



Northamptonshire County Council

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Please ask for: Esme Cushing
Tel: 01604 364475
Our ref:
Your ref:
Date: 26 August 2015

Dear Geoff,

Irchester Neighbourhood Plan – Land off Austin Close (IR11/13/14)

Further to your email of 24th July 2015, requesting advice on the highway impact of the site know as Land off Austin Close (IR11/13/14) please find attached my initial comments to feed into the development of the Irchester Neighbourhood Plan.

As you will appreciate, at this stage, and as before, with relatively few details available with regards to the proposed sites, I have taken a very broad, strategic view and made comments in relation to highway access and likely impacts on the local highway network. I have also made comments where appropriate on footways and public rights of way.

My comments are purely observations at this stage, based on the information available at this time and the development of all sites put forward by the Irchester Neighbourhood Plan Group should be subject to a Transport Assessment.

As before, I have used the same trip rates that were agreed for the Barwoods site to allow for easy comparison, assuming an average figure of 30 dwellings per hectare.

I trust that the attached will prove helpful in your continued development of the Irchester Neighbourhood Plan, but please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely,

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Northamptonshire
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Assessment of sites/ broad zones put forward for development by Irchester Neighbourhood Plan Group

Addendum – August 2015

Background

The comments below are provided in response to the Irchester Neighbourhood Plan Group request for some initial feedback from a highway perspective on the site known as Land off Austin Close (IR11/13/14) to assist in their assessment of the site against sustainability measures, particularly with regards to highway access and the capacity of the local road network to accommodate additional dwellings.

The comments below are provided purely as observations at this stage based on the information provided by Armstrong Rigg Planning in their email of 24th July 2015. The site boundary is shown in Appendix A.

As provided previously a desk-top study assessment of the site in relation to vehicular access has been undertaken based on the following matrix below.

Vehicular Access Matrix	Score
There is already sufficient access to the site which would require minimal alteration	1
Access can be provided with minimal infrastructure	2
Access is constrained but mitigation should be possible	3
Access is very challenging and may preclude development	4

In order to aid the Steering Group in gaining an appreciation of the likely impact on the highway network of the site I have also provided an estimation of the vehicular trips generated by each site. The same trip rates that were agreed by Northamptonshire County Council for the Land West of High Street Transport Assessment (site IR16) have been used, so that a direct comparison can be made.

The figures are based on an average figure of 30 dwellings a hectare. The exact number of trips generated by each site and the associated highway mitigation required would be identified through a Transport Assessment. At this stage, no assessment of the cumulative impact of a number of sites coming forward has been undertaken.

All sites put forward by the Irchester Neighbourhood Plan Group should be subject to a Transport Assessment.

Site IR11/13/14 – Land off Austin Close

This site is approximately 5.3 hectares. If the site was identified for housing based on 30 dwellings a hectare it could accommodate in the region of 150 dwellings.

NCC Highways have previously assessed part of this site but commented on smaller parcels of land (see Appendix B).

Access

Score	Comment
2	<p>Development would depend on an acceptable geometry of the existing roads for access being met. Austin Close and Arkwright Road would be required to comprise a carriageway width of at least 5.5m and two 1.8m footways.</p> <p>Subject to availability of intervening land, a secondary access may be considered from Station Road. As it stands there could be difficulties relating to visibility but attention is drawn to a recent planning application for development off Station Road which included a roundabout junction from which an additional leg could have been formed. This application was refused in early August 2015 but may be subject to appeal.</p> <p>Any application for development of this land or any others put forward by the Neighbourhood Plan Group should be subject to a Transport Assessment.</p>

Impact on local highway network

The approximate number of forecast trips (based on the same trip rate as that agreed for use at the Land to the West of High Street site) is shown below.

Site	Vehicular trip rate generation for site					
	AM Peak (8-9am)			PM Peak (5-6pm)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
IR11/13/14	30	108	138	75	43	118

Other

There is a public right of way that runs through this site which would need to be retained if the site were to be developed.

Appendix A – Land off Austin Close



Appendix B – Sites previously assessed

