

1707-69/JH/02
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Transport and Highway Infrastructure Review Land south of Poplar Farm Close, Bassingbourn

This letter has been prepared in response to a request for a preliminary review of transport and highway infrastructure matters relating to the potential development, for residential purposes, of the above. It is understood that the site is currently grassland and you are considering a residential scheme of circa 6 to 8 dwellings.

Access to the site is currently provided via a field gate from Poplar Farm Close. The design of this existing access, which also serves an existing dwelling, is considered feasible but not ideal to accommodate a residential development of the scale proposed.

A preliminary access strategy drawing has been prepared (1707-69 SK02) and is attached to this letter. In summary, access to the development is proposed to be served by an extension to the existing turning head of Poplar Farm Close, extending to the south to provide a shared use access road.


The site is considered to be reasonably well served by public transport given that there are a number of bus services operating directly south-east to the site along High Street, with the closest bus stops to the site located approximately 0.1 km east of the site, and the nearest railway station, Royston, located approximately 5km south, accessible within a 17 minute bike ride or an 18 minute bus journey.

The level of vehicle trips associated with a development of the scale being considered, circa one additional trip every 15 minutes at peak times, is not considered to be material in terms of impact on the on the local road network.

With reference to the Crashmap website it is understood that there has been two recorded accidents within the vicinity of the site, one to the north of the site at the entrance of Poplar Farm Close, and immediately to the south. A total of 2 accidents over a five year period in the area surrounding the site is not considered to represent a local accident problem.

On the basis of this preliminary review of transport and highway matters, it is concluded that development of the site for the scale proposed is a viable proposition.

Yours sincerely


Director

enclosure