



Title: Bedford Site Assessment Pro Forma

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1.0 Introduction

- 1.1 Jubb have been commissioned by Rainier Developments to undertake a transport review of the Bedford Site Assessment Pro Forma (BSAPF) for Sites 760 and 771 Land South of Keeley Lane. Wootton.
- 1.2 In undertaking this review, the information contained within the Preliminary Transport Assessment (19162-PTR-01 v3) prepared by Jubb.

2.0 Review

15e Connect highway without constraint

- 2.1 The BSAPF correctly reports that there are no access restraints.
- 2.2 However, in the highway comments section, it notes that the previous assessment referenced potential visibility issues. The PTR showed that an access with suitable visibility splays (2.4 x 43m) can be achieved by siting the access in the middle of the Keeley Lane frontage.

15f Highway or junction capacity issues

- 2.3 The BSAPF reports that there are potential capacity issues requiring mitigation and in particular the Bedford Road / Keeley Lane junction. It continues to state that the proposed development (50 dwellings) is unlikely to generate significant traffic but that the cumulative impact with other proposed developments in the area and that a Transport Assessment would be required to assess the cumulative impact.
- 2.4 The PTR does not report on capacity modelling of junctions in the vicinity of the proposed development.
- 2.5 Googlemaps is not showing congestion at the Bedford Road / Keeley Lane junction during the peak hours. Googlemaps does show that congestion occurs around the two local schools during the AM peak hour, this congestion would occur over a short time span and is unlikely to warrant highway mitigation. Mitigation in the form of a Travel Plan and its commitments is likely to be sufficient.
- 2.6 Depending on the level of cumulative development and the outcome of any future assessment they may be a requirement to make a partial contribution to junction improvements in the locality of the site.

Additional highway comments

- 2.7 The BSAPF reports that the nearest bus stops are located 400m from the site.
- 2.8 The BSAPF states that there is no designated cycle route in the vicinity, but that Keeley Lane is a quiet and cycle friendly road. It then states that an improvement to cycle access would be needed.
- 2.8.1 National Cycle Network 51 routes along Keeley Lane along the frontage of the site providing access to Bedford town. It is deemed, due to the quiet and cycle friendly nature of the road that no further improvements are required.
- 2.9 The BSAPF draws attention to the narrow footway on the northern side of Keeley Lane. Opposite the site it appears that the footway may be overgrown and that improvements to widen could be easily undertaken. Between The Legstraps and Bedford Road, which provides access to the bus stops, the footway is bounded by properties and widening in this location may require slightly shifting the carriageway south.

3.0 Summary

- 3.1 Junction capacity modelling including a cumulative assessment of other development will probably be required at some point in the future.

- 3.2 It is likely that improvements to the existing footway on the northern side of Keeley Lane will be requested by the highway authority.
- 3.3 There are no further issues.