

Our Ref: A4006



Land off Low Road, Debenham
Online Consultation: 5 May 2020 – 26 May 2020

Explanatory Note: Highways and Access

The speed limit along Low Road is 30mph. Speed surveys were carried out on Cherry Tree Lane and the B1077 principal road. Both recorded speeds (85th percentile speeds) for traffic at below 30mph. The visibility splay of 43m with a 2.4m set back for a speed of 30mph is considered appropriate for the proposed access into the development site.

The proposal will provide new footways on both sides of the access road into the site where it connects to Low Road. A new pedestrian uncontrolled crossing will be provided to link with the Low Road footway, and to the pedestrian links along Gardeners Road.

Drawing JMS 180460-04, shows the detail of the new access proposed off Low Road. Whilst the Debenham Neighbourhood Plan says that no access should be taken off Low Road to serve the allocated site, the developer's detailed transport studies and assessment conclude that such an access will not bring about the difficulties envisaged when the site was being assessed as part of the neighbourhood plan. The amount of development proposed at 18 dwellings, is at the lowest end of the scale of dwelling numbers considered appropriate for this site in the neighbourhood Plan and this factor, together with off-site measures to improve Low Road, are such that the proposed access and route to and from the site can be successfully integrated without any highway concern.

The doctor's surgery has a limited number of off street parking spaces which results in parking demand overspilling onto Low Road.

In addition to the points raised in the Neighbourhood Development Plan, the assessment identifies the visibility splay at Low Road / Ipswich Road junction as a point of concern. The splay is substantially below standard and the increase in vehicle movements through the junction should be carefully considered.

On examination of the safety record of the junction there are no recorded accidents over the past 5 years and so suggests that safety improvements are not needed although it is recognised that below 'normal' visibility standards can increase driver awareness and alertness.

Nevertheless, in this case, there may be an opportunity to move the 'Give Way' markings out into Ipswich Road and therefore move the visibility splay forward will improve the junction geometry if this has highways/ local support. It is also recognised that residents do have an alternative junction that can be used which provides visibility to the appropriate standards.

Drawing JMS 180460-06, shows the detail of the developer's proposed off site highway improvements in Low Road which include:-

- Local road carriageway widening at the point of access to the site
- Minor road carriageway widening along Low Road
- Minor road carriageway widening in front of the Doctors' Surgery

Parking spaces within the curtilage of each dwelling sufficient to meet the Suffolk County Council Guidance and adopted standards will be provided. This is shown on the sites proposed layout plan..

The internal road for the proposed development is designed to an adoptable standard. Street Lighting will be provided or omitted from the final design subject to the Parish Council advice/requirement. Lighting can be incorporated and designed to have least possible impact on the sites ecology.

A Transport Assessment will accompany the Planning Application.