

Bidwells
C/O Rob Hopwood

Via email



24th February 2020

Dear Sir or Madam,

Grange Farm, Huntingdon Road, Girton, Cambridgeshire, CB3 0JN

Introduction

EAS have been appointed to provide a transport review for the above site in order to support its allocation in the South Cambridgeshire Local Plan Review.

The site comprises of a plot of land circa 6.276hectares located at Grange Farm, Huntingdon Road, Girton which currently includes agricultural farm buildings and a telecommunications mast. The site could potentially be redeveloped to include commercial properties with an approximate GFA of approximately 40,794sqm. An indicative site boundary plan is enclosed in Appendix A.

The site is located to the northwest of Cambridge and just off junction 30 of the A14. The A14 is currently undergoing major improvement works which alters the layout of the A14 directly in the vicinity.

Indicative Site Access and A14 modifications

As part of the A14 modifications the existing access from the south bound slip will be severed. Parallel to this and closer to the site frontage a completely new access road is proposed. This commences to the north from the Dry Drayton Road and will be a lower classified road than the previous south bound slip and more suited to local use. As a result of the new road being closer to the site, the actual site access becomes shorter.

It is not yet known what the speed limit of the new local access road will be, but it is anticipated that it would be no more than 40mph. Nevertheless, a visibility splay of 2.4metres X 295metres to the west of the site access has been demonstrated in accordance with the Design Manual for Roads and Bridges (DMRB) for a 70mph speed limit.

This access could potentially be single lane with passing spaces. As it will serve minimal existing development any traffic flow will be very light.

Pedestrian Accessibility

To the south east of the site there is an existing hardstanding track that aids pedestrian and cycle movement to Girton village via Washpit Lane which is a rural 'dead-end' carriageway that solely serves as access to Grange

Farm and surrounding fields, therefore there will be minimal traffic for pedestrians and cycles to negotiate. Where Washpit Lane meets the High Street there are footways and street lighting present.

Local Facilities

Although the site is situated in a rural location it is surrounded by a number of towns / villages. Girton is to the east of the site which is approximately 1.5km, Bar Hill is to the north-west and is approximately 4.3km away, and Oakington is to the north of the site and is also approximately 4km away.

Clearly the site is well situated in regards to highway infrastructure. As well as the A14 the site is readily accessible to the M11, the A1307 and the A428.

Trip Generation

At this point the final layout of the amended route serving access to the site is not know. At the time of writing works on this route are at an early stage and detailed plans which could be used to determine capacity are not available to the author.

Nevertheless, a single lane road with passing spaces is not unusual for rural light industrial and office use. Peak hour traffic volumes of 2 vehicles per minute on this type of road are not uncommon and would equate to a significant level of development. Of course, different land uses have different transport characteristics and B1, B2 and B8 land uses have consecutively less traffic per equal area of GFA. Therefore a mix for this site would be found containing these three land uses that generates traffic suited to the final road type constructed.

Summary

EAS have been appointed to provide a transport review for Grange Farm, Huntingdon Road, Girton in order to support its allocation in South Cambridgeshire's Local Plan Review.

At this point in time the access layout is not finalised and indeed is still in the early stage of construction due to the A14 amendments, nevertheless as significant level of development could be served off this new layout which will only serve a limited amount of existing traffic.

If you require any clarification, please do not hesitate to contact me.

Yours Sincerely,

Emma Tagliarini

Appendices:

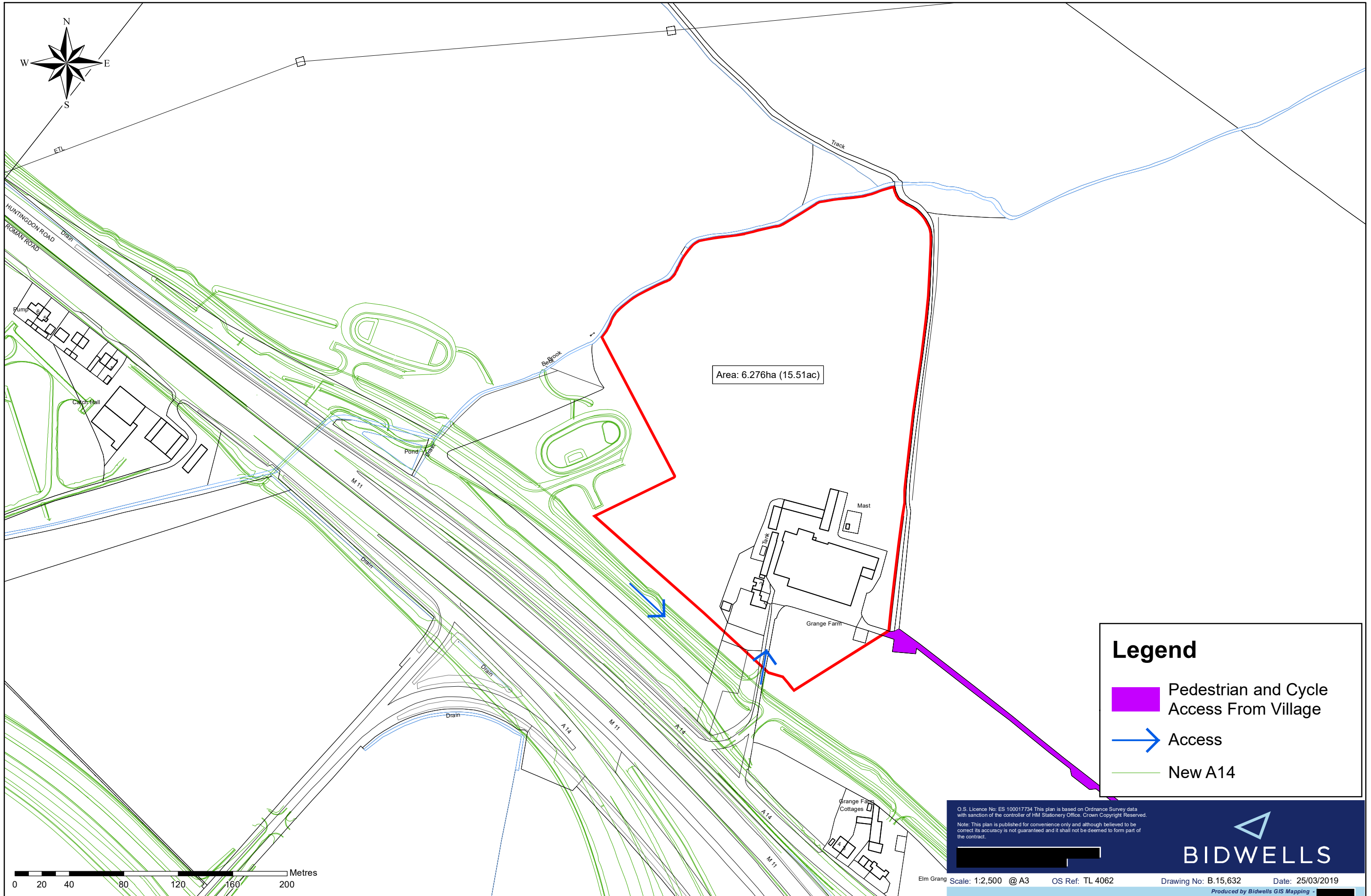
Appendix A – Site Boundary

Appendix B – Visibility Splays






Appendix A – Site Boundary

Grange Farm, Huntingdon Road



Legend

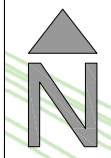
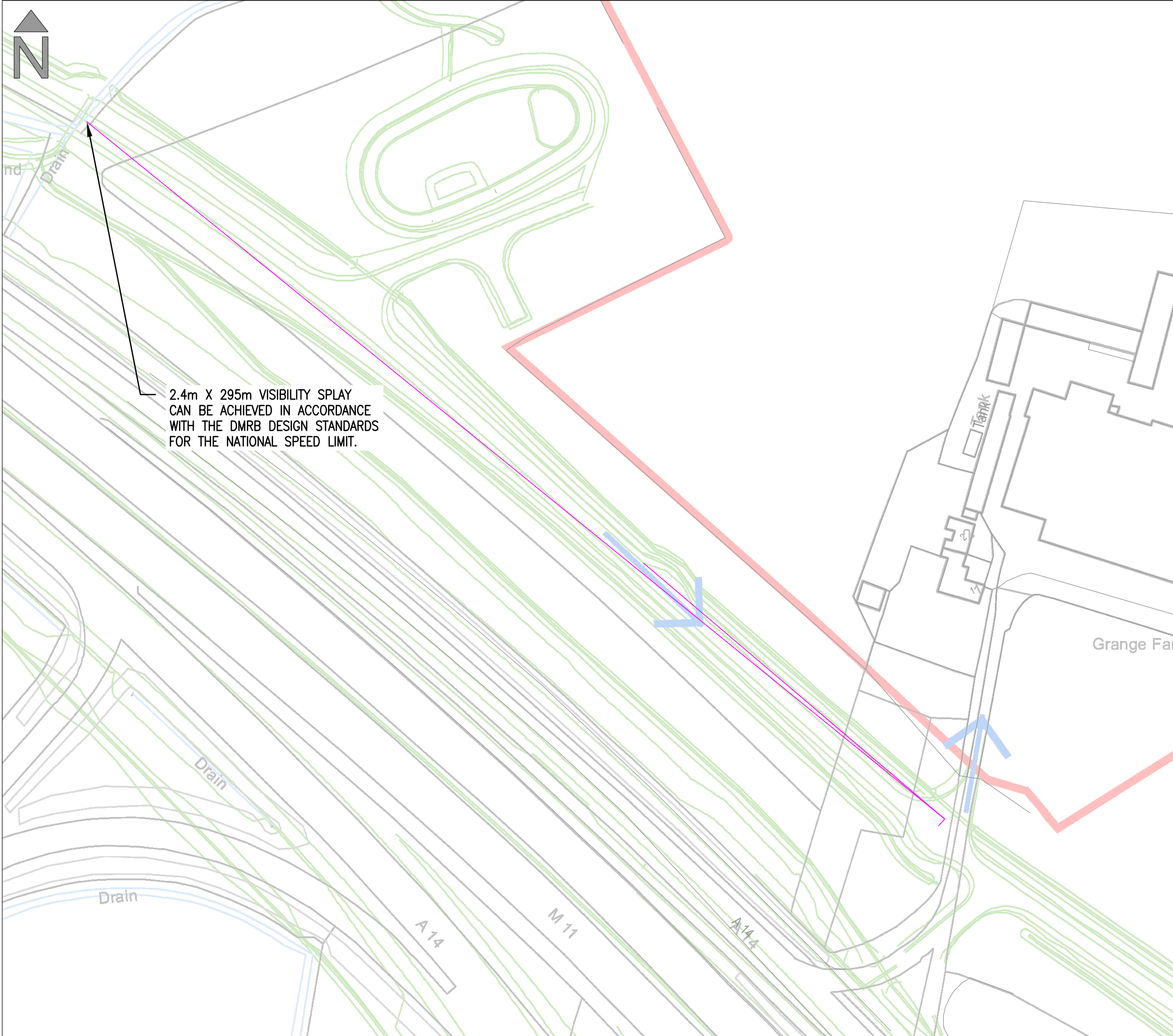
-  Pedestrian and Cycle Access From Village
-  Access
-  New A14

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Appendix B – Visibility Splays



2.4m X 295m VISIBILITY SPLAY
CAN BE ACHIEVED IN ACCORDANCE
WITH THE DMRB DESIGN STANDARDS
FOR THE NATIONAL SPEED LIMIT.

PLEASE NOTE THAT DUE TO NEW ROAD LAYOUT OS
MAPPING WAS NOT UP TO DATE AND ADDITIONAL
WORKS TO THE ACCESS WERE BEING CARRIED OUT.

- NEW A14
- ACCESS TO SITE

REV	DATE	BY	DESCRIPTION	CHK	APD

DRAWING STATUS:

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EAS

www.eastp.co.uk

CLIENT:

ARCHITECT:

PROJECT:

**GRANGE FARM
HUNTINGDON ROAD**

TITLE:

VISIBILITY SPLAYS

SCALE © A3: 1:1000	DESIGN—DRAWN: ET	DATE: 10/02/2020
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PROJECT No: 2604	DRAWING No: SK01
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