

## HIGHWAYS TECHNICAL NOTE

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Title: **East Devon – Call for Sites (Employment)** Project No: **BTC21023**  
**Proposed expansion of Woodbury Business Park,** Report No: **BTC21023/R/01**  
**Woodbury, Exeter, Devon, EX5 1AY**

Client: **G. B. House & Son**

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

Prepared by: **Mike Bellamy** Date: **4 March 2021**

Revision: **-** Date:

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### 1.0 Introduction

- 1.1 Bellamy Transport Consultancy Ltd has been commissioned by G. B. House & Son to prepare a **Highways Technical Note** in support of the promotion of land for employment purposes that would represent an expansion of the Woodbury Business Park, Woodbury, near Exeter, as part of East Devon District Council's 'Call for Sites' in preparation for its new Local Plan.
- 1.2 Woodbury Business Park is a well-established business park located to the south west of the village, just over a kilometre from the A376 which links Exeter and the M5 motorway (to the north) to Exmouth (to the south). Therefore, the existing business park is well-positioned to provide access from and to the principal and strategic road network in this part of East Devon.
- 1.3 The site in question involves extending the business park in the south-westerly direction, effectively expanding the existing site in that direction so that it joins with the Salt Pit site further to the south-west to provide one comprehensive employment area.

### 2.0 Access

- 2.1 Access to the current business park takes the form of a priority junction onto the public highway running past the site. This has operated since the business park was first established and before then as an entrance to the farm on the same site, without any recorded incidents.
- 2.2 Access to the proposed expansion of the business park is proposed approximately 320m to the south-west of the existing entrance at the western end of the site, via a new priority junction.
- 2.3 In 2017, a Transport Statement was prepared by WSP in support of the proposed expansion of Woodbury Business Park (but not including the Salt Pit site). This document is contained within the current submission and includes details of (a) accessibility, (b) how the site would be accessed from/to the public highway, and (c) the forecast traffic impact of the development scheme on the local highway network.



- 2.4 Bellamy Transport Consultancy Ltd has reviewed the Transport Statement and concurs with its conclusions and the proposals in terms of access. The report will require updating in due course, but the conclusions of the report remain the same.
- 2.5 A suitable junction arrangement would be formed on the outside of the bend in the road, incorporating appropriate visibility splays when emerging onto the public highway that have been calculated from the results of a traffic speed survey. Forward visibility improvements would be carried out on the inside of the bend within land owned by G. B. House & Son.
- 2.6 The junction arrangement would be designed to the appropriate geometric layout taking into account the type of vehicular traffic that would use the junction.
- 2.7 The means of access to the site would lead to an internal access road system that would serve the expanded business park. The existing access to Salt Pit would have to be relocated. Using the junction arrangement designed by WSP included in the appendices of the aforementioned Transport Statement, which was prepared just for the expanded business park at that time, a plan of how the access to Salt Pit could be laid out within land owned by G. B. House & Son, as part of the comprehensive employment site area, is attached to this Note – see drawing number: BTC21023/P\_01/P1.
- 2.8 Clearly the internal layout and road system indicated on WSP's plan for the expanded business park and the access route to Salt Pit would be the subject of detailed design at the appropriate stage.

### **3.0 Summary**

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

Attachment:

General Arrangement & Visibility Splays plan – drawing number: BTC21023/P01\_P1

