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Buckingham Hotel

Buckingham Hotel, Buxton

Transport Statement

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I Introduction

I.1 Aims and Objectives

- 1.1.1 Phil Jones Associates (PJA) has been commissioned by the Buckingham Hotel, Buxton to prepare a Transport Statement (TS) in support of a proposed redevelopment of the existing hotel site.
- 1.1.2 This TS provides an update to a previous TS (dated August 2014), reflecting an update to the proposals. The updated redevelopment proposals comprise of a 110-bed hotel with associated underground parking.
- 1.1.3 The aim of this Transport Statement is to identify the characteristics of the development site and surrounding area, to assess the traffic generated by the development and to submit an accessibility and parking strategy for the site.

I.2 Format of the Report

- 1.2.1 Following this chapter, the report is structured as follows:
- Chapter 2 - Existing Situation: Describes the site location and reviews the existing opportunities for travel by sustainable modes around the site.
 - Chapter 3 - Development Proposals: Details the quantum of development, parking and access arrangements.
 - Chapter 4 - Trip Rates/Generation: Reviews the trip rates, trip generation and net change impact from existing.

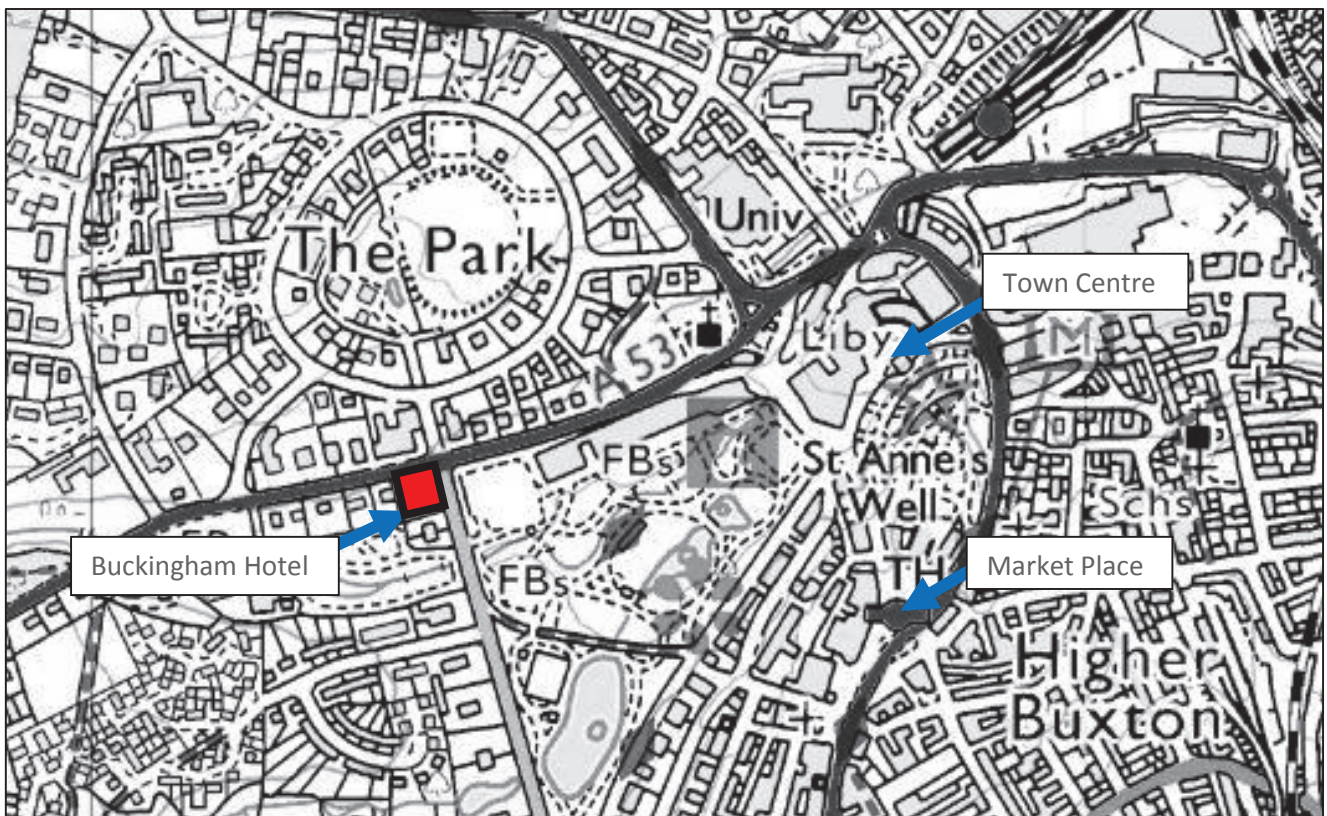


2 Existing Situation

2.1 Site Location

- 2.1.1 The development is located close to Buxton Town Centre, at 1-2 Burlington Road. The site currently accommodates the Buckingham Hotel, which comprises 37 bedrooms.
- 2.1.2 Buxton lies just outside the Peak District National Park boundaries and is one of the most popular tourist destinations in the Peak District. The town therefore provides a number of retail and leisure facilities within the vicinity of the site.
- 2.1.3 The site currently has three different vehicle access points. The main entrance 'in' and 'out' accesses are located on Burlington Road, giving access to reception and front car park. An access to the rear car park is provided on St John's Road.
- 2.1.4 There are currently 32 on-site parking spaces, divided between 20 at the front and 12 at the rear car parks. The site location is illustrated on Figure 2-1 below.

Figure 2-1: Site Location

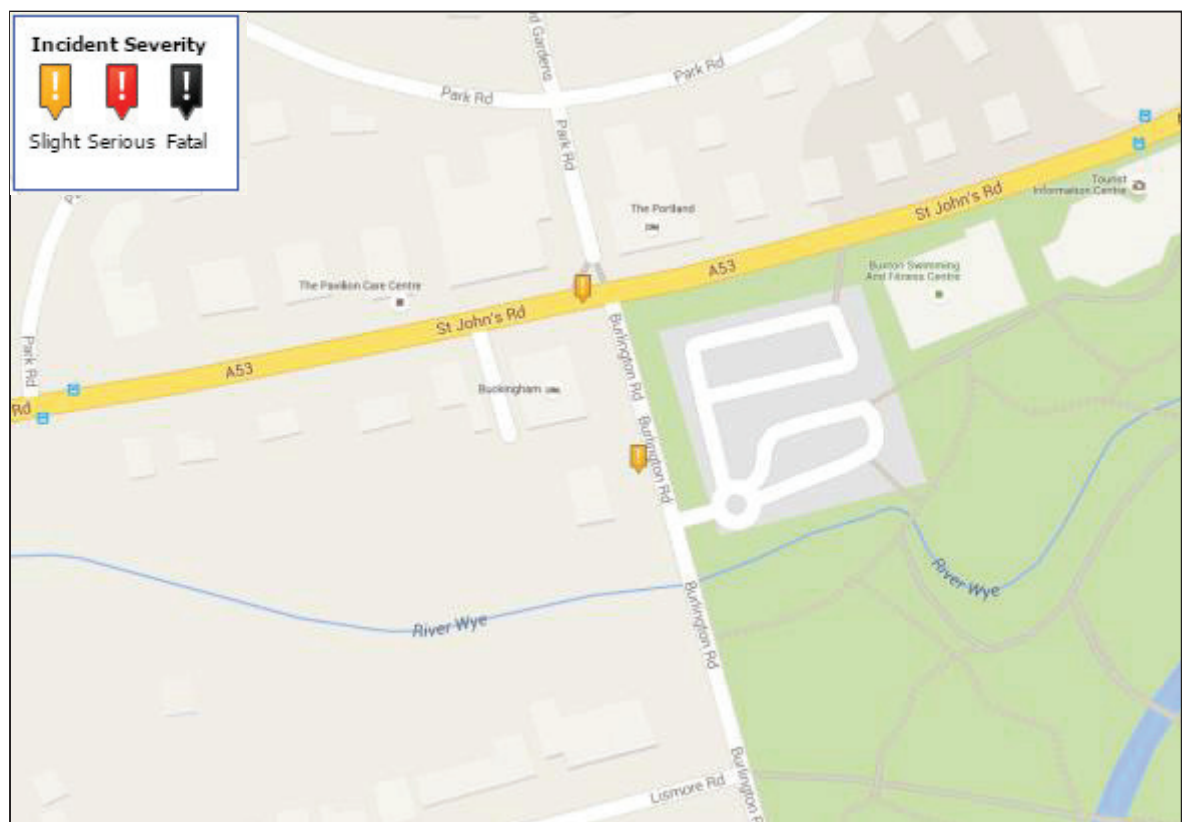




2.2 Surrounding Local Highway Network

- 2.2.1 Buxton is located at the convergence of the A6, A53 and A515. These highways provide access to Manchester to the North, Sheffield to the North-East, Derby and Nottingham to the South-East, and Stoke-on-Trent to the South-West.
- 2.2.2 The site is bounded to the North by the A53 which gives access to the Town Centre 500m to the east. To the East, it is bounded by Burlington Road which provides access to the Pavilion Gardens 75m south. Both are two-way single carriageway roads, with a T-junction and nearby Puffin crossing on the A53. Burlington Road does not provide a signalised crossing by the site; however a non-controlled crossing is located in front of the hotel access.
- 2.2.3 Accident data was obtained from the crashmap.co.uk website for a period of three years from 2012 to 2014 (inclusive), as shown in Figure 2-2. Over these years, two slight accidents have been recorded in the vicinity of the site. Given the low frequency and the 'slight' severity of these accidents, there is not considered to be a safety concern with the existing highway network.

Figure 2-2: Accident Data





2.3 Public Transport

2.3.1 The development is well located to encourage journeys to be made by public transport as there are a number of bus services within close proximity of the site. The details of these services are summarised in Table 2-1 below.

Table 2-1: Close Bus Services

Service	Route	Frequency			First bus	Last Bus
		Mon-Fri	Sat	Sun		
58	Chatsworth House - Bakewell - Buxton - Macclesfield	1 hour	1 hour	4 buses	06:40	18:10
76	Buxton - Brownedge	2 hours	2 hours	No service	09:00	15:00
118	Buxton - Leek - Hanley	30 – 90 min	30 – 90 min	3 buses	07:35	18:05
61	Glossop - New Mills - Buxton	1 hour	1 hour from 8	1 hour from 9	06:53	17:20
77	Buxton - Sherwood Road	2 hours	2 hours	No service	10:00	16:00
65	Buxton - Tideswell - Sheffield	1 – 2 hours	1 – 2 hours	2 hours from 11 to 18:15	09:00	19:00
66	Buxton - Tideswell - Chesterfield	1 – 2 hours	1 – 2 hours	3 buses	09:00	17:30
68	Buxton - Tideswell - Castleton	3 buses	3 buses	1 bus at 16:30	12:00	14:50
177	Buxton - Chelmorton - Monyash - Bakewell	2 buses	1 bus	2 buses	10:05	15:27
185/186	Fairfield Estate - Buxton - Harpur Hill - Burlow	30 min from 10:38 to 15:08; other: 30 min	30 min from 10:38 to 15:08; other: 30 min	60 min fro; 09:13 to 17:13	07:13	22:35
189/190	Buxton - Upper End - Chapel- Chinley- Whaley Bridge	2 hours	2 hours	No service	08:45	17:35
193	Buxton - Tiddington - Tideswell	1 bus	No service	No service	15:27	15:27
442	Buxton - Hartington - Ashbourne	70 min	70 min	2 hours	07:08	17:38
199	Buxton- Chapel - Whaley Bridge - Stockport - Manchester Airport	30 – 60 min	30 – 60 min	1 hour	04:30	23:00
TP	Manchester - Buxton - Matlock - Belper - Derby	1 hour until 17:40; then 1 bus	1 hour	1 hour	07:30	20:15

2.3.2 Routes 58, 76 and 118 stop 200m from the hotel on the A53, at a non-sheltered bus stop. Other routes all stop at the Market Place, 500m from the site through the Pavilion Gardens; these bus stops provide shelters with seats and bus timetables.

2.3.3 Buxton Rail Station is located within 700m of the site (9 minutes walk). This station provides departures to Manchester Piccadilly from 05:59 to 22:56, at a frequency of every 30 minutes from 06:00 to 8:30 and 16:30 to 18:30, and hourly during the remainder of the day. The route also

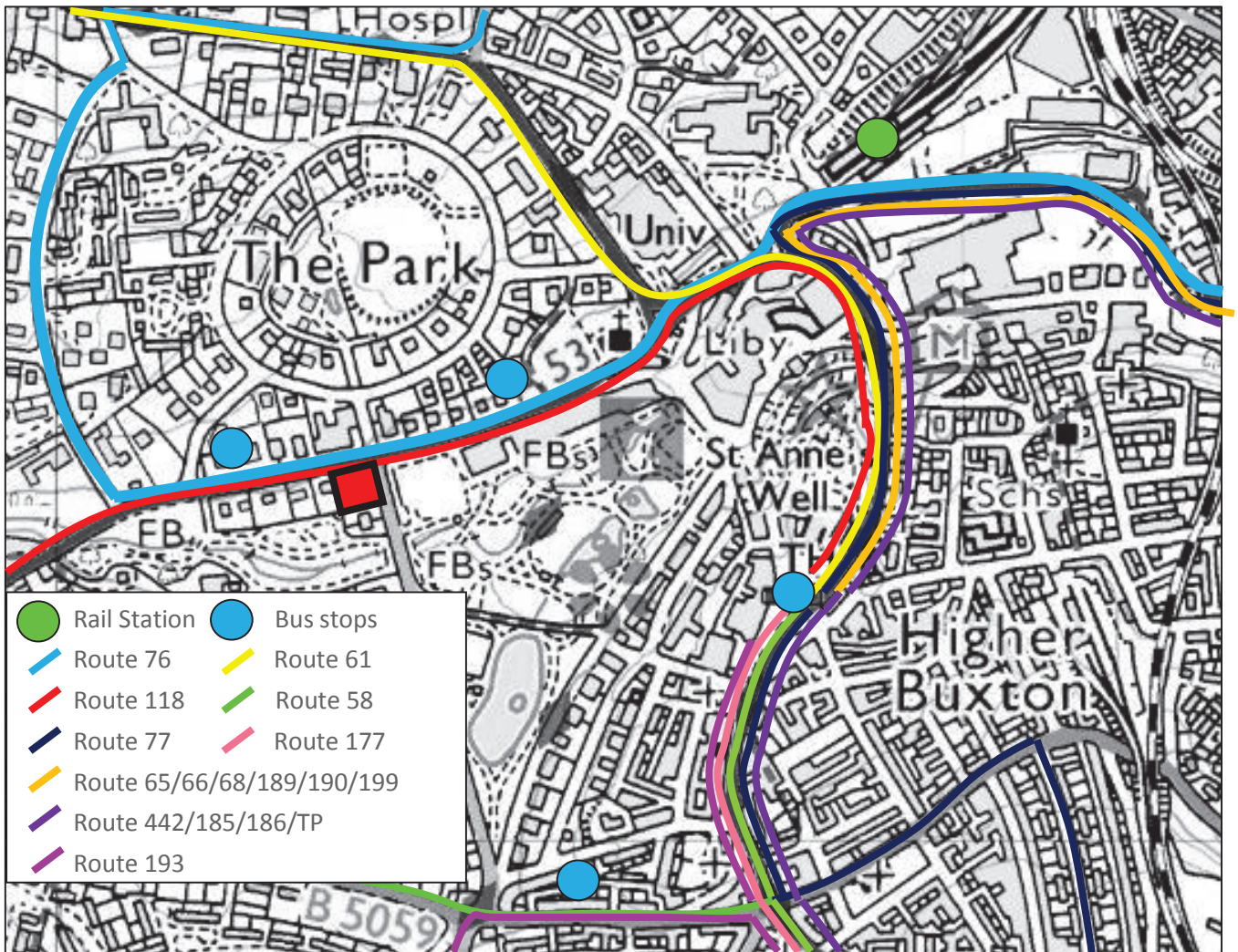


2. Existing Situation

provides direct access to Dove Holes, Chapel-en-le-Frith, Whaley Bridge, Furness Vale, New Mills, Newton, Disley, Middlewood, Hazel Grove, Woodsmoor, Davenport and Stockport.

- 2.3.4 Stockport is 42 minutes away from Buxton by train, and provides connections to national network. Figure 2-3 details bus stops and the rail station location, as well as bus routes within proximity of the site.

Figure 2-3: Public Transport



2.4 Pedestrian and Cycling Infrastructure

- 2.4.1 There are high quality pedestrian footways on roads or within parks in the vicinity of the site which provide direct connections to local facilities and nearby bus services, as well as the Rail Station. The Pavilion Gardens located 75m to south the site provide walking access to The Crescent, Hartington Road and the Market Place to the east, and to West Road to the south.



- 2.4.2 There are no existing cycle lanes or cycle crossing facilities in the immediate area of the site. However Route 68 of the National Cycle Network can be reached 400m east from the site. This route, known as the Pennine Cycleway, connects Derby to Berwick-upon-Tweed via three National Parks.

2.5 Access to Amenities

- 2.5.1 The Institute of Highways and Transportation (IHT) guidance document 'Providing for Journeys on Foot' (published 2000) states that a maximum distance of 2km is acceptable for commuting journeys. For accessing other facilities, a maximum distance of 1.2km is considered acceptable, although longer journeys on foot are commonly undertaken.

- 2.5.2 There are a number of nurseries and schools located within a 1.3km walking distance from the proposal site as follows:

- Serpentine Nursery (next door)
- Nursery The Willows 170m
- Buxton Infant School 1km
- Thomas Moore School 1km
- Buxton Community School 900m
- Buxton Junior School 1.3km
- University of Derby 500m (Buxton Campus)

- 2.5.3 Buxton Town Centre and the Market Place are both located only 500m from the development site. Being a tourist town, it provides a large number of facilities from retail units to restaurants and shopping centres:

- Spring Gardens shopping centre
- Cavendish Shopping Arcade (15 retailers)
- Banks (HSCB, Barclays)
- Retail units and local shops
- Superstores (Co-operative Food, Sainsbury's, Aldi)
- Restaurants – Pubs – Cafes
- Leisure (Buxton Opera House, Pavilion Gardens, Buxton Museum and Art Gallery)

- 2.5.4 In addition, Buxton Library is located 1.2km away, heading south towards Harpur Hill.



2. Existing Situation

2.5.5 Buxton also provides a number of open spaces and activities as a touristic town in rural area. Figure 2-4 illustrates amenities within the vicinity of the site.