

Town and Country Planning Act 1990 (As Amended) Local Highway Authority (LHA) Response

Application Reference	S/2017/2577/EIA
LHA Reference	
Proposal	Outline application for a residential development of up to 525 dwellings, open space, children's play area and associated infrastructure (Application accompanied by an Environmental Statement)
Location	Land North Of Newport Pagnell Road Hackleton
Date consulted	30/11/2017

Thank you for sending us the application plans on the above proposal as the Local Highway Authority (LHA) and I would like to make the following observations:

Transport Assessment

At present the LHA has a number of queries regarding some of the data in the TA, and the LHA would request a meeting with the Applicant's transport consultants to highlight these and any additional assessment work required. Notwithstanding the more detailed technical comments to be discussed at the meeting, the LHA has the following initial comments to make:

- There appears to be some discrepancies in the traffic flows presented in the TA, these can be discussed at any subsequent meeting;
- The highway network local to this site is heavily congested, and there are safety concerns regarding areas of the Newport Pagnell Road;
- A major highway improvement scheme is proposed at the Queen Eleanor interchange to facilitate the Hardingstone SUE, of which this site is required to contribute towards, but should be subject to the same restrictions on development.
- The development is reliant on the Hardingstone SUE to provide much of the facilities required to enable this site to operate as a sustainable development. It would also provide the road connections to allow a bus to penetrate the site. As such there should be restrictions on this site coming forward until the relevant phases of the Hardingstone SUE are in place.
- It does not appear that the applicant undertook queue length surveys to validate the base models. If these were not recorded at the time of the surveys, new traffic counts will be required with queue length surveys. Also, any signalised junction will require Saturation Flow calculations to be recorded at the time concurrent with the traffic surveys.
- The original surveys are detailed as having been undertaken 12th / 13th July 2016. Although these dates were accepted by the LHA, given the close proximity to the school holidays the LHA would suggest some validation or checking to show how representative surveys on these dates would be. Or, if new surveys are required (as outlined above) this will not be necessary. Any new surveys undertaken will now have to wait until February 2018.
- The original scope was not fully agreed and would be subject to the assessment work identifying any wider impacts. The distribution puts quite a large percentage of traffic (about 21%) down Mereway, for example, which would necessitate a contribution towards an improvement to the Tesco roundabout. The full study area therefore needs to be agreed with the LHA;
- The LHA has concerns over the impact of this development on the village of Great Houghton, as 'The Green' would become the spine road for this site, providing a fast connection to the Bedford Road (A428). Whilst the LHA welcomes the proposal to change the priority of the Green and re-align it within the site, additional works/measures may be required on the approach or within the Village itself to discourage traffic from using this route. The junction with the A428 may also require improvement.

The views, observations, comments and recommendations contained in this response represent those of Northamptonshire Highways on behalf of Northamptonshire County Council as Local Highway Authority and in no other function or authority.

I trust this assists

Signed.....*M Draper*

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