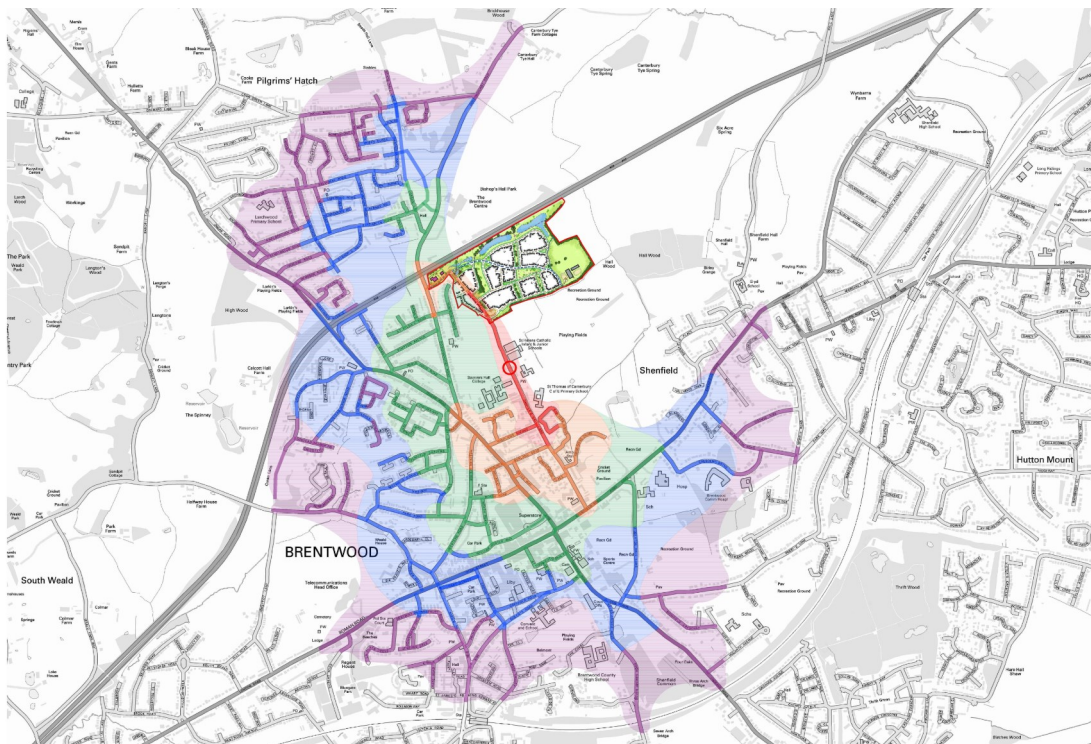


# Potential Accessibility Improvement Options



## Sawyers Hall Lane, Brentwood

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# Sawyers Hall Lane Brentwood

## INTRODUCTION

Waterman Infrastructure and Environment (WIE) has prepared this document on behalf of Tesco Stores Ltd in support of the promotion of this site for up to 450 residential units through a Local Plan Allocation . This document has been produced to assess the potential access improvement options to Sawyers Hall Lane which could be provided as part of the proposed Hopefield, Doddinghurst Road development.

The development is likely to comprise up to 450 residential dwellings, community use and associated infrastructure, with a main vehicular point of access from Doddinghurst Road and a pedestrian/cycle link on the route of the current Hopefield driveway providing a through route to Sawyers Hall Lane.

It is recognised that there is currently an issue with congestion in Sawyers Hall Lane at school arrival and departure times and it has become apparent that the proposed residential development could provide an opportunity to create alternative access to the schools in Sawyers Hall Lane, which as well as improving safety for children and parents attending the local Sawyers Hall Lane schools would potentially reduce congestion currently experienced during school pick-up and drop-off periods.

## SITE LOCATION



# Sawyers Hall Lane Brentwood

## THE SITE & PROPOSED DEVELOPMENT

The site is located at the northern end of Sawyers Hall Lane, on the site of the existing Hopefield Animal Sanctuary, located approximately 1.2km north-east of the Brentwood town centre/high street area.

At present, access to the site is via a continuation of Sawyers Hall Lane, extending north from a point adjacent to the Great Danes Youth Football Club facilities, which is located to the north of St Helen's Catholic Primary School (as identified below).

### PROPOSED DEVELOPMENT

An allocation for up to 450 residential dwellings is being sought through the Local Plan process which the relocation of the existing Hopefield Animal Sanctuary visitor facility would also include Community use facilities and a potential pick-up/drop-off facility.

The primary vehicular access is to be located on Doddinghurst Road at the site's north-west corner. The existing Sawyers Hall Lane access to the site is to be closed to all vehicles apart from emergency service vehicles. Instead it will be designed principally as a footpath cycle way.

As a means to alleviate congestion in Sawyers Hall Lane, we recognise that the retention of a through route in the form of a pedestrian and cycle link from the site to Sawyers Hall Lane would be beneficial particularly for those people originating from the north-west of Brentwood and Pilgrims Hatch.





# Sawyers Hall Lane Brentwood

## EXISTING CONNECTIVITY

### SAWYERS HALL LANE

Sawyers Hall Lane currently forms the main access route linking the site to central Brentwood.

A footway (of varying width) is present along the eastern side of the carriageway from the existing Hopefield site access, adjacent to the Great Danes Football Club access, running the full extent of the Sawyers Hall Lane link.

The footway on the western side of the carriageway begins at the northern Becket Keys vehicular access point and again continues for the full extent of Sawyers Hall Lane.

One formal pedestrian crossing is located on the Sawyers Hall Lane route; this is located approximately 30m north of the Shenfield Road junction at the southern extent of the link.

Vehicular links to and from Sawyers Hall Lane are present via Highland Avenue and Burland Road, which operate a one-way arrangement to/from Ongar Road to the west. Highland Avenue provides one-way operation toward Sawyers Hall Lane and Burland Road offers one-way operation away from Sawyers Hall Lane. Both of these links also offer pedestrian and cycle links to/from Sawyers Hall Lane with footways present along both sides of the carriageway within both links.

### DODDINGHURST ROAD

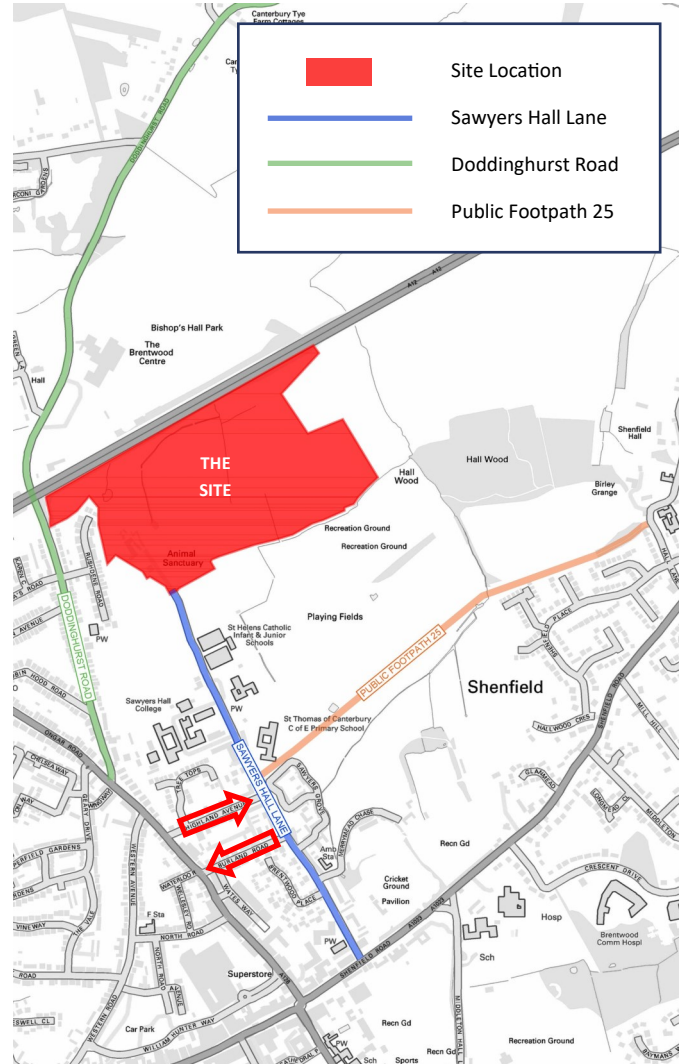
Doddinghurst Road is proposed to be the primary vehicle access as part of any residential development of the site. Footways are present on both sides of the carriageway from the Ongar Road junction to the south to Elizabeth Road (which provides access to Bishops Hall and Pilgrims Hatch) to the north, at which point the footway on the western side of the carriageway terminates.

Doddinghurst Road provides access under the A12 to the Bishops Hall area, Pilgrims Hatch and the Brentwood centre to the north, whilst providing a link south towards Brentwood town centre via Ongar Road.

Links between Doddinghurst Road and Ongar Road are present on the western side of the carriageway via Kimpton Avenue and Robin Hood Road.

### PUBLIC FOOTPATH 25

Public Footpath 25 provides a pedestrian and cycle link from Sawyers Hall Lane to Hall Lane in Shenfield to the east. The footpath is approximately 1.1km in length resulting in a 15-20-minute walk time. This link provides a direct route to Shenfield, with the available facilities at Shenfield high street and Shenfield train station within 800-900m walking distance south-east of the end of the footpath.



# Sawyers Hall Lane Brentwood

## PRESSURE POINTS

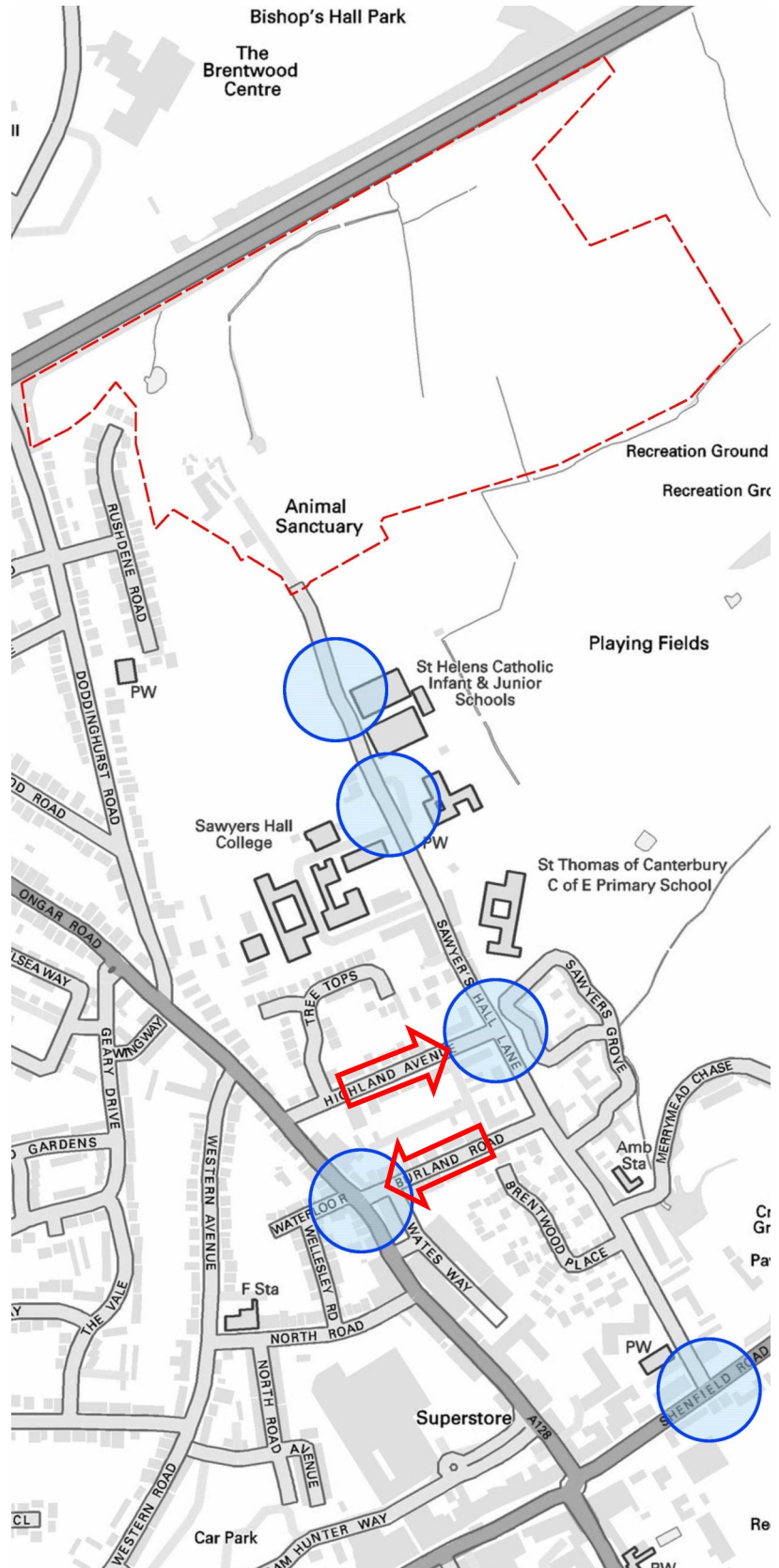
### EXISTING PRESSURE POINTS

Due to the wide catchment of the 'faith schools' located at the northern end of Sawyers Hall Lane, a high percentage of trips are undertaken by car.

As a result Sawyers Hall Lane currently experiences high levels of congestion and traffic during peak school pick-up and drop-off hours. The image (right) highlights the junctions and areas most affected.

The Sawyers Hall Lane junction with Shenfield Road is subject to heavy queuing as a result of the congestion caused by the schools, causing significant delays and difficulties when departing the area by car.

Aside from the existing drop-off link outside St Thomas's school, very little space is available at present to safely turn a vehicle on Sawyers Hall Lane without the need to enter the school site (Becket Keys) or adjacent Great Danes car parking area.



# Sawyers Hall Lane Brentwood

## PRESSURE POINTS

### EXISTING FOOTWAY ISSUES



Sections of the footway in the vicinity of the schools requires upgrading and widening to accommodate the level of pedestrian movements in this area; routes across grassed areas, indicated by wear, demonstrate that the existing footway does not provide sufficient width (left).

A telegraph pole is also located in the footway at the above section of footway, this severely limits the available space on the footway and causes a significant obstruction (particularly for push chairs/prams/wheel chairs) (right).



The footway along the frontage of St Helen's school suffers from poor alignment and inconsistent width. The guard railing and wooden edging within this area significantly limits the available footway width and presents the potential for obstructions and trip hazards along the link (left).

The footway in the area of the existing vehicle access to the sports field(s) at the rear of St Helen's school is in a poor state of repair which results in a broken and damaged surface which presents a number of trip hazards/risks to safety at this location (right).





# Sawyers Hall Lane Brentwood

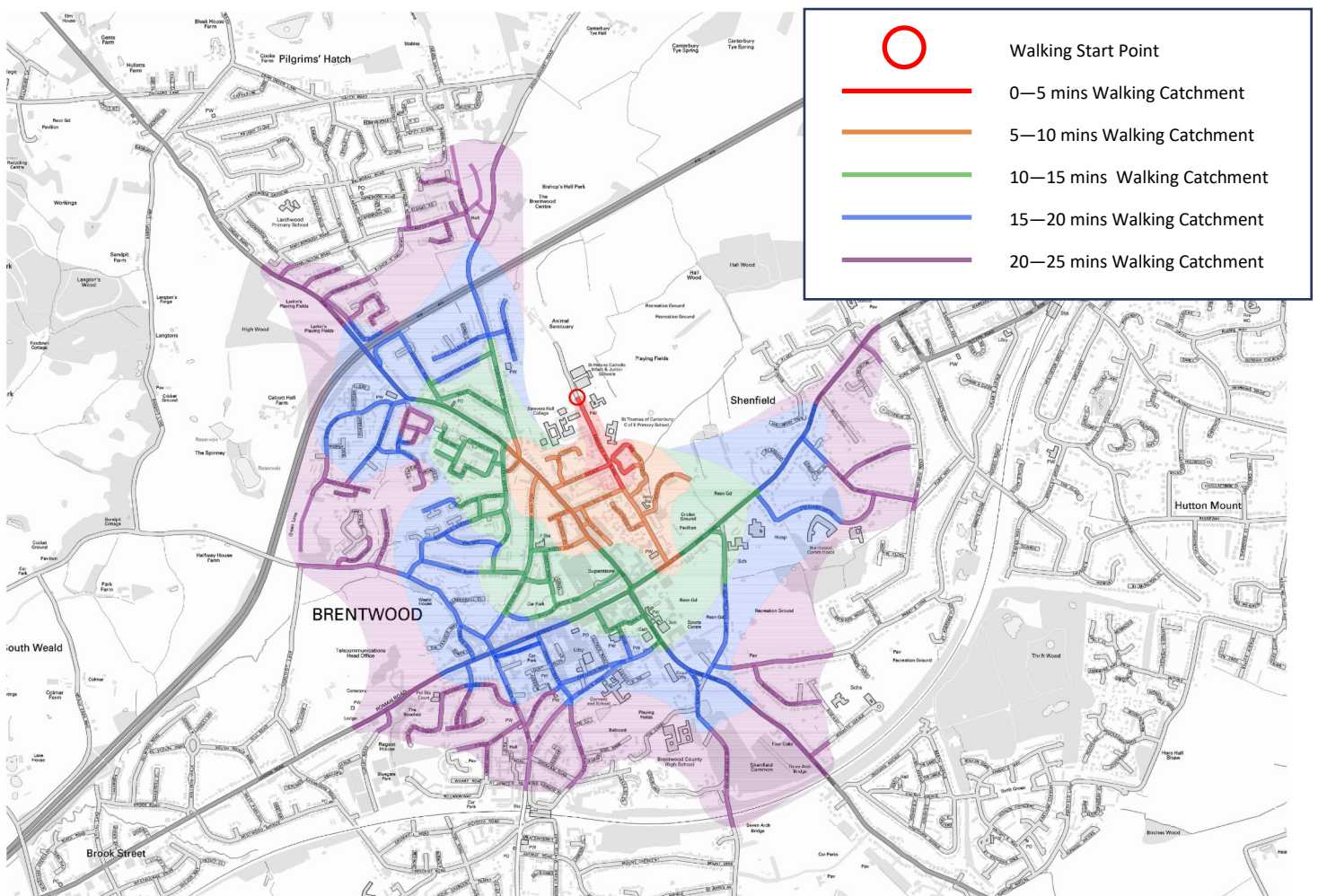
## CONNECTIVITY

### IMPROVEMENT TO SCHOOL WALKING AND CYCLING CONNECTIVITY

The catchment plan below identifies the coverage of up to 2km/25 minutes (based on a walking speed of 80m per minute) walking distance/time. It is currently not possible to obtain access from Sawyers Hall Lane via Hopefield to Doddinghurst Road, but the development of the site and creation of a new access on Doddinghurst Road could provide the opportunity for a through-route for pedestrians and cyclists providing a more direct route and thereby reducing the distance. The areas from which residents could walk to the schools would be increased. A comparison of the walk time plans on pages 6 and 7 demonstrates this.

An assumed walking start point has been taken from a location central to all schools at the northern end of Sawyers Hall Lane.

### EXISTING 2KM/25 MINUTE WALK-TIME PLAN:

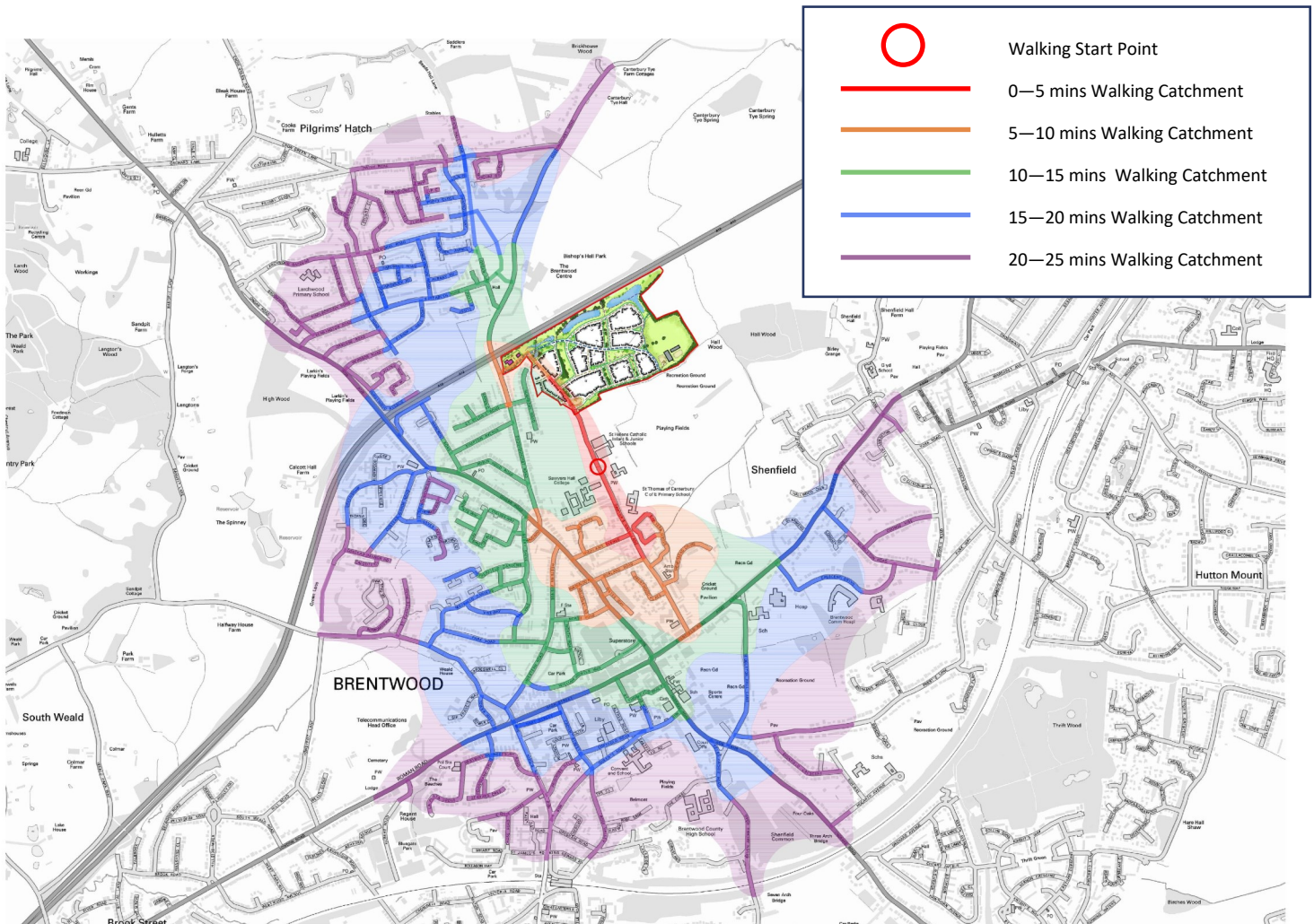




# Sawyers Hall Lane Brentwood

## CONNECTIVITY

2KM/25 MINUTE WALK-TIME PLAN IF THROUGH ROUTE IS PROVIDED:

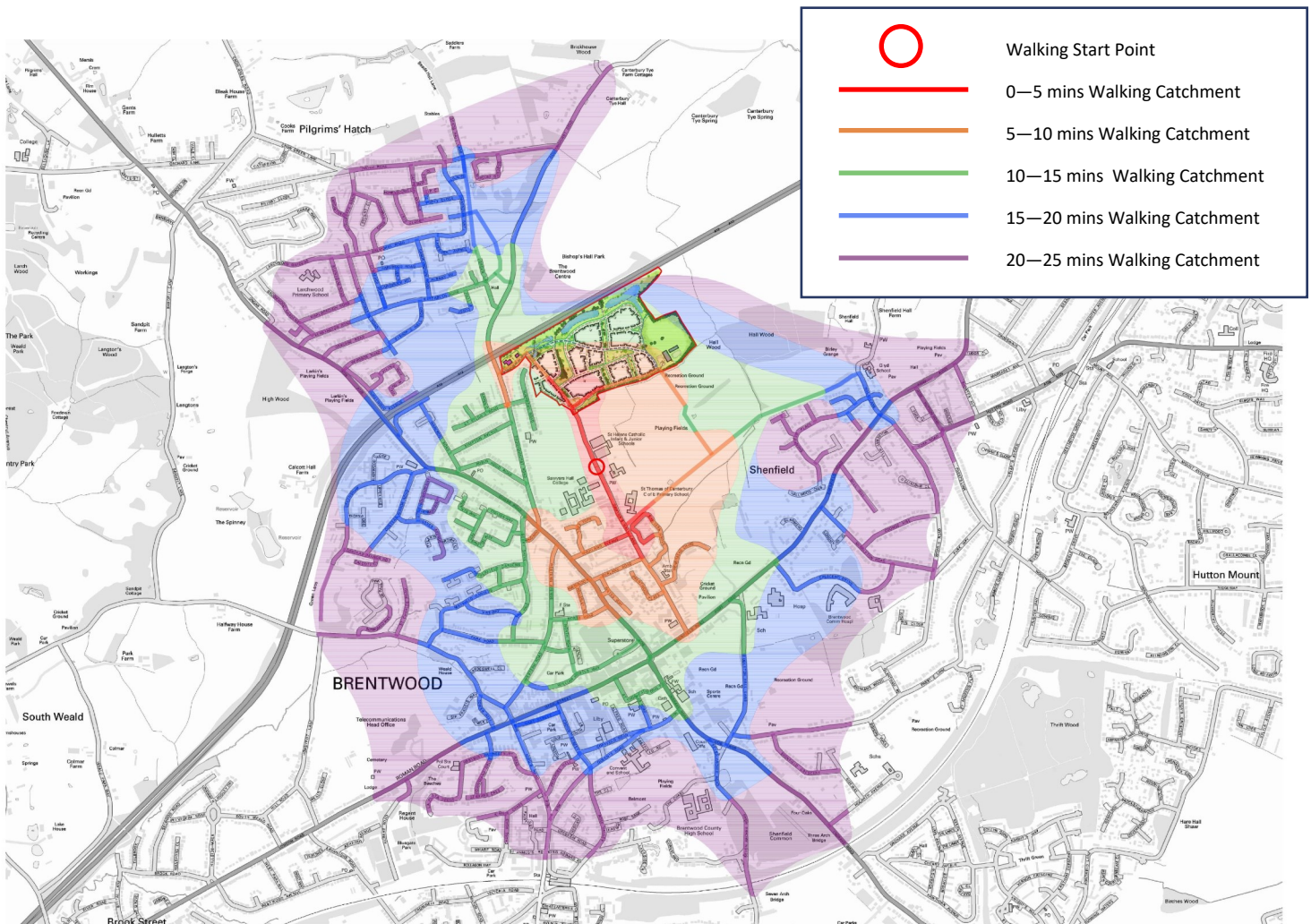


- The above walk-time plan demonstrates that, following creation of the link between Sawyers Hall Lane and Doddinghurst Road, the schools would have much greater walk-in catchment from the Pilgrims Hatch (Bishops Hall Estate) area.
- The more direct link between the schools on Sawyers Hall Lane and Doddinghurst Road allows pupils from an area 2km further away to access school on foot.
- It is assumed the full extent of the Hopefield, Doddinghurst Road site is also accessible via up to a maximum of 10 minutes (800m) of walking.

# Sawyers Hall Lane Brentwood

## CONNECTIVITY

2KM/25 MINUTE PEDESTRIAN WALK-TIME PLAN IF THROUGH ROUTE AND UPGRADED PUBLIC FOOTPATH 25 IS PROVIDED:

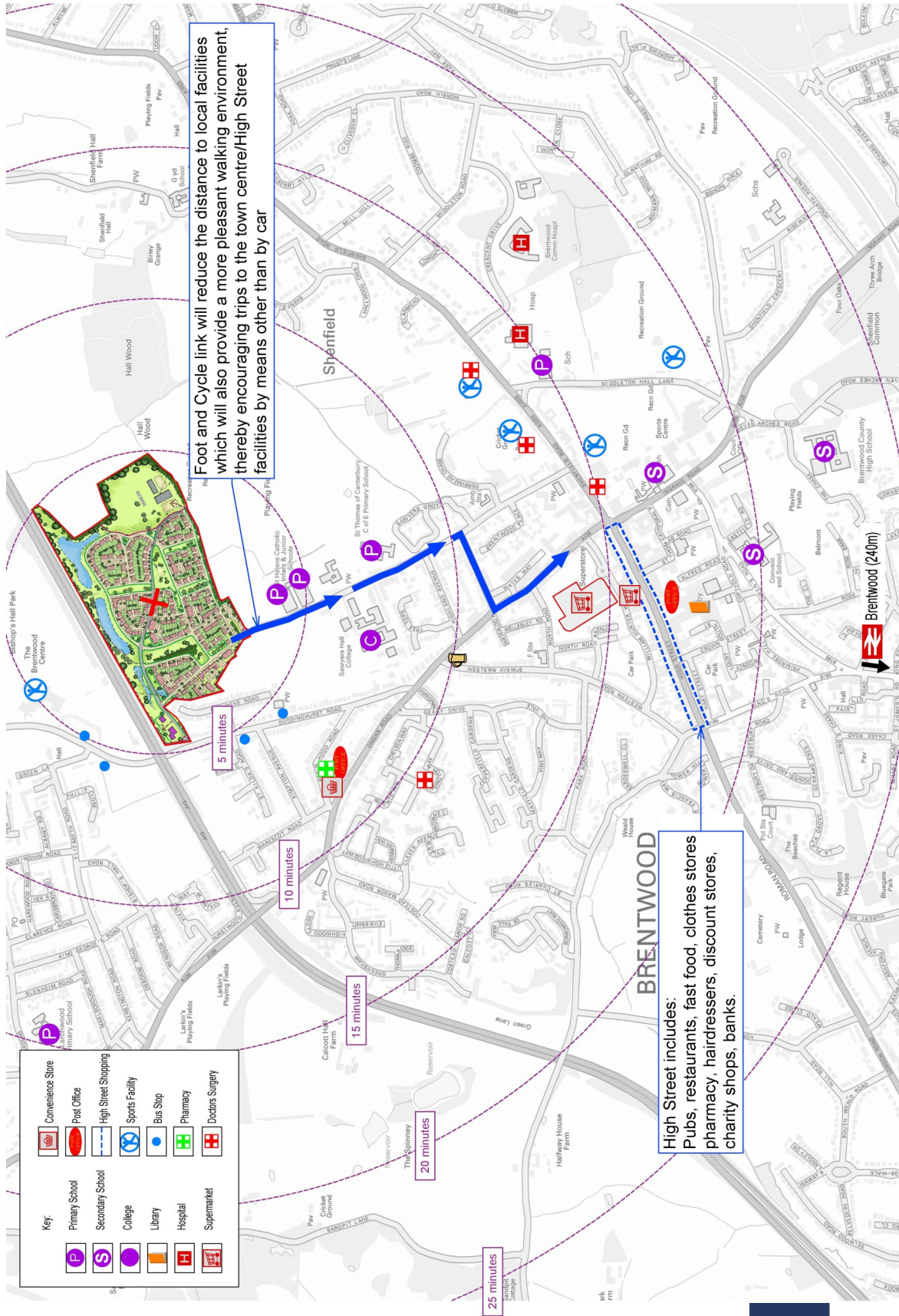


- The above walk-time plan demonstrates that, if potential improvements to the existing Public Footpath 25 were also implemented, the schools would in addition have much greater walk-in coverage from the area east of the site toward Shenfield.



# Sawyers Hall Lane Brentwood

## ACCESSIBILITY ON FOOT OF THE PROPOSED RESIDENTIAL DEVELOPMENT TO LOCAL FACILITIES



# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

The Following options seek to improve pedestrian and cycling accessibility and connectivity to the wider area whilst reducing traffic congestion at the schools and nearby junctions and additionally improving safety in the area for parents and pupils attending the schools.

### OPTION 1

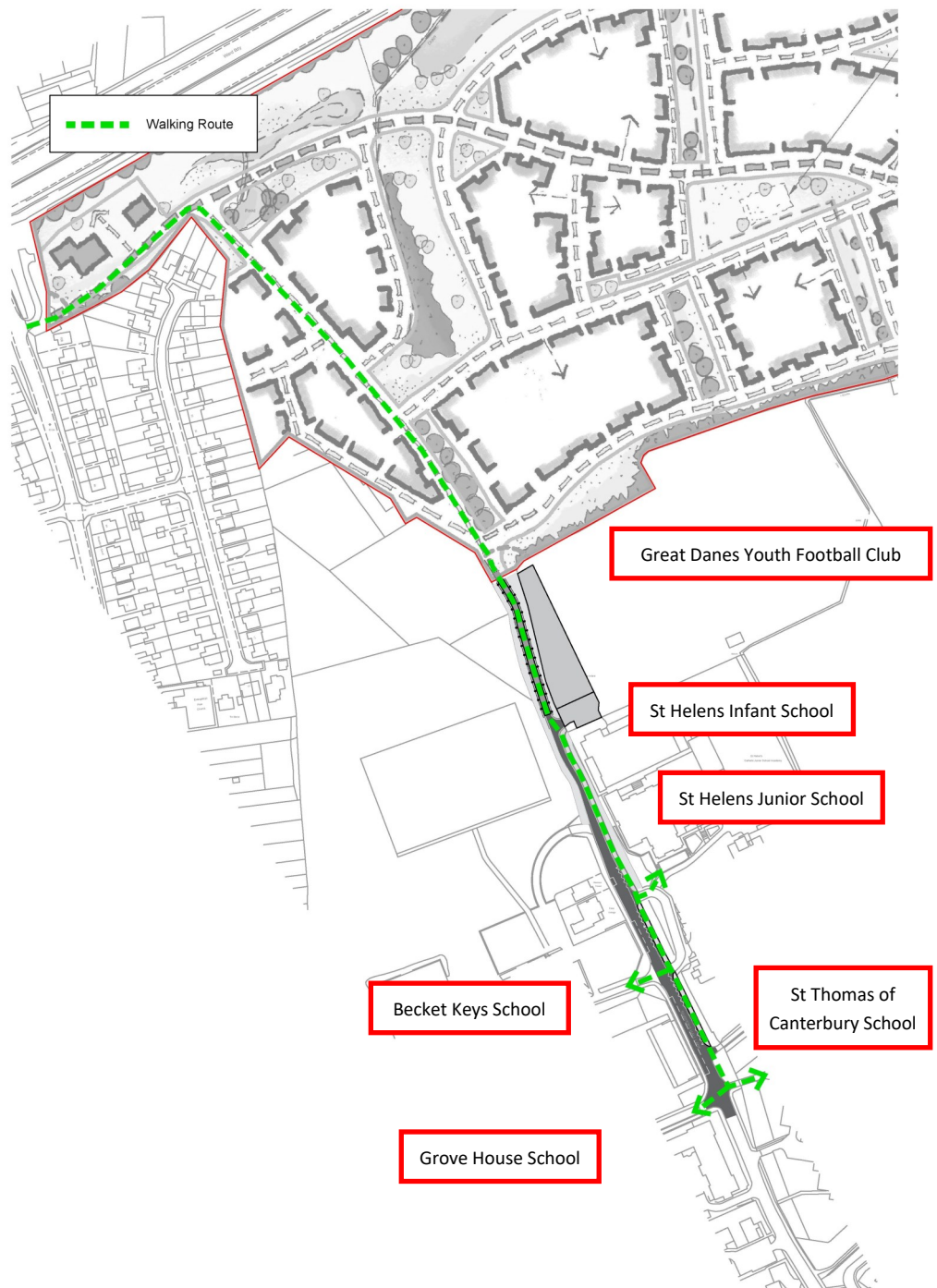
Provides a pedestrian and cycle route through to Sawyers Hall Lane to allow direct pedestrian through route to the schools.

#### PROS:

- Modal shift brought about by provision of a shorter, safer and more pleasant walking and cycling route resulting in fewer car borne trips.
- Modal shift has potential to remove vehicle trips from Sawyers Hall Lane alleviating congestion and traffic.

#### CONS:

- Proposed walk & cycle link may require supervision during school pick-up and drop-off periods to ensure safe usage. Management will be required.





# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### OPTION 2

Provide a pick-up and drop-off area including short-term parking within the development site in conjunction with a pedestrian and cycle route through to Sawyers Hall Lane (Option 1) to allow direct access to the schools at southern end of the link.

#### PROS:

- Modal shift brought about by provision of a shorter and more pleasant walking and cycling route resulting in fewer car borne trips.
- Removes vehicle trips from Sawyers Hall Lane alleviating congestion and traffic.

#### CONS:

- May Intensify vehicle trips to/from site significantly during peak hour periods, but this has been assessed and is considered acceptable.
- May, depending on quantum of modal shift, result in congestion within site and at access/ Doddinghurst Road.
- Proposed walk & cycle link and pick-up and drop-off facility will require management during school pick-up and drop-off periods to ensure safe usage.



# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### OPTION 3

Provide a pick-up and drop-off area within the existing Great Danes car park area accessed through the Hopefield site in conjunction with a pedestrian and cycle route through to Sawyers Hall Lane (Option 1).

St Helen's school staff parking also to be accessed via this proposed link.

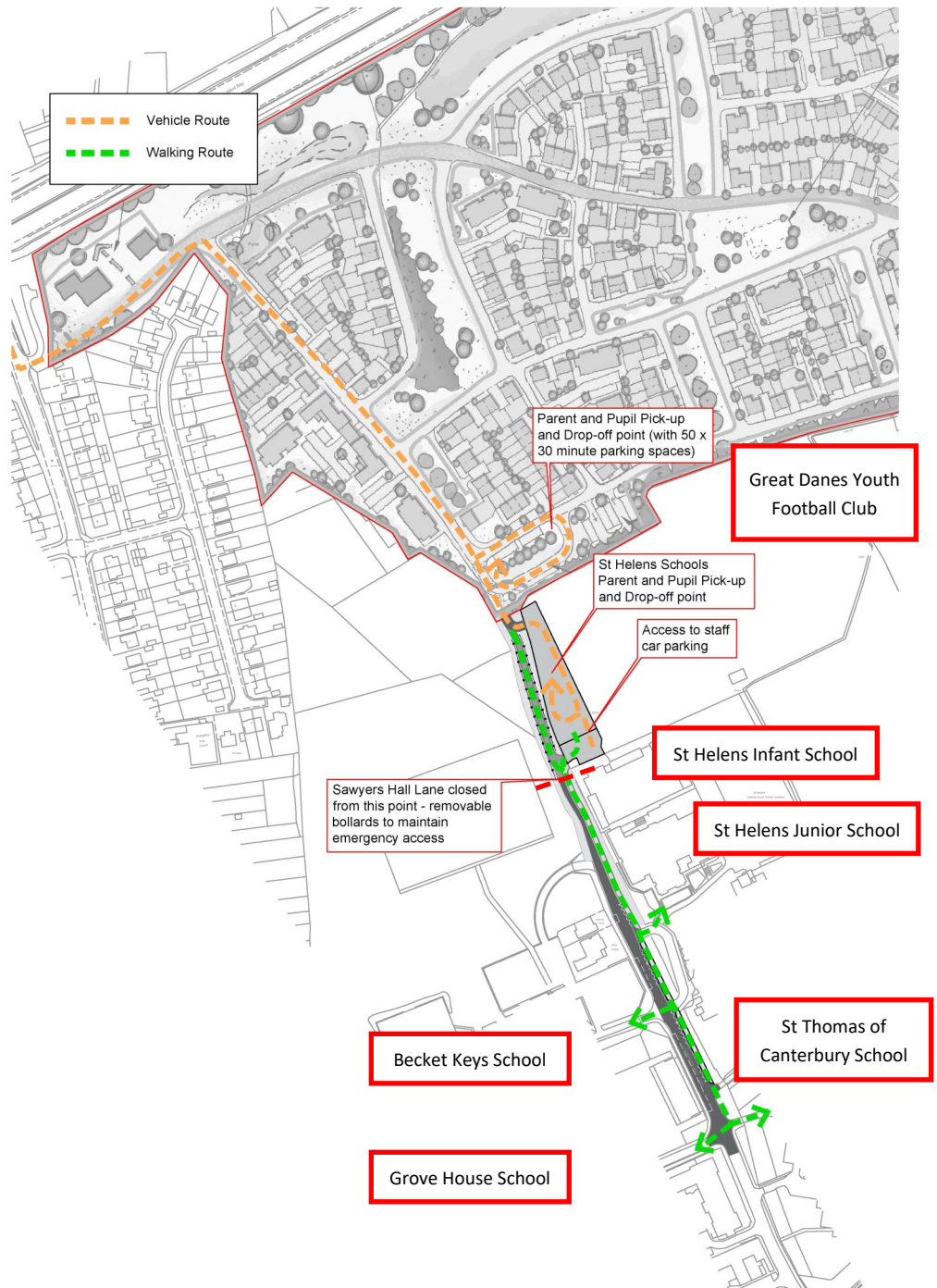
Shared pedestrian and cycle link to be extended southwards down Sawyers Hall Lane beyond existing Great Danes car park access.

#### PROS:

- Removes 100% of vehicle trips to St Helens Infant School from Sawyers Hall Lane alleviating congestion and traffic.
- Safe vehicle free route from drop-off/pick-up point to schools.
- School gates closed so no cross-over for pedestrians to contend with.

#### CONS:

- Intensifies vehicle trips to/from site significantly during peak hour periods, but this has been assessed and is considered acceptable.
- May, depending on quantum of modal shift, result in congestion within site and at access/ Doddinghurst Road.
- Proposed walk & cycle link and pick-up and drop-off facility will require management during school pick-up and drop-off periods to ensure safe usage.





# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### VARIATION OF OPTION 3

Provide a pick-up and drop-off area within the Hopefield, Doddinghurst Road site accessed via the proposed site access with a two-way vehicle access to St Helens School staff car park with additional section of pedestrian and cycle route through to Sawyers Hall Lane to allow access to the schools at southern end of the link at Sawyers Hall Lane.

#### PROS:

- Removes majority of vehicle trips (including St Helens staff trips) from Sawyers Hall Lane alleviating congestion and traffic.
- Safe route from drop-off/pick-up point to schools.

#### CONS:

- May intensify vehicle trips to/from site significantly during peak hour periods, but this has been assessed and is considered acceptable.
- May, depending on quantum of modal shift, result in congestion within site and at access/ Doddinghurst Road.
- Proposed walk & cycle link and pick-up and drop-off facility will require management during school pick-up and drop-off periods to ensure safe usage.
- Preventative measures required to eliminate use of two-way vehicle access to St Helens staff car park as a pick-up/drop-off area thereby preventing potential congestion and turning in the road at this location.



# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### OPTION 4

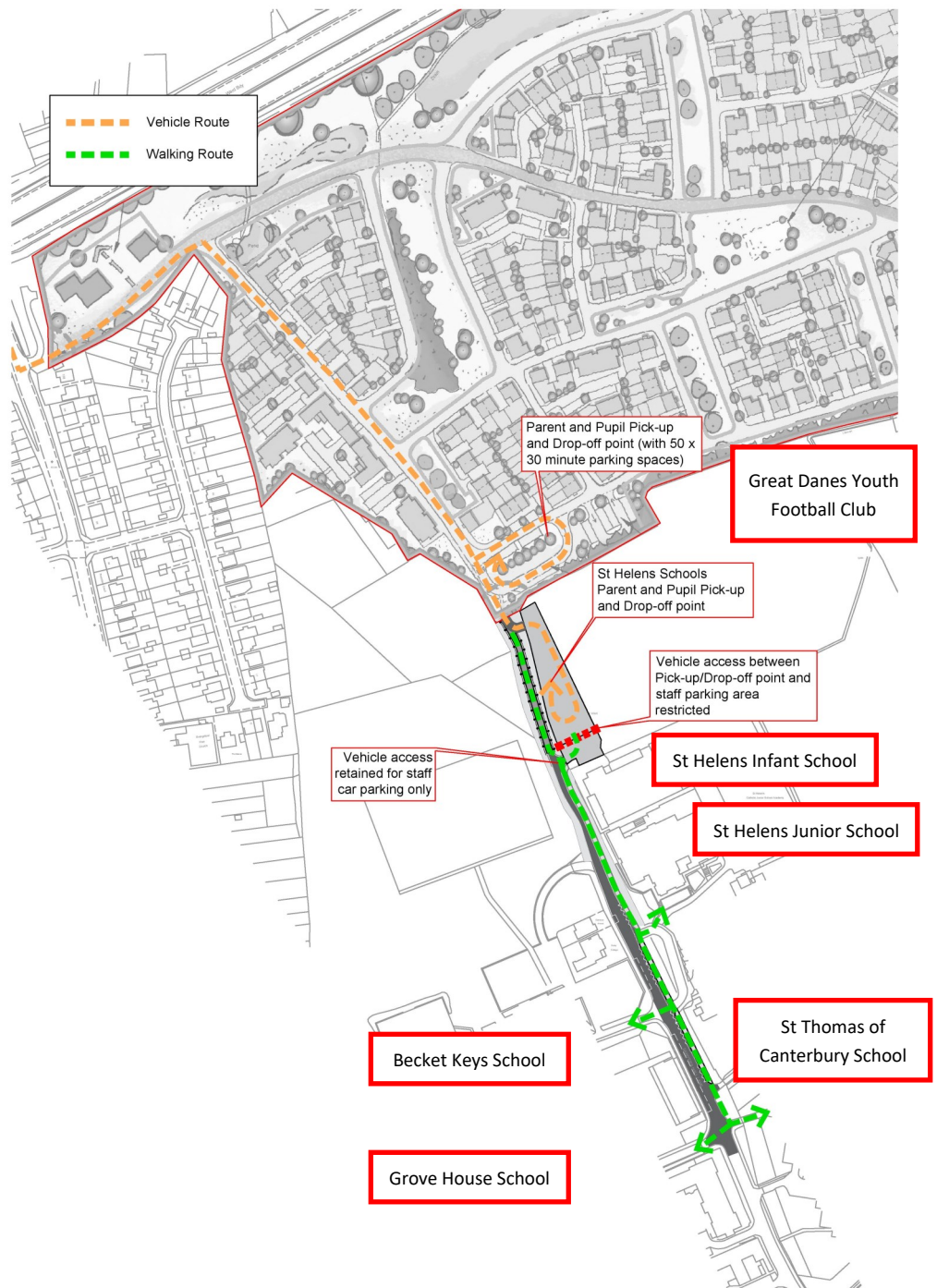
Provide a pick-up and drop-off area within the existing Great Danes car park area accessed through the development site in conjunction with a pedestrian and cycle route through to Sawyers Hall Lane to allow direct access to the schools at northern end of the link. St Helen's school staff parking to continue to be accessed via Sawyers Hall Lane. Vehicle Connectivity between Pick-up/Drop-off area and staff parking to be restricted to prevent potential through-route

#### PROS:

- Modal shift brought about by provision of a shorter and more pleasant walking and cycling route resulting in fewer car borne trips.
- Removes majority of vehicle trips from Sawyers Hall Lane alleviating congestion and traffic.
- Safe route from drop-off/pick-up point to schools.

#### CONS:

- May intensify vehicle trips to/from site significantly during peak hour periods, but this has been assessed and is considered acceptable.
- May, depending on quantum of modal shift, result in congestion within site and at access/ Doddinghurst Road.
- Proposed pick-up and drop-off facility will require management during school pick-up and drop-off periods to ensure safe usage.





# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### OPTION 5

Provide a pick-up and drop-off area to the north of the Becket Keys Astro turf/All-weather facility accessed through the development site in conjunction with a footpath and section of dedicated pedestrian and cycle route through to Sawyers Hall Lane to allow direct access to the schools at northern end of the link. St Helen's school staff parking to continue to be accessed via Sawyers Hall Lane.

#### PROS:

- Removes majority of vehicle trips from Sawyers Hall Lane alleviating congestion and traffic.
- Safe route from drop-off/pick-up point to schools.

#### CONS:

- May intensify vehicle trips to/from site significantly during peak hour periods, but this has been assessed and is considered acceptable.
- May, depending on quantum of modal shift, result in congestion within site and at access/ Doddinghurst Road.
- Proposed pick-up and drop-off facility will require management during school pick-up and drop-off periods to ensure safe usage.
- Land ownership/access rights, likely to require relocation of astro turf/all-weather facility.
- Requires parents and pupils to cross over two-way vehicle access route to pick-up/drop-off area and St Helen's staff parking area to access Sawyers Hall Lane.



# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### IMPROVEMENT A

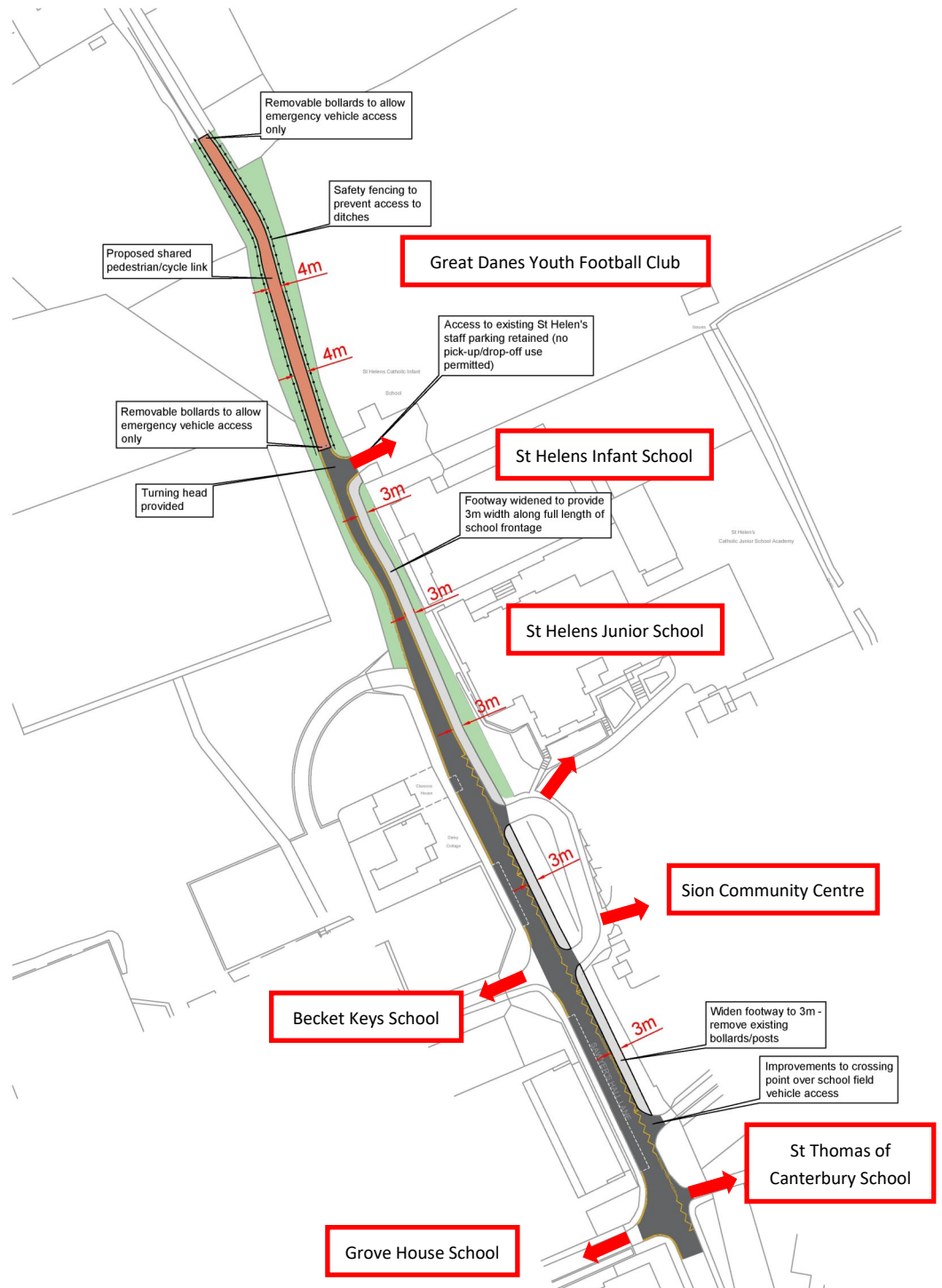
Improvements to Sawyers Hall Lane footways in vicinity of schools e.g. straighten alignment and widen footway along frontage of St Helen's school, relocate telegraph pole. (to be provided in conjunction with Options 1, 2, 3, 4 and 5)

#### PROS:

- Improves capacity of footway.
- Improves safety and reduces trip hazards and risk of injury.

#### CONS:

- Potentially disruptive to existing school operation/access arrangements during improvement works.
- Existing highways maintenance issue – responsibility of local highway authority. Potential unnecessary expense.



# Sawyers Hall Lane Brentwood

## POTENTIAL ACCESSIBILITY IMPROVEMENT OPTIONS

### IMPROVEMENT B

Provide direct link from site to country park and Public Footpath 25. Pedestrian and cycle access to be provided from the site's southern boundary linking with country park and, by extension, Public Footpath 25 offering more direct link to Shenfield.

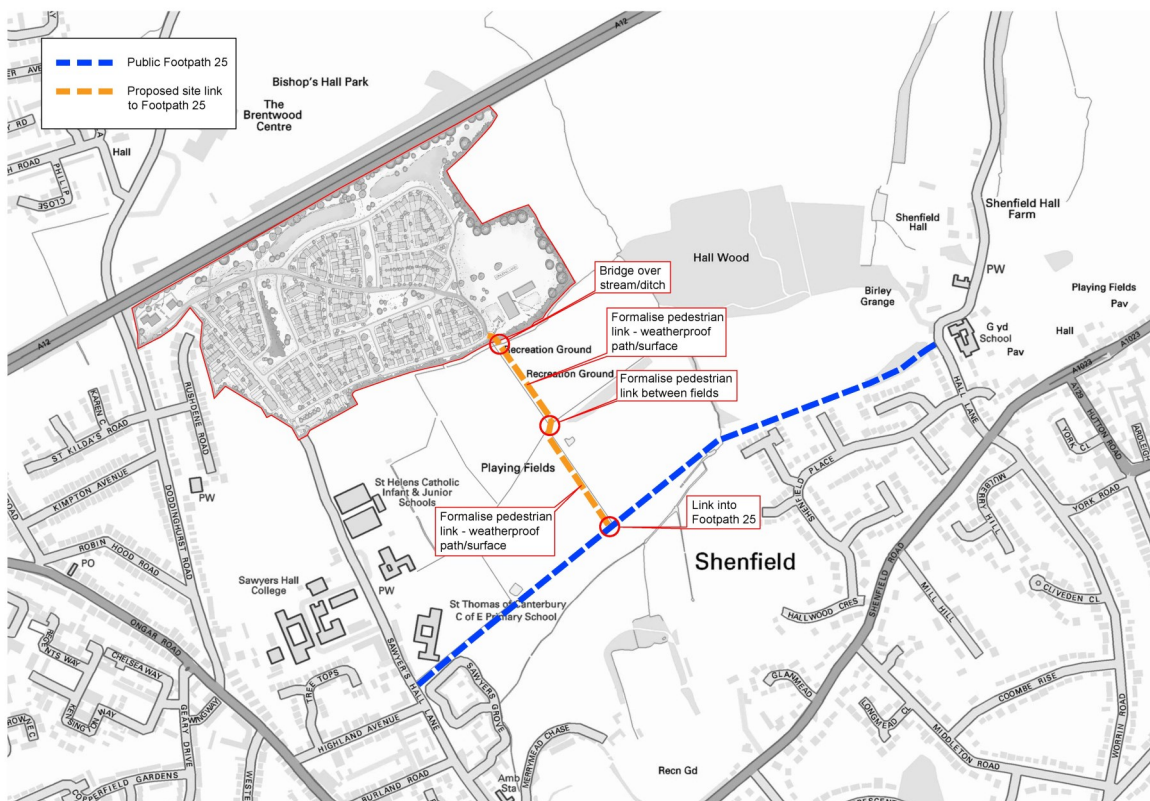
This potential accessibility improvement can be implemented in conjunction with all potential access improvement options (Options 1 to 5).

#### PROS:

- Provides safe pedestrian/cycle link away from vehicle movements.
- Provides direct link to existing footpath without need to use Sawyers Hall Lane.
- Reduces walking distance and time for those travelling to/from Shenfield.
- Direct access to open fields/country park/leisure facilities.

#### CONS:

- Ditch/stream along southern site boundary would require bridging to provide access to/from site.
- Non-formal pedestrian routes and paths susceptible to adverse weather conditions e.g. waterlogged and muddy during winter.
- No street lighting available on footpath – potential public safety concerns.



# Sawyers Hall Lane Brentwood

## CONCLUSIONS & SUMMARY

The proposals will result in improvements to accessibility and connectivity within the area. These proposals have been set out in a Letter to Brentwood Planning Policy dated 21 December 2017 and have also been the focus of recent discussions with key stakeholders, including local schools. The indicative masterplan proposes a pick-up and drop-off point plus a car parking facility for 50 x 30 minute spaces in conjunction with new pedestrian and cycle links which connect to existing routes.

These proposals provide a new connection from Doddinghurst Road to the northern end of Sawyers Hall Lane. The benefits of these proposals include:

- Improved accessibility to schools along Sawyers Hall Lane for pupils, parents, staff and visitors (especially from the north e.g. Pilgrims Hatch, and west via Doddinghurst Road);
- Less reliance on private car (in particular for local school trips and other local trips);
- Promoting walking and cycling – to help address health and wellbeing issues;
- Reduced congestion along Sawyers Hall Lane and Doddinghurst Road;
- Improved conditions in terms of safety, especially along Sawyers Hall Lane; and
- Alleviation of some traffic congestion to allow for existing schools to expand or utilise alternative access – to help meet future local needs, and achieve their own development and education ambitions. As part of discussions with local stakeholders, St. Thomas School have told us of ambitions to expand by further half form at all levels and that the proposals would help support this aspiration to expand.