

Transport Statement/Assessment for Unit 1-3 The Sidings

1. Introduction

Site Address:

Units 1-3 The Sidings, Merrylees Road, Desford, Leicestershire, LE9 9FE

Applicant Name:

Joshua Bull – BullGnG LTD Gymnastics club

Current Use:

Industrial Unit Class B2 (Currently empty)

Proposed Use:

Gymnastics Club

This Transport Statement is prepared to assess the potential transport impacts of changing the use of the existing industrial unit to a gymnastics club. It includes a comparison of the trip generation for the existing and proposed uses.

2. Existing Conditions

Site Description:

Location: Units 1-3 The Sidings, Merrylees Road, Desford, Leicestershire, LE9 9FE

Current Use: Industrial Unit (Class B2)

Floor Area: 11,150 sq. ft

Maximum Existing Capacity of Occupants: Approximately 25

Maximum Existing Capacity of Occupants: Approximately 104 occupants (based on 1 person per 10 square meters standard for industrial use)

The unit was previously used by Comer Industries, specializing in industrial engineering. They had 16 employees, including engineers and office workers. This does not include delivery personnel, visitors, and other external companies visiting the site during their operation.

Access and Transport Links:

Road Access:

The site is accessible via Merrylees Road, which connects to the A47 and the M1, providing good access for vehicles. However, visibility splays at the entrance of the estate to the left cannot meet local requirements of 2.4m x 240m due to a humped bridge. Although the road is a national 60 mph road, this particular part of the road is much slower due to the junction and bridge and at our current stage of members do not believe this does not require any implementation and we are happy to assess the situation as we grow as a club and work with local authorities and the local highways to ensure a safe entrance and exit into the Merrylees industrial estate. We have arranged for a 7-day speed survey test to be conducted from 02/08/2024 – 09/08/2024 to collect the speed data of the road and ensure visibility at the junction

compared to the speed of vehicles and are happy to work with local authorities with any safety concerns as we grow as a club.

Parking:

The existing site has 20 parking spaces available for use. There is a wall at the start of the unit that can be removed to add additional parking and open up an exit for parents dropping off their children. While we will not encourage our members to use road parking, the Sidings Road leading up to the unit has no parking restrictions, nor does the road directly outside the unit.

3. Proposed Development

Proposed Use:

Gymnastics Club

Proposed Changes:

No changes

Floor Area:

The proposed development will utilize the existing floor area of 11,150 sq ft.

Maximum Proposed Capacity of Occupants:

Approximately 150 occupants (based on 1 person per 7 square meters standard for assembly and recreation use)

I plan to have a maximum capacity of 20 customers per class, with classes operating on a drop-off and go basis after the first session.

Operational Hours:

Weekdays: Mainly 4 PM – 9:30 PM (Small groups during the day for SEN children and 1-1 coaching sessions)

Weekends: Saturday 9 AM – 6 PM, Sunday 9 AM – 3 PM

Access and Transport Links:

Road Access: No significant changes are proposed to the existing road access.

Public Transport: The public transport links remain the same as the existing conditions.

Parking: The proposed development will provide 20 which is expected to be sufficient to accommodate the demand.

4. Trip Generation Comparison

The trip generation for both the existing and proposed uses has been estimated based on industry standards and data from similar facilities.

Existing Use Trip Generation:

- **Methodology:** Based on typical trip generation rates for industrial units.
- **Average Daily Trips:** Approximately 47 trips
- **Peak Hour Trips:** Approximately 5 trips

Please note that business hours will be mainly 4 PM – 9:30 PM. We will only have a one hour cross over with other business in the area as most operate on normal 9-5 hours. Classes are also capped at 20 customers per class. Our increase in membership will mostly come from opening our operating hours to more days as we currently only offer classes on Monday, Tuesday, Wednesday and Friday and plan to increase to 6 days a week.

Proposed Use Trip Generation:

(Operating hours: weekdays 4 PM – 9:30 PM, Saturday 9 AM – 3 PM)

- **180 Students:**
 - **Methodology:** Based on typical trip generation rates for gymnastics clubs, with 180 students.
 - **Average Daily Trips:** Approximately 54 trips per day
 - **Peak Hour Trips:** Approximately 18 trips per peak hour
- **250 Students:**
 - **Methodology:** Based on typical trip generation rates for gymnastics clubs, with 250 students.
 - **Average Daily Trips:** Approximately 75 trips per day
 - **Peak Hour Trips:** Approximately 20 trips per peak hour
- **500 Students:**
 - **Methodology:** Based on typical trip generation rates for gymnastics clubs, with 500 students.
 - **Average Daily Trips:** Approximately 146 trips per day
 - **Peak Hour Trips:** Approximately 20 trips per peak hour

Comparison:

- **180 Students:**

- **Difference in Average Daily Trips:** The proposed gymnastics club is expected to generate approximately 7 more trips per day compared to the existing industrial unit.
- **Difference in Peak Hour Trips:** During peak hours, the proposed use is expected to generate approximately 7 more trips.
- **250 Students:**
 - **Difference in Average Daily Trips:** The proposed gymnastics club is expected to generate approximately 28 more trips per day compared to the existing industrial unit.
 - **Difference in Peak Hour Trips:** During peak hours, the proposed use is expected to generate approximately 15 more trips.
- **500 Students:**
 - **Difference in Average Daily Trips:** The proposed gymnastics club is expected to generate approximately 99 more trips per day compared to the existing industrial unit.
 - **Difference in Peak Hour Trips:** During peak hours, the proposed use is expected to generate approximately 15 more trips.