

SIMONS DEVELOPMENTS LIMITED

LAND SOUTH OF B1002 ROMAN ROAD AND WEST OF THE A12, INGATESTONE - INITIAL SITE APPRAISAL

9TH MARCH 2018

About Connect Consultants

Connect Consultants is an independent BSi ISO 9001:2008 accredited company specialising in highways and transportation. We are commercially astute which we couple with transport planning expertise and a practical knowledge of scheme delivery to assist clients to deliver successful developments.

We facilitate the ambitions of a wide variety of clients including foodstore operators and some of the UK's leading property developers. We have a proven track record of delivering commercially orientated transport solutions for superstores, retail parks, town centre expansion schemes as well as other forms of development including employment, leisure and housing schemes.

We have a proven track record working with Simons Developments on numerous schemes throughout the UK.

Initial Transport Review

We understand that the site is currently undeveloped, with a direct access to the B1002 Roman Road, located c20m to the north of the Roman Road / Trueloves Lane junction.

Simons' proposals envisage an employment development on the site, with access from the B1002 Roman Road.

The site is connected to the local pedestrian network and is located within walking distance of a large number of residential dwellings within Heybridge and Ingatestone; this is beneficial in terms of sustainable travel opportunities.

B1002 Roman Road is a bus route and there are bus stops located approximately 500m to the north east of the site which are served by two buses per hour in each direction. This means that the site is accessible by public transport which is also beneficial in terms of sustainable access.

The proposals envisage vehicular access to the site from B1002 Roman Road using a proposed ghost island priority junction to the south of the existing Trueloves Lane / B1002 Roman Road junction. Also included is an adjustment to the approach to the A12 northbound on-slip. B1002 Roman Road is subject to a 40 mph speed limit in the vicinity of the site access. The Stopping Sight Distance (SSD) for 40mph is 82m, based on the formula at Manual for Streets 2 (MfS2) paragraph 10.1.5, and using the criteria set out at Table 10.1 of MfS2 of a 2s reaction time and a 0.375g deceleration rate (equivalent to Absolute Minimum DMRB). Visibility splays for this SSD are shown on the attached plan.

A forthcoming planning application will be supported by a speed survey measuring approaching speeds along Roman Road and comparing with relevant standards.

Vehicle and cycle parking facilities will be provided in accordance with local standards.

Appendix 1 – Proposed Site Access

Appendix 1

