



Title: Bedford Site Assessment Pro Forma

Date: August 2021

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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 Site 776 Land off Bedford Road, Roxton.
- 1.2 In undertaking this review, the information contained within the Transport and Highways Technical Note (SKP/21458-03) and site access drawings (21458-02 and 21458-03) prepared by David Tucker Associates has been employed.

## 2.0 Review

### *15e Connect highway without constraint*

- 2.1 The BSAPF correctly reports that there are no access restraints.

### *15f Highway or junction capacity issues*

- 2.2 The BSAPF reports that there are potential capacity issues requiring mitigation.
- 2.3 The technical note does not report on capacity modelling of junctions in the vicinity of the proposed development.
- 2.4 Googlemaps is not showing congestion at the Bedford Road / High Street junction. Googlemaps indicates that there may be congestion for traffic exiting/entering to/from the east at the Bedford Road / Park Road junction during the peak hours; however, given the location of the proposed development it would be expected for vehicles travelling to/from the east that access onto Bedford Road is taken from the High Street junction.
- 2.5 Googlemaps indicates that there is congestion during the peak hours at the Bedford Road / A1 / A421 roundabout junction. The proposed development (70 dwellings) is not expected to generate significant vehicle trips and the majority of the trips are expected to route to/from the west and therefore, it is unlikely that the proposed development will have a significant impact at this junction. It may be favourable to undertake a trip generation and distribution exercise to indicate the number of vehicle trips that are expected to travel through this junction in the peak hours.

### *Additional highway comments*

- 2.6 The BSAPF reports that the nearest bus stops are located 500m from the site. This distance is for the eastern parcel, and it should be noted that the distance to the western parcel is approximately 250m.
- 2.7 The BSAPF draws attention to the presence of National Cycle Network Route 12 and the scope for the proposed development to widen the existing 1.0m shared foot/cycleway. The development proposes to widen the foot/cycleway across between the two Bedford Road access points.

## 3.0 Summary

- 3.1 There may be local congestion at the Bedford Road / Park Road priority junction and the Bedford Road / A1/A421 roundabout junction. It may be favourable to undertake a trip generation and distribution exercise to indicate the number of vehicle trips that are expected to travel through these junctions in the peak hours in order to remove this concern.
- 3.2 There are no further issues.