



Key:

2.4m x 43.0m Visibility splays along Post Hill from minor arm of new junction.

Notes:

1. Visibility splays shown are in accordance with Manual for Streets guidance based on a 30mph design speed. DCC has confirmed there is an intention to implement a traffic calming scheme, including a speed limit reduction to 30mph, incorporating this section of Post Hill.

PROJECT: LAND SOUTH OF POST HILL, TIVERTON					
TITLE: POTENTIAL AREA B SITE ACCESS PLAN					
PROJECT No: 1496		DRAWING No: 01-SK-101		REV: B	
SCALE @ 1:500 25 metres					
DRAWING STATUS: FOR INFORMATION ONLY					
CLIENT: MID DEVON HOMES					
REV	DATE	DESCRIPTION	BY	CHK	APD
B	09.11.2023	UPDATED TO SUIT DCC COMMENTS	MR	MR	CM
A	01.09.2023	INITIAL ISSUE	AC	MR	CM



Awcock Ward Partnership, Ada House, Pynes Hill, Exeter, EX2 5TU
Tel: 01392 409007 Web: www.awpexeter.com

Will Ridalls

Attachments: image004.png; 1496-01-SK-101-B.pdf

From: Craig Mason [REDACTED]
Date: 13 November 2023 at 10:36:59 am GMT
To: David Milford [REDACTED]
Cc: Alex Wozniczko [REDACTED]
Subject: FW: TEUE - Potential Access from Post Hill

Good Morning David,

The latest email below from Michelle Woodgates confirms DCC's in-principle agreement to the access junction form / location as shown in our final access plan attached. There are some further details that will need to be provided / agreed as part of a Transport Assessment at the planning application stage, however we knew this was always going to be the case.

We hope that you are happy with this outcome and that it will enable you to progress matters at your end. If you would like any further input from us, then please don't hesitate to get in touch.

Regards
Craig

Craig Mason
Transport Associate
BSc, MSc, MCIHT

Ada House, Pynes Hill, Exeter EX2 5TU



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Registered Office: Ada House, Pynes Hill, Exeter, EX5 2TU
Registered in England: Company No. 8230346

From: Michelle Woodgates [REDACTED]
Sent: Monday, November 13, 2023 9:49 AM
To: Craig Mason [REDACTED]
Cc: David Milford [REDACTED]

Alex Wozniczko [REDACTED] Christie McCombe
[REDACTED] rmarsh [REDACTED]

Subject: RE: TEUE - Potential Access from Post Hill

Good morning Craig

I have put my comments below in red, and I should make you aware these comments are given on an informal basis only and will not bind the County Council in the event of any planning application being submitted.

Kind regards

Mrs Michelle Woodgates MIHE EngTech
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management

[REDACTED]
Customer Service Centre 0345 155 1004

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From: Craig Mason [REDACTED]
Sent: 10 November 2023 12:26
To: Michelle Woodgates [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED] Christie McCombe
[REDACTED] rmarsh [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Hi Michelle

Thanks for coming back to me on this with some updated comments. It would appear that there are just three points left to address, so I'll cover those off below rather than by updating the spreadsheet again which I think has served its purpose.

Point 1 – additional footway provision required

We have addressed your comment by updating the access design drawing to include a 2m wide footway along the eastern side of the access road, around the junction bellmouth before eventually connecting into the existing footway along the southern side of Post Hill. We would appreciate confirmation that this amendment meets DCC requirements.

Thank you

Point 2 – physical barrier between right turn lanes required

We have considered this request and haven't been able to identify this requirement within DMRB – it should also be noted that the right turning traffic flow into Champion Way is forecast to be minimal. We are therefore currently unconvinced that the physical barrier is required or necessary, especially considering the examples below of similar existing junction layouts within Devon:

A375 / Seaton Road Junction – red coloured hatching provided (albeit it is a little faded!)

A386 / Chanters Rd / Alexandra Terrace (Bideford) – no physical barrier, and not even any hatching / road marking provided

In light of the examples above, we currently consider that a coloured hatch area of separation should be appropriate, and this is also reflected in our updated drawing attached. That aside, this feels to me like a detailed design matter that would usually be considered at the Section 278 stage. We would appreciate confirmation that either the hatching as now proposed is appropriate, or that this matter can be dealt with at s278 stage. **This can be dealt with at S278 stage, but this was raised by DCC Road Safety Officer**

Point 3 – Delivery of traffic calming phase 2 required

You haven't been able to share the referred scheme details with us, however we suspect that some of the design features already proposed within our design would feature. In any event, I think it is reasonable to expect that any development unlocked as a result of this access junction being delivered might need to contribute / deliver some off-site highway works as mitigation, however this would need to comply with the CIL 122 Tests in the usual manner. This matter would be discussed in more detail at the planning application stage and we trust this is also acceptable to DCC. **The Scheme has not yet been approved, but once it has I would like Stage 2 to come as part of this application.**

Summary

In light of the responses to date, and the extra information provided within this email, it would appear that there are no fundamental concerns surrounding the proposed access design. We would therefore be grateful if DCC can confirm their in-principle agreement to the junction form / location, subject to some further details needing to be provided as part of a Transport Assessment at the planning application stage. **In principle this looks like it could be an alternative access for Area B, subject to a full Transport Assessment.**

Many thanks,
Craig

Craig Mason
Transport Associate
BSc, MSc, MCIHT

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From: Michelle Woodgates [REDACTED]
Sent: Tuesday, November 7, 2023 2:04 PM
To: Craig Mason [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED] Christie McCombe
[REDACTED] rmarsh [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Good afternoon Craig

Please find the updates spread sheet as requested.

Kind regards

Mrs Michelle Woodgates EngTech MIHE
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management
Contact Number [REDACTED]
Customer Service Centre 0345 155 1004 Email:
customerservicecentreroadstransportteam-mailbox@devon.gov.uk
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From: Craig Mason [REDACTED]
Sent: 24 October 2023 16:56
To: Michelle Woodgates [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED] Christie McCombe
[REDACTED] rmarsh [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Hi Michelle

Thanks for the various DCC comments via your colleagues note, or as mentioned in your emails. We have prepared a 'Comments Schedule' document which is attached to capture the various comments raised, along with our responses to each one which we trust is both clear and helpful.

We would be grateful if you can review the schedule provided and annotate any further notes within the next available column. We hope our responses provided will provide useful clarification and allow you to confirm DCC's in-principle support of the access design we have proposed at this early access optioneering stage.

If the project is progressed beyond this site access optioneering stage by the submission of a planning application, then a full Transport Assessment and Framework Travel Plan would be prepared and scoped in advance with DCC, and the design of the access would be subject to further design refinement and the Road Safety Audit process in the usual manner.

We would be grateful if you can come back to us on this at your earliest convenience.

Thanks
Craig

Craig Mason
Transport Associate
BSc, MSc, MCIHT

<image004.png>

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Registered in England: Company No. 8230346

From: Michelle Woodgates [REDACTED]
Sent: Tuesday, October 24, 2023 9:37 AM
To: Craig Mason [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED] Christie McCombe

██████████ rmarsh ██████████
Subject: RE: TEUE - Potential Access from Post Hill

Good morning Craig

I forgot to mention the fact that there should be a solid divider between the two ghost right hand turn lanes to avoid conflict.

Kind regards

Mrs Michelle Woodgates MIHE EngTech
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management
Contact Number ██████████
Customer Service Centre 0345 155 1004
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Good morning Craig

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Kind regards

Mrs Michelle Woodgates EngTech MIHE
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management
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From: Michelle Woodgates
Sent: 23 October 2023 15:18
To: Craig Mason ██████████
Cc: David Milford ██████████
Alex Wozniczko ██████████ Christie McCombe

[REDACTED] rmarsh [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Good Afternoon Craig

Please find attached the report from DCC Transport Planning Team.

Comments on the 01-SK-101 Rev A

The design does not show a footway for pedestrians on the southern side, whilst there is currently a footway, also it only shows a footway on one side of the carriageway entering the site which should be on both for a development of this size.

The stacking length appears to be very short only 22m, DMRB states the length should be 25m and as this development will include an employment larger vehicle should be accommodated for. The plan does not provide lane widths, we would require this information.

I also have concerns regarding the visibility for the junction, there is no reference the visibility splay that can be achieved.

Kind regards

Mrs Michelle Woodgates MIHE EngTech
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management
Contact Number [REDACTED]
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From: Craig Mason [REDACTED]
Sent: 23 October 2023 11:45
To: Michelle Woodgates [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Hi Michelle,

Just checking in to see whether DCC's response will be available soon please?

Thanks

Craig

Craig Mason

Transport Associate
BSc, MSc, MCIHT

<image004.png>

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From: Michelle Woodgates [REDACTED]
Sent: Thursday, October 12, 2023 1:33 PM
To: Craig Mason [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Hi Craig

Sorry for the delay in responding, but annual leave and others off sick has delayed my response. I am hoping to get back to you with our comments next week.

Kind regards

Mrs Michelle Woodgates EngTech MIHE
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management
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From: Craig Mason [REDACTED]
Sent: 05 October 2023 11:05
To: Michelle Woodgates [REDACTED]
Cc: David Milford [REDACTED]
Alex Wozniczko [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Good Morning Michelle

I hope you are well and enjoyed your recent time off.

I'm dropping you a line to see whether you have had the opportunity to review our technical note for Post Hill and can let us know your thoughts. Any update you can provide would be really helpful.

Thanks
Craig

Craig Mason
Transport Associate
BSc, MSc, MCIHT

<image004.png>

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From: Michelle Woodgates [REDACTED]
Sent: Monday, September 4, 2023 11:09 AM
To: Alex Wozniczko [REDACTED]
Cc: David Milford [REDACTED]
Craig Mason [REDACTED]
Subject: RE: TEUE - Potential Access from Post Hill

Good Morning Alex

Thank you for your email, and for your information I will be on leave after tomorrow and therefore may not be able to come back to you with a response until I am back which will be around the 20th September.

Kind regards

Mrs Michelle Woodgates EngTech MIHE
Senior Highway Development Management Officer for Mid Devon
Devon County Council Highways Development Management
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From: Alex Wozniczko [REDACTED]
Sent: 04 September 2023 10:02
To: Michelle Woodgates [REDACTED]
Cc: David Milford [REDACTED]
Craig Mason [REDACTED]
Subject: TEUE - Potential Access from Post Hill

Hi Michelle – I hope you are well....

As I think you already know, Mid Devon Homes have appointed us to look at potential options for providing access into Area B of the Tiverton Urban Extension from Post Hill. This has focussed on the area immediately south of the existing junction with the road leading up to the golf course, and the option we have drawn up is for a priority junction with ghost island right turn lanes. The Tech Note attached explains the design rationale underpinning that option, including selection of design parameters and initial capacity testing, and a drawing (1496-01-SK-101-A) showing the junction arrangement is included in Appendix A at the back of the report.

We'd be grateful if you could review the attached and come back to us with your thoughts on this approach. We appreciate that this is early days and that there would be a process of design refinement, road safety audit etc to go through in due course, but for the time being we are simply looking for a view on whether this approach is likely to be considered acceptable in principle by the highway authority.

If you have any queries, or it would be helpful to jump on a call to talk through the attached, please let us know.

Alex

Alex Wozniczko
Director
CEng MICE MCIHT

Ada House, Pynes Hill, Exeter EX2 5TU

[REDACTED]

web: www.awpexeter.com

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