that what is set out at paragraph 1.27 of our Transport Assessment Addendum (March 2020) is a list of 'surveys' which were undertaken on a single day.

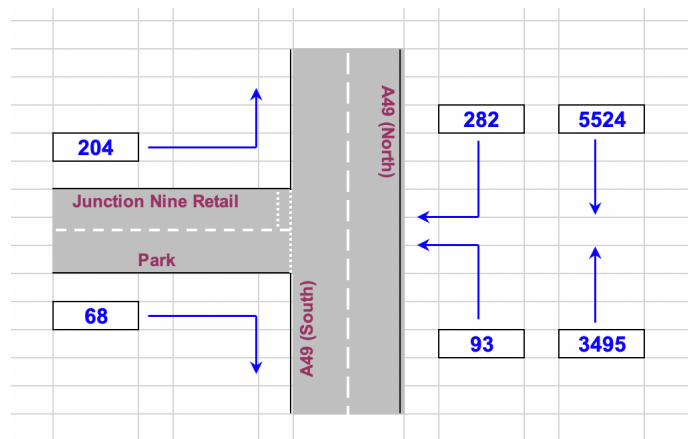
3.5 However, it appears that he has misunderstood this list, which was not related to traffic survey counts but junctions to be considered in more detail following the results of the Peel Hall WMMTM16 cordon modelling as agreed with the Council.

#### **Section 3 paragraph 3.7**

3.6 Mr Parr suggests that the A49 has been incorrectly designated in the JunctionNINE retail park traffic surveys.

3.7 This appears to be a misunderstanding of the presentation of the data. The A49 North is the A49 northern arm, which is surveying all the traffic on the A49 heading southbound or turning right to the retail park (it is also a destination); the A49 South is surveying all the traffic heading northbound or turning left to the retail park (it is also a destination). See **Figure 1** below.

Figure 1 – Survey data example



#### Section 4

- 3.8 In criticising the appellant's proposed bus measures, Mr Parr is suggesting that they would be unattractive and ineffective in reducing car travel. The cycle friendly measures we suggest through the area to the south are also criticised as being ineffective and that whilst there may be appropriate measures within the appeal site, there are no meaningful measures proposed or existing off site.
- 3.9 This subject is touched upon in the air quality proof - see paragraphs 2.10 and 2.12 above.
- 3.10 It is for this development to provide pedestrian and cycle facilities within the site and it should be noted that, where appropriate, off-site proposals include enhancements to pedestrian and cycle infrastructure such as the proposed A50/Hilden Road mitigation where a new zebra crossing is proposed and the Poplars Avenue (central) site access where a signal crossing is proposed.
- 3.11 It should also be noted that the Council's LTP4 promotes walking, bus and cycle measures throughout the wider area.
- 3.12 Furthermore, the traffic modelling did not allow for any discounting of vehicle trips to take account of the appellant's public transport strategy.



## **Section 5**

- 3.13 In this Section Mr Parr criticises the appellant's bus strategy and sets out why he considers it is highly unlikely that it will have any impact on reducing car travel.
- 3.14 It should be noted that Mr Parr refers to the January 2018 ES chapter (9.4) regarding bus timetables. However, this was updated in the March 2020 ES chapter (9.4) and confirms the timetable available earlier this year i.e. pre-Covid19.
- 3.15 It is considered that the proposed bus strategy has been misunderstood. The existing services (25 to the east and 20 and/or 21 to the south) will only extend partially into the site and are not expected to travel through the site between Mill Lane and Poplars Avenue. This reflects what has been agreed with Warrington's Own Buses and the Council's public transport team.
- 3.16 The development will provide future residents with the opportunity to reduce car travel via bus service funding and travel plan measures.

## **Section 6 paragraph 6.8(vi)**

- 3.17 Mr Parr is concerned that the existing zebra crossing on Poplars Avenue will be removed in order to create the proposed site access.
- 3.18 However, he misunderstands the proposal because the existing zebra crossing is being replaced with a signal-controlled crossing to the east and an additional uncontrolled crossing with pedestrian refuge island to the west. This is shown on plan HTP/1107/12/Q provided in Appendix DT/2 of my main proof of evidence.
- 3.19 It should be noted that all the proposed site accesses were subject to independent Road Safety Audits.

## **Section 6 paragraph 6.8(xv)**

- 3.20 Mr Parr refers to the previously proposed signalisation of the Enfield Park Road and Crab Lane priority junction.

3.21 It should be noted that a proposal for mitigation at the Crab Lane junction with Enfield Park Road was in front of the 2018 inquiry. However, the subsequent WMMTM16 modelling, as confirmed with the Council, has demonstrated that mitigation is not now required at this junction as a result of the Peel Hall development traffic.

#### **Section 7 – Birch Avenue access (Appendix 8)**

3.22 Mr Parr provides comments and annotations on the proposed site access arrangement plan for Birch Avenue. One of the annotations suggests that Birch Avenue is at serious risk of becoming a rat-run when the A49 is congested.

3.23 Birch Avenue is currently a cul-de-sac and will remain a cul-de-sac albeit with an additional 20 dwellings (15 off one access, directly west of The Alders, and five off a small shared surface access arrangement to the south of The Alders as an extension to Birch Avenue). There is no proposal to provide access to the larger Peel Hall site off Birch Avenue. Therefore, there is no prospect of Birch Avenue becoming a rat-run irrespective of the A49 being congested or not.

3.24 Also, it should be noted that the proposed parking for 15 cars has always been intended for the existing residents of Birch Avenue. The new dwellings on the appeal site would have their own parking provision which will be in line with the Council's standards and be subject to a reserved matters application.

#### **Section 7 – Poplars Avenue (west) access (Appendix 9)**

3.25 Mr Parr provides a critique of the proposed Poplars Avenue (west) access arrangement, particularly in regard to verge widths, alignment and visibility due to on-street parked cars.

3.26 It should be noted that an access junction such as this is for agreement in principle at this stage and will be subject to modification at the detailed design stage. Furthermore, car parking is shown to be removed to Poplars Avenue verge and the alignment of the access road is consistent with a 20mph design speed.

### **Section 7 – Mill Lane access (Appendix 11)**

- 3.27 Mr Parr provides a critique of the proposed Mill Lane extension access arrangement for 150 dwellings, and in particular the width of existing footway on Mill Lane.
- 3.28 This access extension has been subject to two Inspector reports that confirmed the existing Mill Lane infrastructure is suitable to provide access for a further 150 dwellings.

## Appendix DT/A

Traffic Data Table



## Appendix DT/B

Correspondence between Rule 6 Party and WBC

**Subject:** RE: Peel Hall Inquiry  
**Date:** Monday, 27 April 2020 at 14:39:01 British Summer Time  
**From:** Taylor, Mike  
**To:** Wendyjohnson@btinternet.com  
**CC:** Fiona Bennett, Dickin, Alan, Hughes, Martha  
**Attachments:** FW WBC Roadworks web-page.eml

Wendy,

All good thanks - hope you are keeping well. Apologies for my delay in getting back to you.

I can confirm that we had the conversation and that I referenced the fact that roadworks could affect the validity of data. I can confirm that Highgate were made aware of roadworks in the area. Their response from subsequent discussions included the following:

The traffic surveyor at that time commented that they did not observe any roadworks in the vicinity of the equipment that would cause the data collected by them to be unrepresentative.

The surveys were for checking purposes i.e. did not form the main body of the traffic analysis.

Surveys were carried out at the request of the air quality teams.

Survey data analysed was pre-Easter break.

I have copied in Fiona at Highgate for transparency in relation to the future Public Inquiry.

If you need any further information please let me know.

Regards

Mike

Mike Taylor

Transport Development Control Team Leader

Environment and Transport Directorate

Transport for Warrington

Warrington Borough Council

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-----Original Message-----

From: [Wendyjohanson@btinternet.com](mailto:Wendyjohanson@btinternet.com) [<mailto:wendyjohanson@btinternet.com>]

Sent: 16 April 2020 15:07

To: Taylor, Mike <[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)>

Subject: Peel Hall Inquiry

Hi Mike - I hope you and your family are keeping safe. Could you help me with some information I am seeking on behalf of the Rule 6 Inquiry Party.

During Easter school holidays last year we had a telephone conversation about traffic assessments on local roads which included Delph Lane, Mill Lane and Orford Lane. You said you would investigate and came back confirming that they were installed by Satnam. In the same conversation you told me that you had sent an email to Highgate Transport pointing out that these assessments were being carried out when there were roadworks in the vicinity that would affect the validity of the data recorded.

Could you confirm that we had this conversation and also forward onto me a copy of the email that you had sent to Highgate please?

The date of the email should be easy to locate as it was during school Easter holidays 2019.

Many thanks for your assistance

Regards

Wendy Johnson-Taylor

Sent from my iPad

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DISCLAIMER



**Subject:** RE: A couple of questions

**Date:** Wednesday, 29 July 2020 at 15:45:15 British Summer Time

**From:** Taylor, Mike

**To:** Wendyjohnson@btinternet.com

**CC:** Fiona Bennett, 'dave.tighe', Hughes, Martha

Wendy,

Apologies for my delay in replying.

It is recommended that the most available up to date data is utilised although older data can still be relevant. For the latest assessment the Council's Multi-modal Transport Model (WMMTM16) which has a base year of 2016 was used; this model has been calibrated and validated in line with guidance and is appropriate to allow forecasting of future traffic scenarios.

Adjustments were made to a cordon representing the Peel Hall study area to match a series of 2019 counts in areas where the strategic model had not been focussed before east of the A49. The 2019 counts were seasonally adjusted but not rebased to 2016. This enabled the Peel Hall model to be calibrated and validated in accordance with guidance and its distribution and outputs are considered appropriate.

The traffic lights at A49 Winwick Road/A50 Long Lane/Hawleys Lane are not controlled by MOVA but by the SCOOT system which links junctions along the A49 corridor to maximise operational efficiency.

I have copied in the appellant's Transport Consultant for transparency.

Regards

Mike

Mike Taylor

Transport Development Control Team Leader

Environment and Transport Directorate

Transport for Warrington

Warrington Borough Council

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-----Original Message-----

From: [Wendyjohnson@btinternet.com](mailto:Wendyjohnson@btinternet.com) [<mailto:wendyjohnson@btinternet.com>]

Sent: 27 July 2020 20:17

To: Taylor, Mike <[mike.taylor@warrington.gov.uk](mailto:mike.taylor@warrington.gov.uk)>

Subject: Re: A couple of questions

Hi Mike - more questions - How are the traffic lights at A49/Winwick Rd/Hawleys Lane controlled - are they MOVA controlled?

Also Highgate's traffic surveys were carried out on April 3rd - who agreed to this? Would WBC sanction this? Also there seems to be a pattern forming with Highgate's surveys. They seem to be carried out just before school holidays - in your experience does this period affect traffic volume i.e. People who don't have kids would probably choose to go on holiday before school breaks etc

Regards and thanks

Wendy Johnson-Taylor

Sent from my iPad

> On 20 Jul 2020, at 15:20, [Wendyjohnson@btinternet.com](mailto:Wendyjohnson@btinternet.com) <[wendyjohnson@btinternet.com](mailto:wendyjohnson@btinternet.com)> wrote:

>

> Hi Mike

> Our Rule 6 party has asked me to contact you regarding traffic survey information. Can you tell me how up to date traffic information should be? We seem to think that it's three years. If this is correct, does this put into question Highgate's reference to surveys carried out in 2014 and 2016?

>

> Regards

> Wend

>

> Sent from my iPad

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