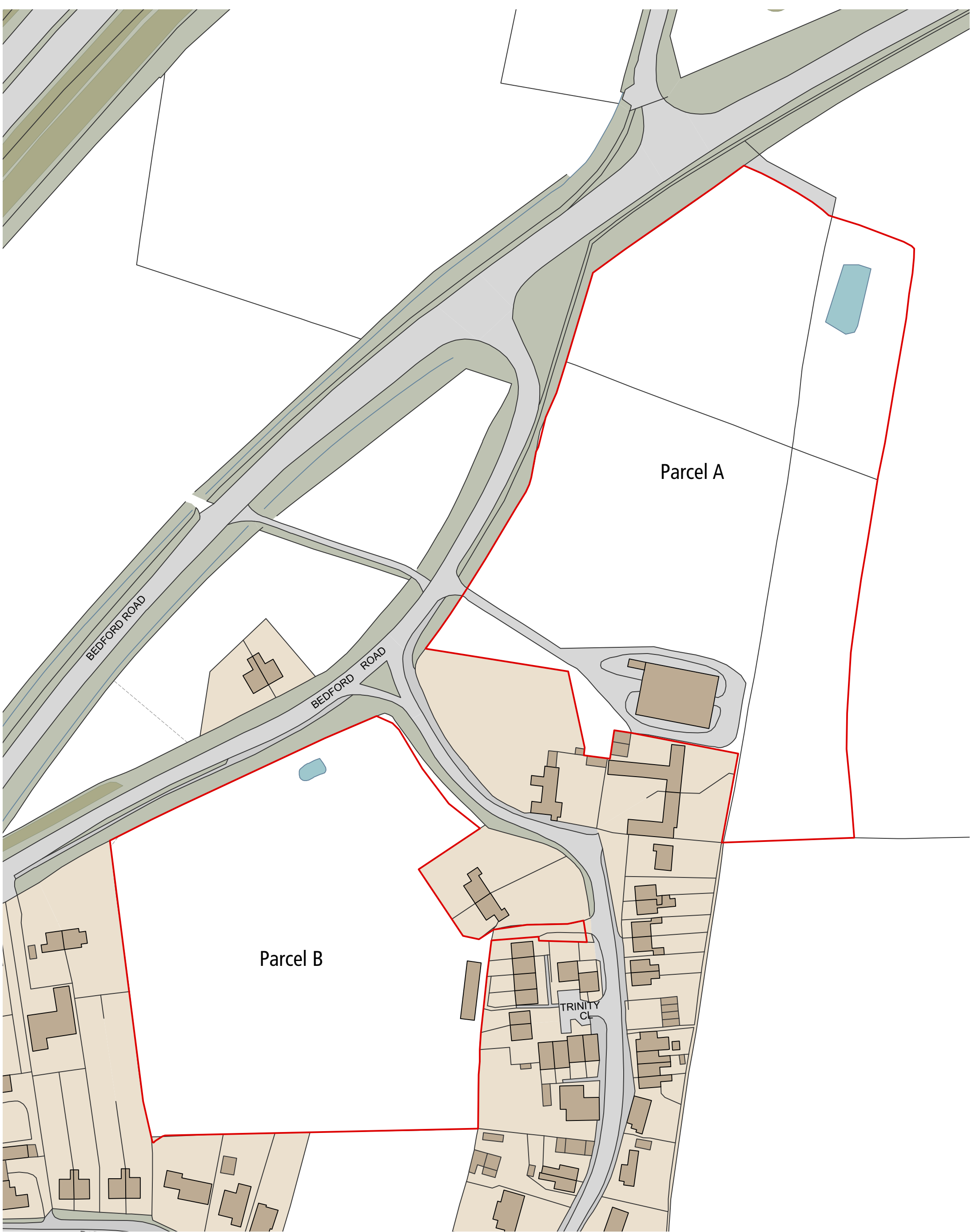


- 1.1 David Tucker Associates (DTA) have been commissioned by Rainier Developments Limited to provide transport and highways advice to assist in the promotion of development of up to 70 dwellings across two land parcels (A and B) on land off Bedford Road, Roxton. The red line plan is attached at **Appendix A**.
- 1.2 A Transport Statement (TS) has been prepared in accordance with the National Planning Policy Framework (NPPF) a copy of which can be provided upon request.
- 1.3 The site is sustainably located with journeys on foot and bike provided for to local facilities in the village. It is located adjacent to the National Cycle Network and is within close proximity to a high quality, frequent bus service to local and area-wide centres including Bedford and St. Neots.
- 1.4 The site is accessible to facilities in the village of Roxton using footways along High Street and Bedford Road or via PROWS. The site would deliver widening to 3m of the existing footway / cycleway on National Cycle Network Route 12 which runs past the site; and an additional section of footway/cycleway to aid journeys on foot to the village. The footways along Bedford Road provide access to bus stops which are served by a half hourly service between Oxford and Cambridge via Bicester, Buckingham, Milton Keynes, Bedford and St Neots.
- 1.5 Vehicular accesses to the two site parcels will be formed via simple priority junctions with High Street and Bedford Road respectively. The access designs are suitable to serve the proposed development site and meet the requirements of national guidance. The 30mph speed limit would be extended out from the village, but the site access designs are not dependent on this change.
- 1.6 The road safety records for the local road network have been reviewed and there are no existing road safety issues to report.
- 1.7 All elements of works are deliverable either within land under the control of the developer or highway land.
- 1.8 In accordance with NPPF, the additional traffic from the site proposals would not have a material impact on the safety or operation on the local road network and it can be clearly concluded that the impact of the development will not be "severe" and overall there are no obstacles to site delivery on transport grounds.



Site Boundary

Parcel A = 2.66ha
Parcel B = 1.73ha



1:1250



client:
Rainier Developments Limited

project:
Land off Bedford Road, Roxton

drawing title:
Site Boundary Plan

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