



## ZB471 Land at Orwell, Cambridgeshire

### Technical Note 01 - Transport

#### For Pegasus Group

February 2021

## 1.0 Introduction

- 1.1 Pre-application advice is sought in respect of an outline planning application for between 5 and 11 market dwellings, open space and all associated infrastructure (all detailed matters reserved except for access) on land north-east of Hurdleditch Road, Orwell. An indicative masterplan of the proposed site is included in **Appendix A**.
- 1.2 A 2017 appeal decision 'Land at Hurdleditch Road, Orwell' (APP/W053/W/3157596) allowed 49 dwellings immediately adjacent to the site. The 49 dwellings are currently under construction by Croudace Homes and take access from Hurdleditch Road at a priority junction. The proposed 5 - 11 dwellings will form an extension to this site. The approved reserve matters layout for the 49 dwelling Croudace scheme is included in **Appendix B**.

## 2.0 Site Access

- 2.1 Vehicular, pedestrian and cycle access to the site will be taken from the Croudace residential development. The landowner has legal rights to connect into the Croudace scheme which has been designed to facilitate this connection. A pedestrian access is also proposed to connect directly into the Recreation Ground (immediately adjacent to both sites) should that application be approved.
- 2.2 The road in the north-west corner of the original development will be extended to serve the proposed additional dwellings. This will form a 4.8m access road, reducing to 4.1m within the site itself. This is line with Cambridgeshire County Council Design Guide and the layout approved for the wider site. We understand that whilst the roads which serve the Croudace development are to be built to adoptable standard, CCC will not be adopting them due to private Calor gas supplies serving the development. It is assumed that the same principle will apply to the proposed road serving the additional 5 - 11 dwellings.
- 2.3 A turning head will be provided within the site to accommodate refuse collection and delivery vehicles to turn. **Drawings ZB471-PL-DR-001 P01** and **P02** shows the proposed site access and auto-tracking for a refuse collection vehicle.

## 3.0 Traffic Impact

- 3.1 The supporting Transport Statement (TS) prepared in 2015 for the outline application for the Croudace site at Land at Orwell (S/3190/15/OL) assessed 60 dwellings in terms of vehicle trip generation and impact. Table 3.1 summarises the trip generation associated with 60 dwellings, compared to the 49 dwellings which were included in the final masterplan (12 fewer dwellings then assessed).



Time Period	Approved Vehicle Trip Rate		60 Dwellings Assessed within the TS supporting the planning application			49 dwellings		
	Arr	Dep	Arr	Dep	Total	Arr	Dep	Total
AM peak	0.159	0.423	10	25	35	8	21	29
PM peak	0.371	0.2	22	12	34	18	10	28

**Table 3.1: Summary of vehicle trip generation assessed**

3.2 The supporting TS included a capacity assessment of the A603 Cambridge Road / Hurdleditch Road based on the vehicle trip generation for 60 dwellings. The assessment demonstrated that the junction will operate well within capacity. At the request of CCC, a sensitivity test was carried out, applying a census derived vehicular modal share based on person trips. The assessment still showed the junction to operate well within capacity. The results of the sensitivity test are summarised in the table below.

*Table 6.2 A603 Cambridge Road / Hurdleditch Road 2021 with development capacity summary*

Junction arm	AM Peak		PM Peak	
	Max. RFC	Max. queue	Max. RFC	Max. queue
A603 Cambridge Road	0.190	1	0.310	1
Hurdleditch Road	0.190	0	0.160	0

3.4 The additional dwellings associated with this application for between 5 and 11 new properties have already been assessed as part of the original TS and there were considered to be no adverse highway impacts. Therefore it is not considered that any further traffic impact assessment of the proposals will be required as part a formal planning application.

#### 4.0 Site Accessibility

4.1 The appeal decision confirmed that the appeal site was within walking distance of the village’s service provision and shops. The Inspector also concluded that the level of services in the village was ‘reasonable’ and provided for some needs of the residents without the need to use a private car. Orwell is clearly deemed a sustainable location for development of the scale proposed.

#### 5.0 Summary

5.1 The proposed site access will form an extension to the road network currently under construction to serve a permitted development of 49 dwellings. The site access can be accommodate in accordance with Cambridgeshire County Council Design Guide. The proposals will include a turning head to accommodate refuse collection vehicles to serve the proposed properties.



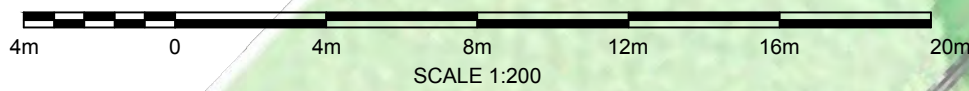
- 5.2 The development impact has already been assessed as part of the wider Croudace development which is currently being built out. It is therefore not proposed to undertake any further capacity assessment relating to the small scale proposals.
- 5.3 The Appeal concluded that the site is well located in relation to the amenities and facilities on offer in Orwell.



## Drawings



M:\ZB471 Land at Orwell, Cambs\3 PLANS\DRAWINGS\CURRENT DRGS\ZB471-PL-DR-001 TURNING HEAD LAYOUT



REV	DESCRIPTION	DE	DR	CH	DATE

DESIGNED BY MM	DRAWN BY MM	CHECKED BY JP
SCALE @ A3 SIZE 1:200	DATE 13/08/2020	

PROJECT TITLE  
**LAND AT ORWELL, CAMBS**

DRAWING TITLE  
**TURNING HEAD LAYOUT**

CLIENT  
**PEGASUS GROUP**



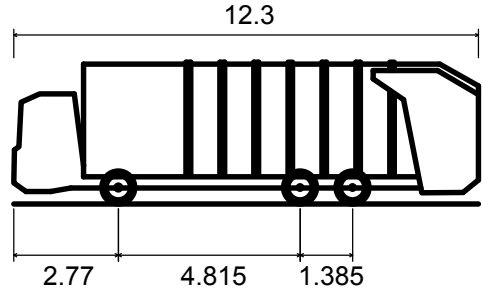
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DRAWING NUMBER <b>ZB471-PL-DR-001</b>	REV. <b>P01</b>
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**SWEPT PATH ANALYSIS BASED UPON VEHICLE DIMENSIONED BELOW**



EXTENDED Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)  
 Overall Length 12.300m  
 Overall Width 2.530m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.304m  
 Track Width 2.500m  
 Lock to lock time 4.00s  
 Kerb to Kerb Turning Radius 9.500m

M:\ZB471 Land at Orwell, Cambs\3 PLANS\DRAWINGS\CURRENT DRGS\ZB471-PL-DR-002 TURNING HEAD TRACKING

REV	DESCRIPTION	DE	DR	CH	DATE
DESIGNED BY	DRAWN BY	CHECKED BY			
MM	MM	JP			
SCALE @ A3 SIZE		DATE			
1:200		13/08/2020			

PROJECT TITLE	LAND AT ORWELL, CAMBS
DRAWING TITLE	TURNING HEAD TRACKING

CLIENT	PEGASUS GROUP
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DRAWING NUMBER	REV.
ZB471-PL-DR-002	P01



## Appendix A

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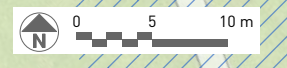


- KEY**
-  Site Boundary  
0.8 Ha
  -  Site Access  
subject to detailed design
  -  Residential Parcel  
0.3 Ha =  
up to 8 dwellings @ 25dph  
up to 9 dwellings @ 30dph  
up to 11 dwellings @ 35dph
  -  Existing Vegetation  
shown indicatively subject to  
topographical survey
  -  Indicative Proposed Vegetation
  -  Proposed Public Space  
circa 0.25 Ha
  -  Indicative Attenuation Area  
subject to detailed design
  -  Flood Zone 3
  -  Indicative Dwelling  
Orientation

OPEN SPACE TO  
ENCOMPASS  
FLOOD  
ZONE

ACCESS VIA  
ADJACENT SCHEME  
South Cambridgeshire District  
Council application number:  
S/3870/18/RM

Plot 25  
2 BED







## Appendix B

