



Case Study

Lingley Mere Business Park, Warrington, Cheshire

Background

Cole Easdon Consultants (CEC) have been working in partnership with the clients behind the development of Lingley Mere Business Park (LMBP), a 1,250,000ft² development, on a long term basis since 2002. The masterplan for the development includes commercial properties with B1, B2 & B8 uses, a 132 bedroom hotel, and amenity building.

We have been retained throughout all three phases of the development proposal, providing innovative transport solutions that have benefited both the client and the local council.

Clients

The development is a joint venture between Muse Developments & United Utilities.

CEC Input

CEC provided the following:

- Transport Assessments for all three phases of the B1/B2/B8 development
- Transport Statements for the hotel and amenity building applications
- Travel Plan, agreed by Warrington Borough Council and the Highways Agency
- Ongoing Travel Plan Coordinator (TPC) service
- Environmental Impact Assessment - Preparation of the Infrastructure Services and Transport chapters of the Environmental Statement for the planned expansion of the park
- Technical input to vehicle trip monitoring regime within S106 legal agreement
- Quarterly vehicle trip monitoring reports
- Input to masterplan layout
- Design of off-site Highway Improvement Works
- Directional signage design for 28 amended road signs to the business park from M62, A57 and the town centre
- Renewal application documents for unimplemented areas of previously permitted Phase 1, 2 and 3 developments



The two Section 106 legal agreements negotiated and agreed between the joint venture company, Warrington Borough Council and the Highways Agency, require vehicle trips in and out of the business park to be monitored. The introduction of vehicle access/egress control and payment of a significant financial penalty for off-site highway improvement works is required if the vehicle trips exceed an agreed upper limit.

We monitor these vehicle trips on behalf of the joint venture company, and report back to the various parties, providing forecasts based on present occupied floor area and the number of employees on site.

This innovative and pioneering solution to a difficult transport issue was presented by one of CEC's Directors at the Planning and Transport, Research and Computation (PTRC)'s Sixth Transport Practitioners meeting in July 2008.

As TPC for LMBP, our pro-active approach is essential in trying to ensure that the abovementioned trigger for off-site highway improvement works is not reached.

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Measures that have been introduced to date include the setting up of a lift share database, cycling promotions and improved shuttle bus services between LMBP and Warrington's public transport interchange.

As part of our TPC role we offer ongoing strategic advice to the JV company relating to car parking, travel planning and highways matters.

"It's a pleasure working with Cole Easdon who are commercially focused and deliver on time!"

Carol Clarke, Associate at How Planning LLP
How Planning LLP have been the appointed planning consultant for matters relating to LMBP for many years.

Benefits of Our Involvement

- CEC successfully negotiated with Warrington Borough Council and the Highways Agency to achieve planning for a large quantum of development without the need for costly highway improvement works.
- We have worked collaboratively with our clients on a long term basis, and understand the issues related to the site.
- We agreed a sensible mechanism within the S106 legal agreement for monitoring and reporting of vehicle movements in and out of the business park, thus enabling the expansion of the business park.
- CEC's pro-active approach in their role as Travel Plan Coordinator continues to have a positive influence on travel behaviour at the business park.
- We provide continuous reporting to our client on vehicle trip generation



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