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## Transport and Development Planning

MLM Consulting Engineers provides comprehensive traffic and transportation and highways advice to both the public and private sectors for all aspects of the development planning process, from concept to construction. Our team of transport professionals work with the Client team to progress schemes through the various statutory, legal and environmental approvals processes in a timely and cost effective way.

Development cannot proceed without planning permission. For most development proposals a Transport Assessment is required to forecast the impact of the demand for travel from the proposed development on the existing highway network and transport services. MLM have the requisite expertise, experience and tools to undertake all processes in planning for new development providing the client with added value to meet their ultimate aim.

### An Expert Approach at Every Stage

We offer technical advice on all the aspects of a development proposal. These include:

#### Feasibility Studies

We can provide a feasibility assessment comprising of a site visit, review of means of access, indicative traffic generation flows from the existing site in order to compare with the "new" development mix. Based on this quick overview we can give guidance on likely impacts, transportation issues and constraints.

#### Transport Assessments

MLM provide an assessment of the impact of transport generated for a wide range of development types. The company prides itself on the use of innovative techniques, successful negotiation, strategy formulation, experience and its focused approach. The new Government guidance on TA's turns on its head the previous philosophy of predict and provide. The new ethos is predict and manage.

#### Travel Plans

New commercial and residential development proposals almost invariably require some form of travel plan. They cover travel to work plus also travel

between offices and daily travel arrangements. They are primarily to reduce the level of single occupancy private car use, by a development proposal, which requires lateral thinking and innovation, and negotiation with Planning Authorities. This includes car share, access to Park & Ride plus preparing bespoke staff questionnaires for staff to advise employers of their requirements.

#### Transportation Modelling Work

Major developments under normal circumstances generate traffic that affects local junctions. Using our skills base plus experience we can use traffic modelling software to determine junction mitigation measures to overcome possible local authority concerns.

#### Public Inquiry – Professional Transportation Witness

MLM have been successful in obtaining consent for clients that have been refused planning consent. We can provide appropriate support on written representations, local hearings and at Inquiry.

## Civil, Structural and Building Services Engineers

MLM Consulting Engineers Limited Registered Office: 89 High Street, Hadleigh, Suffolk IP7 5EA Registered in England and Wales: 3057104 VAT No: 665 8111 25

### **Road Safety Engineering**

Highway proposals must be subjected to a thorough safety audit process undertaken by experienced audit personnel. MLM have this expertise in-house which provides the client with the assurance that the proposal can be completed to a reasonable timescale without delays resulting from safety concerns.

### **Masterplanning and Regeneration**

Development is seen as a way of regenerating areas of towns and cities and MLM provide engineering input as part of an integrated team with architects, planners and local authorities and give high quality transport advice for projects large and small.

### **Consultation with Planning and Highway Authorities**

Major development proposals require support across the public, political and private spectrum, and MLM frequently assist in this regard. We have experience in organising and manning public exhibitions and workshops, and producing printed presentation and questionnaire material.

### **Consultations with The Mayor for London Office and TfL in London**

We have experience with major development proposals in London that are above the trigger level at which the Mayor for London is a statutory consultee. Arranging pre-planning scoping meetings through to preparing Transport Assessments and Travel Plans is a prerequisite.

### **Access Studies**

By their very nature, constrained sites require considerable input to produce an acceptable means of access and form of development. MLM provide support on design and access statements, in respect of new developments, new infrastructure and highway schemes.

### **Highway Design – 3D Modelling**

Some local planning authorities require a 3D model of the new road layout for development on hilly or difficult sites to be prepared. Using state of the art highway design software modelling work can be undertaken to assist in the planning process.

### **Manual for Streets (March 2007) - DMRB**

Development standards are often argued by Highways Development Control Officers, based on out of date standards used by the LPA's design guides. MLM provide professional advice in order to give positive support to overcome these issues.

### **Traffic Regulation Orders - Road Closures**

MLM have experience with stopping up highways, diverting public footpaths and consultations on Traffic Regulation matters, red boxes in London, yellow lines in the shires.

# TIA Skeleton

## Architect's Input

### Traffic Data & Transportation Modelling

1. Existing baseline flows
2. Proposed development mix
3. Organise traffic counts
4. Organise multi-modal surveys
5. Count bus/train capacity
6. Traffic growth
7. TRICS - TRAVL
8. Accident data

### Design Year

Opening year  
Design year + 10 years  
Noise and/or air quality

### Servicing - Operational Characteristics

Autotracking

### Traffic Assignments

With development VS No development

### Junction Modelling

- Those affected take 10% as starting point
- RFC less than 85% (when no signals)
- RFC 95% (if signals)

### Mitigation

Travel plan - iTrace  
Junction changes  
Multi-modal review

### Safety Audit

Outline design  
How large refuse vehicle  
Tracking  
Accident data

## Scoping study

Extent of traffic model  
Traffic growth included?  
(TEMPRO)

### Data required

1. Existing site uses
2. Existing floor areas (GFA)
3. Existing electronic OS
4. Existing parking

### Government Policies

Regional policies  
Structure Plan policies  
Local policies  
Saved policies  
LDF documents  
Local Transport Policies

### Public Transport

PTAL London  
  
Bus maps  
Bus routes  
Bus timetables

### Multi-Modal Travel

Pedestrian links  
• Controlled crossings  
  
Cycle links  
• Routes  
• Numbers  
• Changes

**Report Reviewed,  
Checked,  
Approved, Issued**

### Implementation Mechanisms

Legal agreements  
Section 106 agreements  
Section 278 agreements  
Travel Plans