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**Bedford Borough Council Local Plan 2032 Consultation Paper 2032 & Bedford Borough Council Call for Sites.
Land Lying to the South West of High Street, Sharnbrook, Bedford, Bedfordshire.
Access Appraisal**

Further to our discussions regarding the above I have considered the requirements in terms of accessing the land to the south west of High Street in the context that the land be promoted for the development of approximately 5 dwellings.

The land is accessed via Sharnbrook Court, which accommodates approximately 13 flats. The current access is shown in drawing 0993-001-A. It is approximately 4.1m wide and visibility for drivers emerging onto High Street is restricted by the boundary walls to around 2.4 x 7m. The requirement within 30mph speed limit areas is normally 2.4 x 43m.

In order to provide access to the land to the south west of High Street I recommend that the existing access be improved as is shown in drawing 0993-002-A. The access should be widened at its junction with High Street to 4.8m in order to better accommodate two-way traffic. In this way, arriving traffic is less likely to find access to the site blocked by a departing vehicle. In addition, the front boundary of Sharnbrook Court should be re-aligned in order to accommodate a 2.4 x 43m visibility splay (it may be possible to reduce the visibility requirement if a speed survey establishes that the 85th percentile speed of approaching traffic is below 30mph). Improving the visibility in this direction will provide full visibility of traffic approaching the access in the nearside lane.

The development of around 5 dwellings will generate a modest increase in traffic, around 30 daily vehicle movements with around 3 additional vehicle movements occurring during each of the morning and evening peak hours. However the improvements to the access described above are significant compared to the existing sub-standard arrangement and will deliver significant benefits to the existing Sharnbrook Court access users.

On balance I would consider that these improvements outweigh the impact of the modest number of additional traffic movements and that, in highways terms, the proposal is acceptable.

Yours Sincerely,

[REDACTED]

[REDACTED]



HIGH STREET

17

16

VISIBILITY RESTRICTED TO 2.4 x 7m

4.1m

1 to 7

Sharnbrook
Court

8 to 13

Windmill
Court

A	First Issue	08-08-16
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LAND SW OF HIGH STREET, SHARNBROOK

EXISTING ACCESS

0993	001	A
	1:500	@ A4



HIGH STREET

ACCESS WIDENED TO 4.8m TO BETTER ACCOMMODATE TWO-WAY TRAFFIC

2.4 x 43m VISIBILITY

4.8m

4.1m

BOUNDARY RE-ALIGNED TO PROVIDE FULL VISIBILITY REQUIREMENT FOR TRAFFIC APPROACHING IN NEAR SIDE LANE

Sharnbrook Court

1 to 7

8 to 13

Windmill Court

4.1m

ACCESS TO PROPOSED DEVELOPMENT

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LAND SW OF HIGH STREET, SHARNBROOK

PROPOSED ACCESS

0993	002	A
	1:500	@ A4