

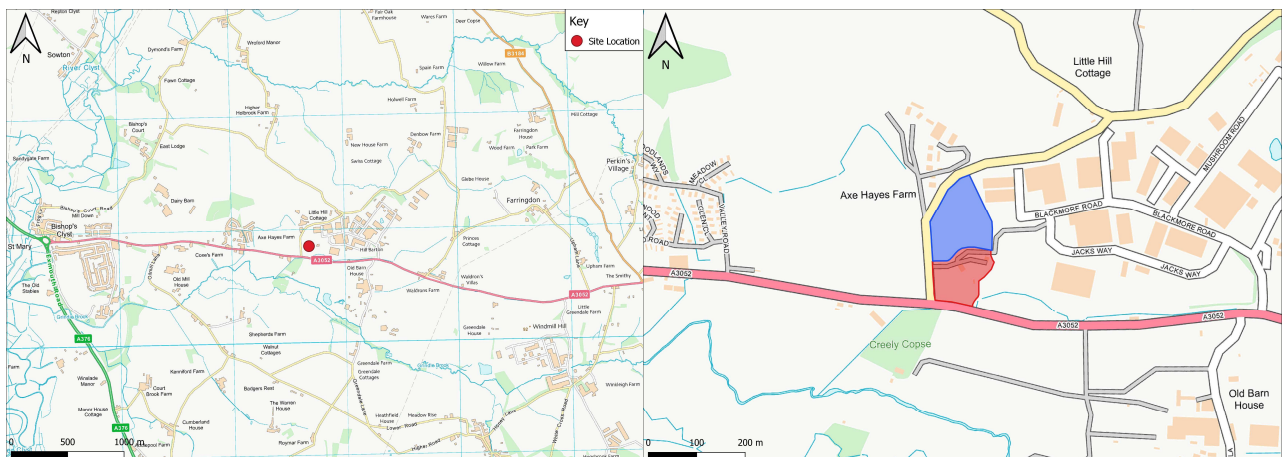
Land at Hill Pond, Clyst St Mary, Exeter Transport Appraisal Report

162336/NO1
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Introduction

1. Vectos has previously provided planning support for an office development on the Hill Pond site near Clyst St Mary which was consented at appeal on 14 August 2018, reference 17/1329/MFUL. This note considers the wider development potential on land outlined in blue below on Figure 1 (the red area indicating the Hill Pond application boundary);

Figure 1 - Site Location and Site Boundary



Access and Transport Impacts

2. The site has the potential to deliver a mix of employment uses and benefits from direct frontage onto the unnamed lane to Axe Hayes Farm, and also bounds Clyst Court which gains access via Hill Barton Business Park.
3. The principle of access has been established onto the existing lane to the west through the Hill Pond planning consent and further development of a similar type could benefit from this access, or through the formation of a new access onto the lane along the western boundary. Generally background traffic on the lane is modest and the existing and planned development results in only a modest uplift, well within the capacity of the lane and its junction with the A3052.
4. The previous Hill Pond Transport Statement indicated the development would generate between 26 and 35 peak hour movements. The blue land might therefore generate a similar level of traffic, albeit,

with the expected change in working practices it is reasonable to assume that with more flexible work patterns in the future that arrival and departure profiles might be more spread, reducing the peaky nature of work based trips. Even considering the previous calculations though, peak hour trips are still likely to total only 70 trips per hour for both the red and blue land combined.

5. There is potential to create connections to Blackmore Road and Hill Barton Business Park through Clyst Court which falls within the same client ownership. There may be benefit in forming a pedestrian link to afford access to facilities within Hill Barton Business Park, or to form a full vehicle access.
6. The potential for connection through Hill Barton Business Park offers greater potential for industrial uses on the site which might require access for larger vehicles.

Summary

7. In summary, the blue land offers potential for office development with access via the Hill Pond development or through a new bespoke access formed onto the lane along the western boundary. Traffic impacts are predicted to be modest, even when combined with the previously consented Hill Pond scheme.
8. There is also potential to form a pedestrian connection to the footway network within Hill Barton Business Park, providing access to facilities within the estate.
9. If industrial uses are proposed that require access by larger vehicles, it may be appropriate to form a vehicle access to Blackmore Road through Clyst Court.