

## HIGHWAYS TECHNICAL NOTE

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Title: **East Devon – Call for Sites (Employment)** Project No: **BTC19028**  
**Rydon Farm, Rydon Lane, Woodbury, Exeter, Devon** Report No: **BTC19028/R/03**

Client: **Glanvill Partners Ltd**

Subject: **Traffic & Access - Highway Safety**

Prepared by: **Mike Bellamy** Date: **23 February 2021**

Revision: **-** Date:

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### 1.0 Introduction

- 1.1 Bellamy Transport Consultancy Ltd has been commissioned by Glanvill Partners Ltd to prepare a **Highways Technical Note** in support of the promotion of land for employment purposes at Rydon Farm, off Rydon Lane, Woodbury, near Exeter, as part of East Devon District Council's 'Call for Sites' in preparation for its new Local Plan.
- 1.2 The site in question is located directly adjacent to an existing commercial site on land opposite Rydon Farm on which a storage use, in the form of 254 shipping containers, has already been permitted under planning application numbers: 14/0471/FUL, 19/1356/FUL and 20/0353/FUL and is fully operational.
- 1.3 Having carried out the traffic impact and access assessment work in support of the aforementioned 2019 and 2020 planning submissions, Bellamy Transport Consultancy Ltd has been requested to consider the suitability of the new site for employment use, focusing on the potential to expand the successful storage business operating from the adjoining site.

### 2.0 Traffic & Access

- 2.1 In light of the assessment work carried out in support of the above schemes at Rydon Farm, using robust evidence in the form of detailed traffic surveys conducted over two separate days, it is evident that the existing permitted storage use is a low generator of traffic. The local highway authority (Devon County Council) concurred with this view when responding to the planning applications mentioned above.
- 2.2 Consequently, while it is acknowledged that additional development would generate an increase in vehicular movements to and from the site, based on the previous assessment work undertaken, it is considered that the traffic generated by the development of the proposed site for similar uses can be accommodated on the local highway network in terms of capacity, and that such uses are unlikely to lead to any significant detrimental impact upon highway safety.



- 2.3 Vehicular access to the land would be via Rydon Lane using an existing entrance serving the permitted storage schemes referred to above, which provides safe and suitable access to the site from and to the public highway - see **Plates 1** and **2** below. Rydon Lane measures 7.3m wide at the entrance to the site.



**Plate 1: Existing entrance serving permitted commercial development off Rydon Lane looking southwards**



**Plate 2: Access to proposed site on north side of existing entrance looking northwards on Rydon Lane**

### 3.0 Summary

- 3.1 In summary, there are no reasons in traffic, access, and highway safety terms why this site cannot be considered further for employment use.

