

Our Ref: A118106

**Mr S Blacker**  
SRE Associates

By email

13 November 2020

Dear Simon

### **NETHERTOWN ROAD, ST BEES – ACCESS APPRAISAL**

As requested, WYG have been appointed to provide advice on access to a small proposed residential development, likely upto 3 units, on land off Nethertown Road, St Bees.

The site is located on the southern edge of St Bees village, a parcel of land which fronts onto Nethertown Road. Nethertown Road is a single-track road connecting St Bees and Nethertown, which serves many direct frontage and small residential accesses. In the vicinity of the site, the road is 2.3m wide with a 0.5m wide grass verge. The site lies within the 30mph speed limit for the village and has an existing access in the form of a double field gate at the northern boundary.

A traffic survey was undertaken on Nethertown Road by Traffic Sense Ltd. An Automatic Traffic Counter (ATC) was installed and recorded a full week of data between 3<sup>rd</sup> and 9<sup>th</sup> August 2020, inclusive of both. The full ATC report is attached. The ATC recorded average 24-hour 85<sup>th</sup> percentile speeds of:

- 22.5mph northbound
- 22.2mph southbound

Using Manual for Streets, the required visibility splays for the recorded traffic speeds are:

- 26.3m to the left (looking south)
- 25.8m to the right (looking north)

An access can be provided in the form of a private shared driveway from Nethertown Road. The access is 4.1m wide with a 45-degree verge crossing. The required visibility splays are achievable from a 2.4m set-back distance at a number of points along the site frontage. The attached WYG Drawing A118106/C001 shows one indicative location for the proposed access and the required

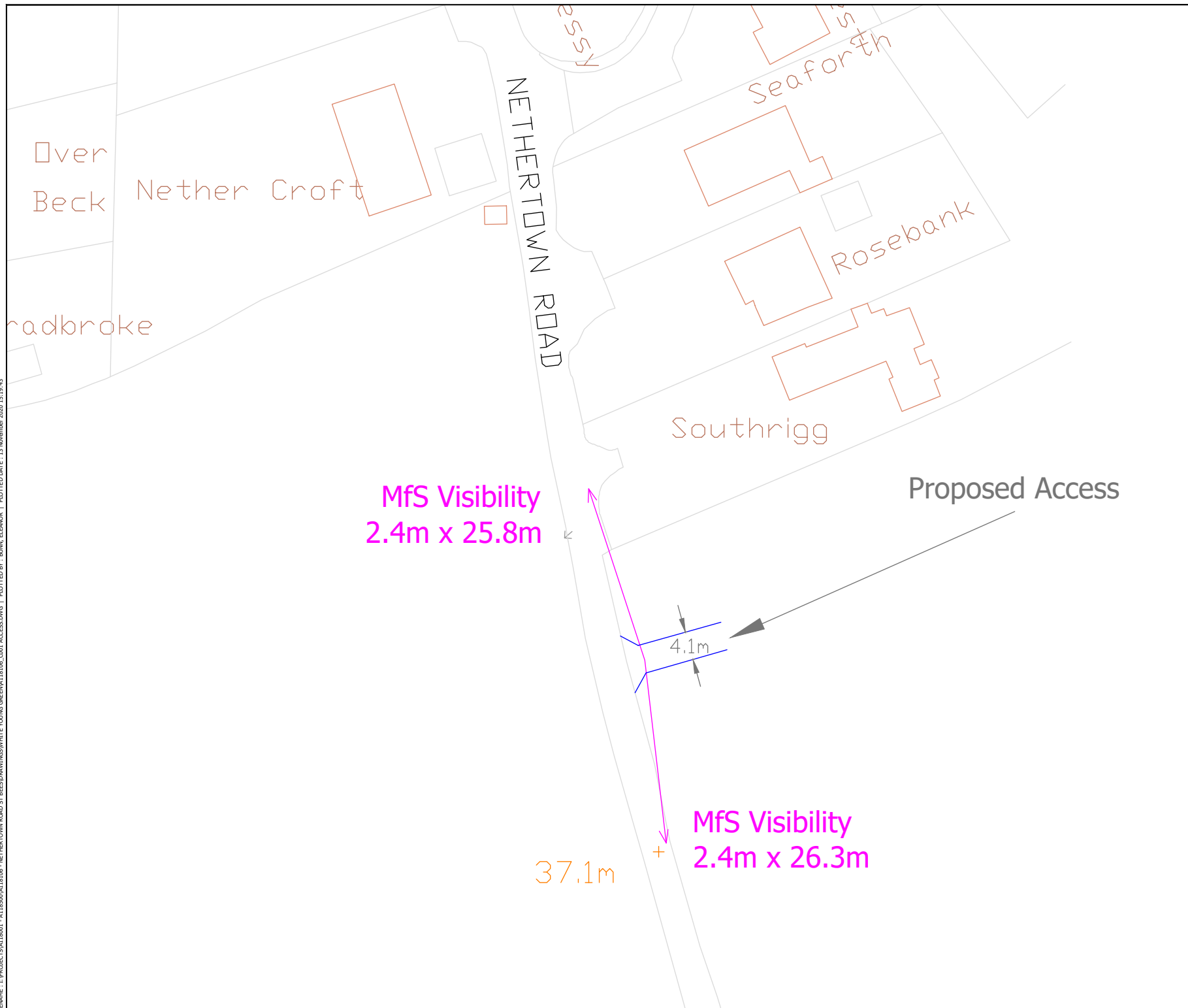
visibility splays at that point. A shared private driveway could serve up to 5 dwellings; if only a single dwelling is proposed the access could be reduced in width.

Yours sincerely

Eleanor Bunn  
**Transport Planner**  
WYG Environment Planning Transport Limited

Enc WYG Drawing A118106/C001  
ATC results

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS



REV	DESCRIPTION	BY	CHK	APP	DATE
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Client:  
SRE ASSOCIATES

LAKELAND BUSINESS PARK  
LAMPLUGH ROAD  
COCKERMOUTH  
CA13 0QT



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FAX: +44 (0)1900 826 324  
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Project:  
LAND AT NETHERTOWN ROAD  
ST BEES

Drawing Title:  
INDICATIVE LOCATION OF PROPOSED ACCESS  
& VISIBILITY SPLAYS

Scale @	A3	Drawn	Date	Checked	Date	Approved	Date
1:500		EB	10.11.20	NB	10.11.20	NB	10.11.20
Project No.	Office	Type	Drawing No.	Revision			
A18106	91	18	C001	-			

FILENAME: I:\PROJECTS\A18106 - NETHERTOWN ROAD ST BEES\DRAWINGS\WHITE YOUNG GREEN\A18106\_001\_ACCESS.DWG | PLOTTED DATE: 13 November 2020 15:19:43



Automatic Classified Counts, St Bees

LOCATION: NETHERDOWN ROAD  
Direction: NORTHBOUND

Table with columns for Vehicle Classification (1-9) and Vehicle Type (MOTORWAY, LIGHT DUTY, HEAVY DUTY, TOTAL). Rows represent days of the week (Sun to Sat).

Automatic Classified Counts, St Bees

LOCATION: NETHERDOWN ROAD  
Direction: NORTHBOUND

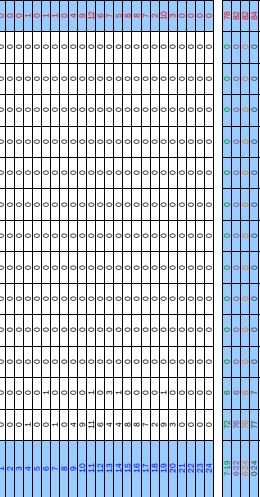
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Automatic Classified Counts, St Bees

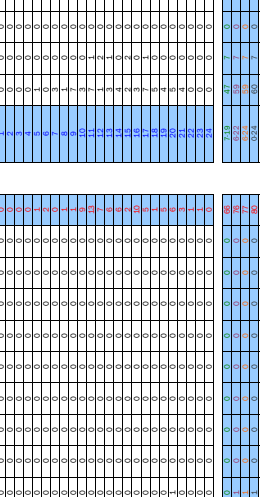
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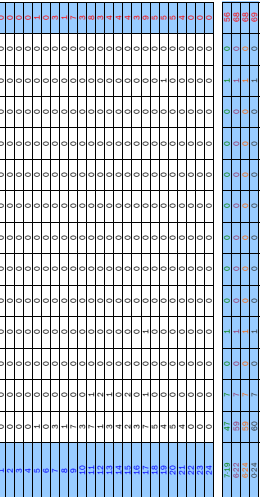
Automatic Classified Counts



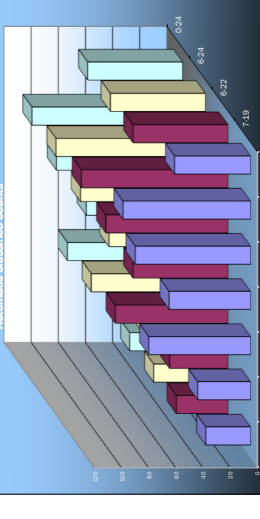
Automatic Classified Counts



Automatic Classified Counts



Automatic Classified Counts



Automatic Classified Counts, St Bees

LOCATION: NETHERDOWN ROAD  
Direction: NORTHBOUND

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Automatic Classified Counts, St Bees

LOCATION: NETHERDOWN ROAD  
Direction: NORTHBOUND

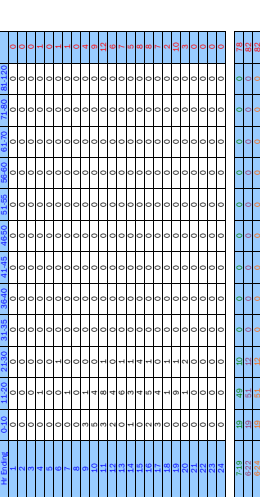
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Automatic Classified Counts, St Bees

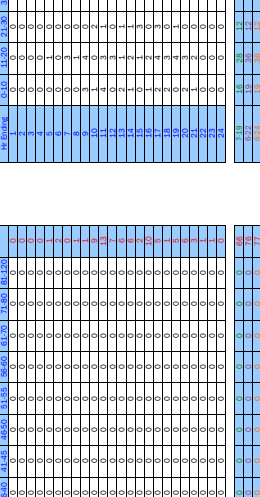
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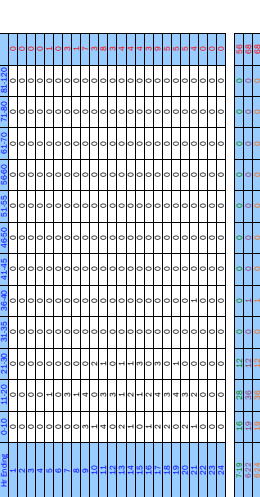
Automatic Classified Counts



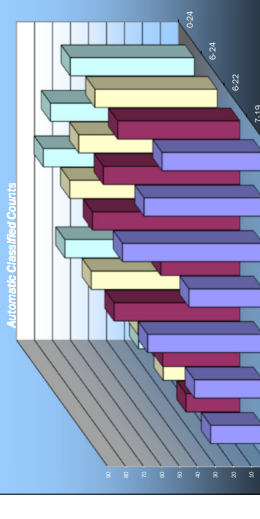
Automatic Classified Counts



Automatic Classified Counts



Automatic Classified Counts



Automatic Classified Counts, St Bees

LOCATION: NETHERDOWN ROAD  
Direction: SOUTHBOUND

Table with columns for Vehicle Classification (1-9) and Vehicle Type (MOTORWAY, LIGHT DUTY, HEAVY DUTY, TOTAL). Rows represent days of the week (Sun to Sat).

Automatic Classified Counts, St Bees

LOCATION: NETHERDOWN ROAD  
Direction: SOUTHBOUND

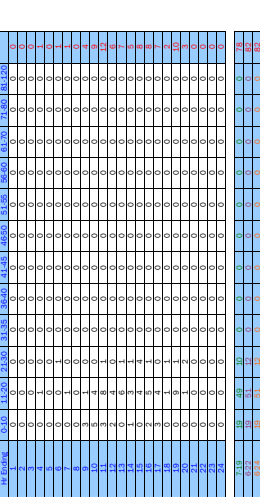
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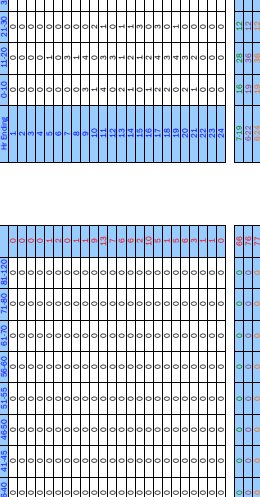
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Direction: SOUTHBOUND

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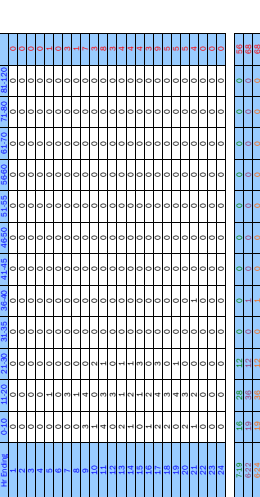
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