Highway Development Control Consultation Response

Planning Application Ref: PL/2023/07052

Site Address: Western area of the MOD Boscombe Site adjacent to Stockport Road, Boscombe Down

Proposal: Provision of new site entrance, with other works to include construction of new single storey reception building, install new sections of security fencing and gates to enclose new entrance area, construct new and modify existing internal roads to facilitate vehicular movement of staff, visitors and deliveries. Construct new internal pedestrian footpaths, construct new pedestrian footpath along Stockport Road to provide link to bus stops on Stockport Avenue, construct new car parking for both staff and visitors, construct new lay-by and HGV turning circle/reject loop for large vehicles. Install cycle storage provision. Install security guard kiosk, ground mounted PV panels and close existing main entrance gate once new facility is operational.

Date of Consultation Response: 02/11/23

Dear Julie,

I refer to the above mentioned planning application for a new reception building to be served by a new vehicular and pedestrian access onto Stockport Road.

Access for all vehicles and pedestrians is currently gained via the main gate off a three-arm mini-roundabout on the junction of Main Road with Stockport Road. An alternative access arrangement is sought providing a new vehicular and pedestrian access onto Stockport Road approximately 375 metres to the south of the existing access. The alterations are required for internal security reasons and to reduce congestion at the main gate. This will be achieved by the provision of a longer length of road between the junction and the reception building allowing more capacity for vehicles to queue within the site for security checks and controls etc, reducing the likelihood of vehicles queuing on the highway. The scheme also includes additional car parking and an improved reception area.

The main use of the existing access will cease concurrently with the opening of the new access but will continue to allow controlled access for pedestrians and cyclists who approach the site from the north, together with occasional abnormal loads.

There is a bus stop located adjacent to the existing main gate which will continue to be of benefit to pedestrians who will still be able to access the site via the pedestrian gate in this location. There are alternative bus stops for the main services on Stockport Avenue further south. The proposed scheme includes the provision of a 2m footway with street lighting on the east side of Stockport Road to provide a continuous footway link from the proposed site entrance to the bus stops on Stockport Avenue. The footway will be constructed on the existing grass verge within the public highway. It is noted that additional internal footpaths will be provided to improve the connectivity within the site.

In terms of vehicle movements, whilst it is acknowledged that the site attracts a significant number of vehicles, the proposal will not result in an increase in land use and thus no increase in trips. The relocation of the point of access is not expected to have any negative impacts on the surrounding highway network given that there will be no change to the traffic flows. The proposed site access arrangement will change from a roundabout to a priority T-junction. A junction analysis of the proposed site access has been provided in the TA and demonstrates that the Ratio of Flow to

Capacity (RFC) is below the threshold of 85% indicating that delays and queues are unlikely on Stockport Road and the junction should function efficiently.

The proposed access is located within the national speed limit, it is noted that Stockport Road is straight and allows for good visibility in both directions for exiting vehicles and forward visibility of turning vehicles. The design of the access submitted with the TA shows a lengthened taper to the south to accommodate the adjacent access; this should be amended to provide a similar junction radius on both sides of the bellmouth.

I recommend the following condition is applied should permission be granted:-

No development shall commence on site until full construction details of the new bellmouth access arrangement and the proposed footway from the new site entrance in a southerly direction to connect with the existing footway on Stockport Avenue, together with any necessary drainage, street lighting, surfacing, kerbs and tie-in to the existing carriageway, have been submitted to and approved in writing by the Local Highway Authority. The bellmouth access and footway shall be constructed in accordance with the approved drawings prior to first use of the reception building and associated facilities.

Informative

A S278 legal agreement with Wiltshire Council Highway Authority will be necessary to enable the works to the public highway to be undertaken. S278 drawings should be sent to Highways Development Control for approval. A street lighting scheme will be required.

Kind regards,
Julie Cleave – Highway Development Control