

PP ref: CV/11350/Hill Farm/01

By email only

Access Appraisal

Hill Farm, Taylors Lane, Higham

Patrick Parsons has been appointed by our Client, Richard Batchelor, to prepare an Access Appraisal to inform and accompany a Planning Application for the proposed re-development at Hill Farm, Taylors Lane, Higham, ME3 7JT. The Site Location Plan is included in **Appendix A**.

Proposed Development

The proposed re-development is for the conversion of the existing light industrial unit to form 3No.residential dwellings with associated landscaping and parking. The proposed housing mix is as follows:

- 1 x 3 bed residential unit; and
- 2 x 4 bed residential units.

The Proposed Site Plans can be seen in **Appendix B**.

Existing Site Description and Site Location

The site currently consists of the existing light industrial unit, measuring 285 sqm. This is accessed via a simple vehicle access directly from Taylors Lane. The site is located to the southwest of the village of Lower Higham. Taylors Lane is subject to the National Speed Limit (60mph) adjacent to the site, changing to 30mph at the northern and southern end of the lane (on entry to the village). Taylors Lane is rural in character, with verges and fields lining both sides.

Traffic Surveys

2no. Automatic Traffic Counters (ATCs) were installed on Taylors Lane to record the speed and volume of passing traffic. The ATCs were installed for 7 days between the 26/01/2023 – 01/02/2023. The full results are included in **Appendix C**. The 85th percentile results were as follows;

ATC Location 1 – Taylors Lane – 50m North of Site Access

- 25.3mph northbound
- 34.3mph southbound

ATC Location 2 – Taylors Lane - 50m South of Site Access S

- 29.8mph northbound
- 29.2mph southbound

The ATCS have demonstrated that the rural character of the lane keeps traffic speeds low and well below the national speed limit.

ASH VALE OFFICE

- 📍 Satelliet House, 2 Nexus Park, Lyons Avenue, Ash Vale, GU12 5QE
- ☎ +44 (0) 1276 700 400
- ✉ ashvale@patrickparsons.co.uk
- 🌐 www.patrickparsons.co.uk

Visibility

Visibility splays of 2.4x x 59m will be provided in both directions. These sightlines are more than suitable for the measured vehicle speeds on Taylors Lane (34.3mph would require a sightline in the region of 52m based on MfS principals). An Access and Sightline Drawing can be seen in **Appendix D**.

Proposed Car Parking

A total of 6 residential car parking spaces (2 per dwelling) will be provided for the development.

Cycle Parking

A secure cycle store for 2 No. cycles, will be provided for each of the residential units.

Trip Generation

Houses generate in the region of 0.6 vehicle trips in each peak hour. Therefore the 3 No. houses would generate in the region of 2 No. trips in each peak hour. These trips will be easily accommodated on the surrounding highway.

Summary

It has been demonstrated that the site will be accessed via an existing access. Sightlines from the access are more than adequate for the low traffic speeds recorded on the lane. Car and Cycle parking will be provided for each of the residential units.

Chris Vaughan

Associate

Date: 22nd February 2023

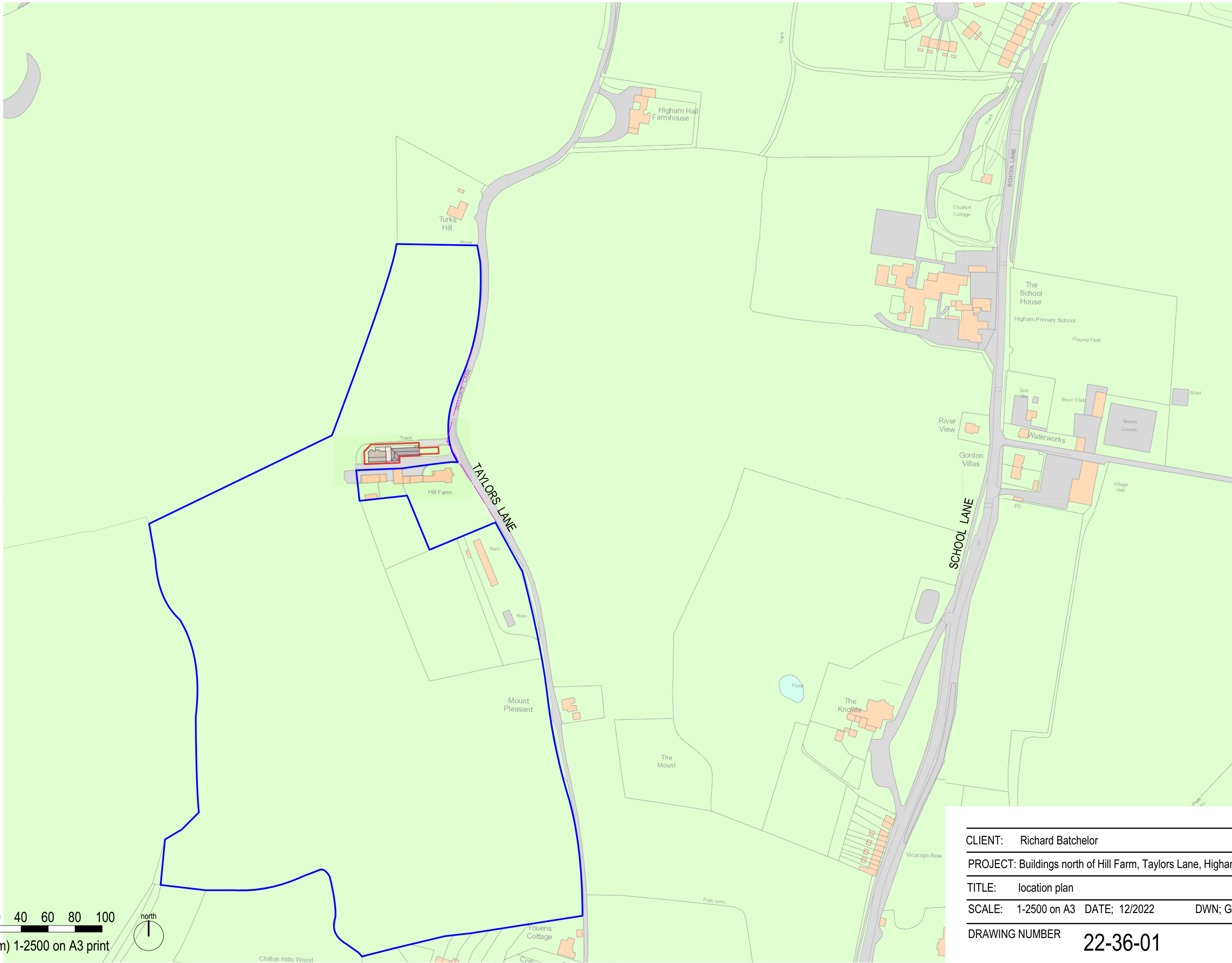


PATRICK PARSONS

CREATING PLACES  FOR FUTURE GENERATIONS TO THRIVE

Appendix A

Site Location Plan



0 20 40 60 80 100
scale (m) 1-2500 on A3 print



CLIENT: Richard Batchelor
PROJECT: Buildings north of Hill Farm, Taylors Lane, Higham
TITLE: location plan
SCALE: 1-2500 on A3 DATE: 12/2022 DWN: GB
DRAWING NUMBER 22-36-01

ME37JT



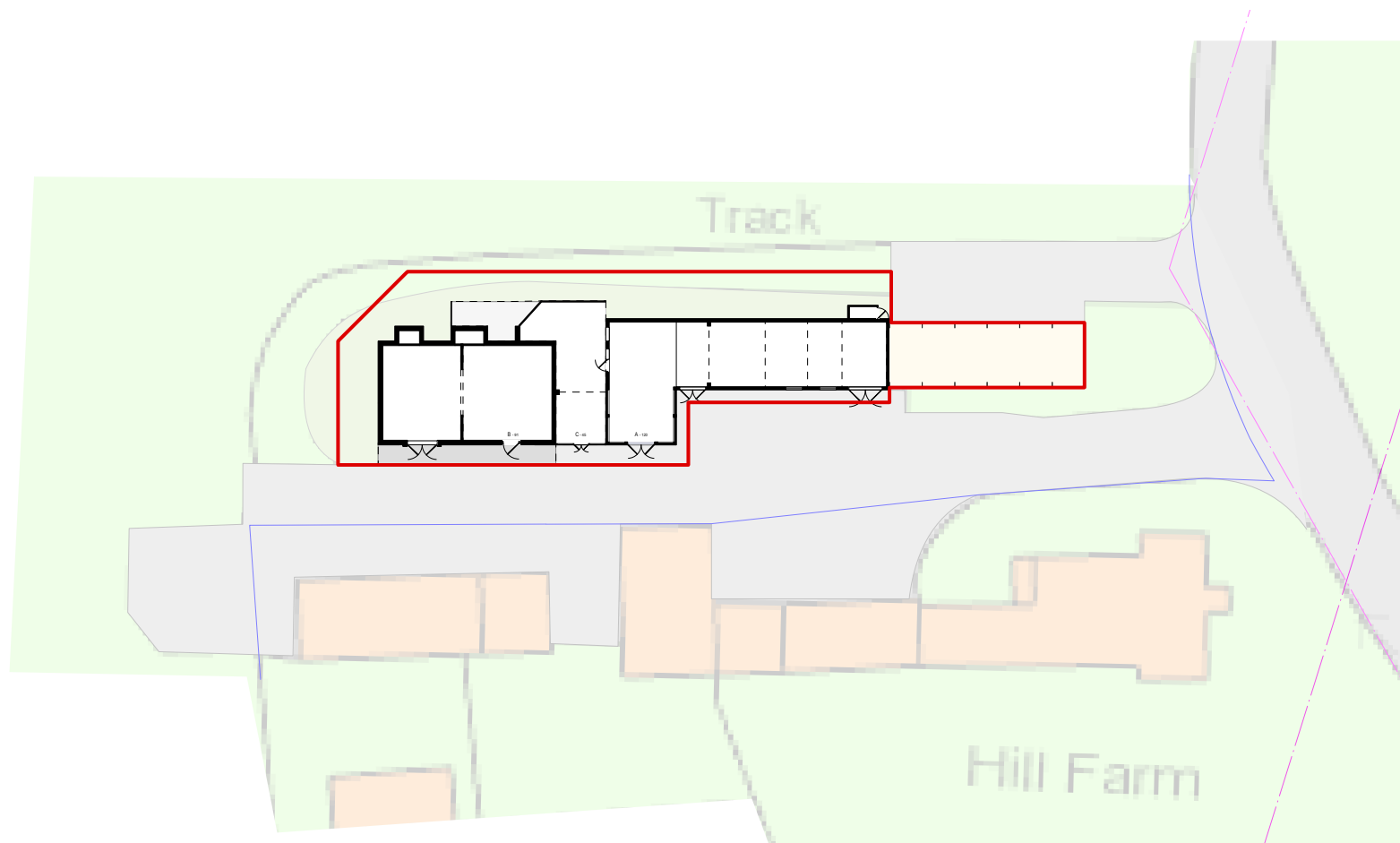


PATRICK PARSONS

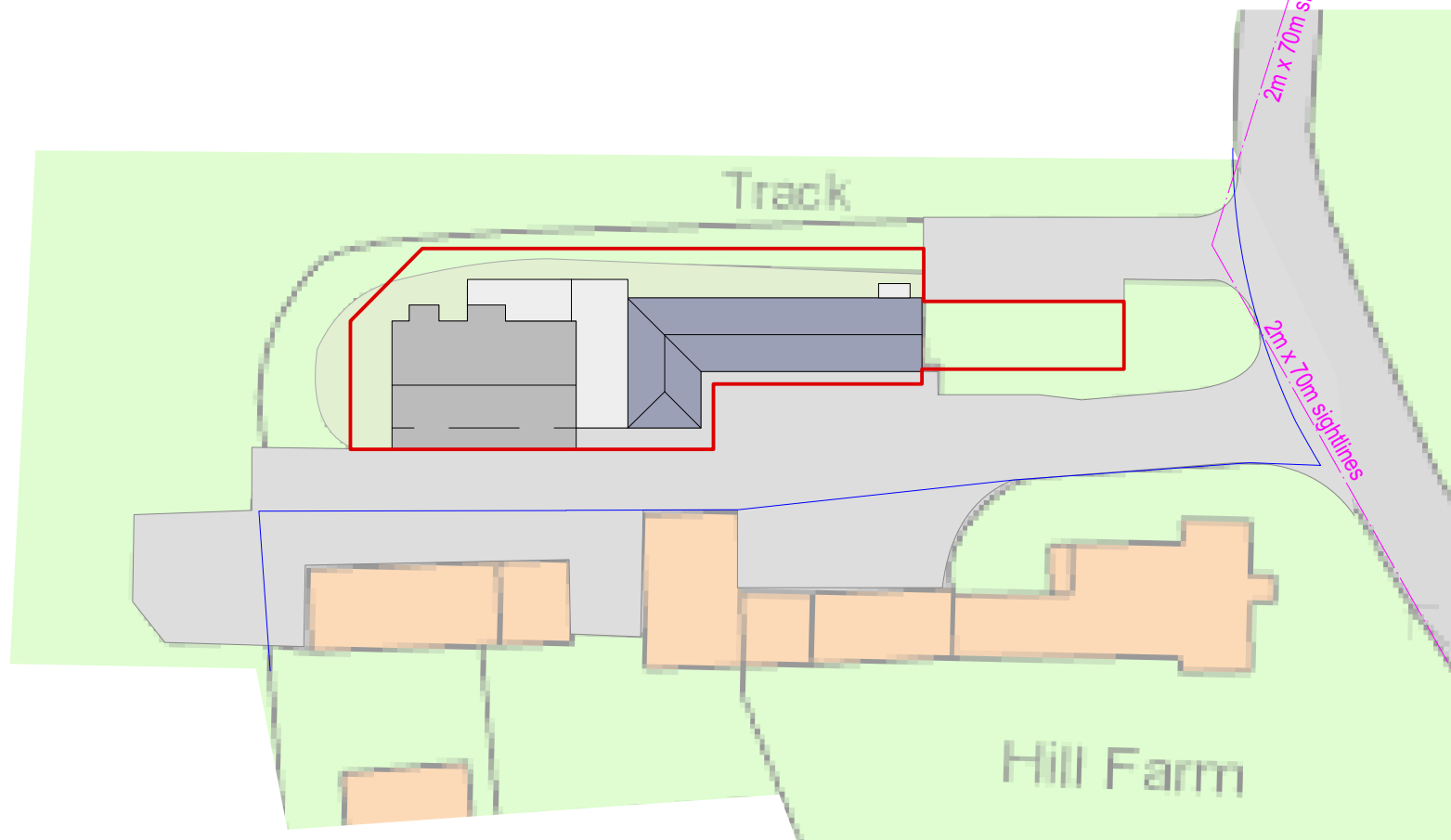
CREATING PLACES  FOR FUTURE GENERATIONS TO THRIVE

Appendix B

Proposed Site Plans



site layout plan as proposed



site layout plan as existing - 285 sqm. building footprint, curtilage 285 sqm, site area 570sqm

0 5 10 15 20 25



ME37JT

scale (m) 1-500 on A3 print

CLIENT: Richard Batchelor

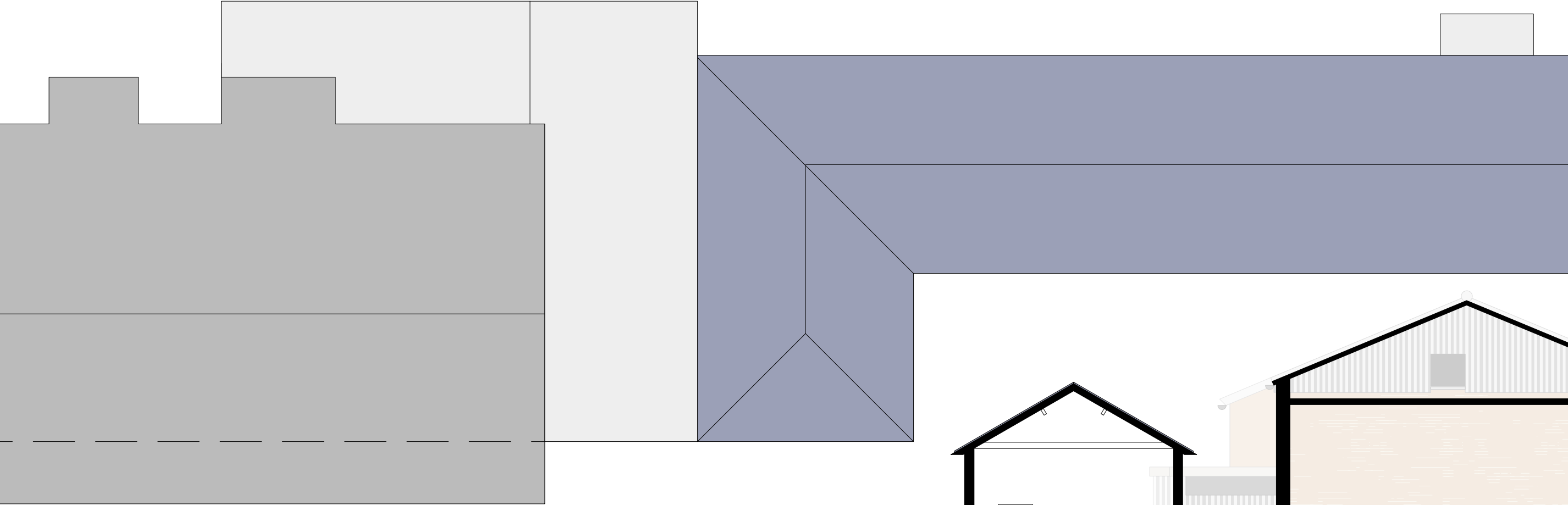
PROJECT: Buildings north of Hill Farm, Taylors Lane, Higham

TITLE: site layout plans, existing & proposed

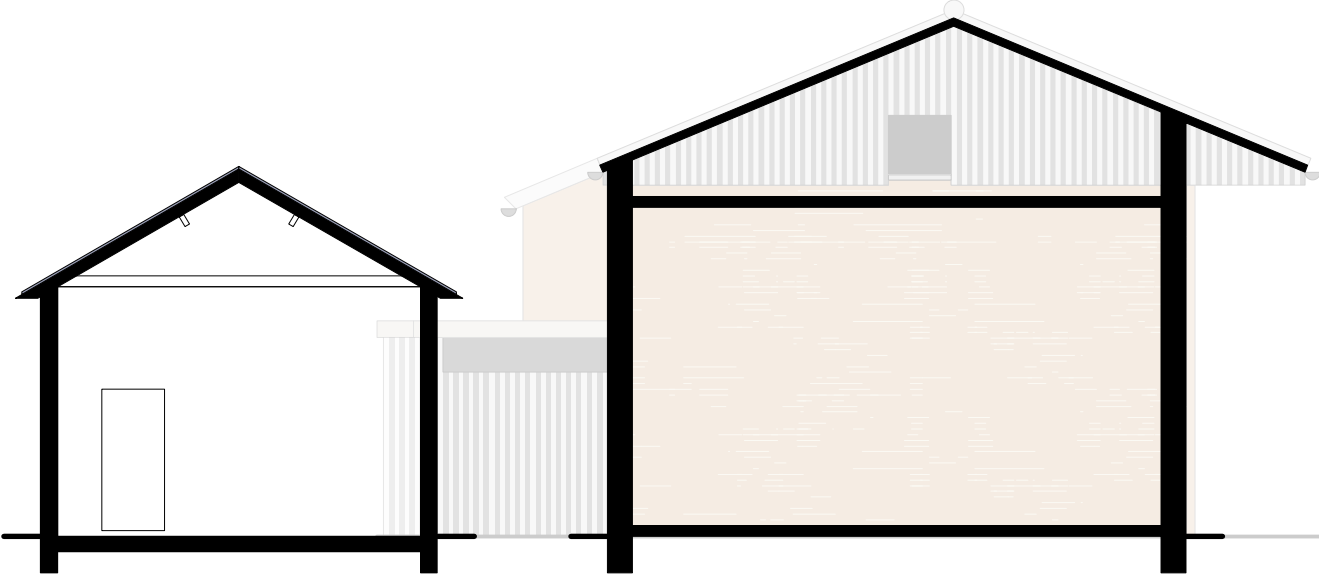
SCALE: 1-500 on A3 DATE: 12/2022 DWN: GB

DRAWING NUMBER 22-36-02





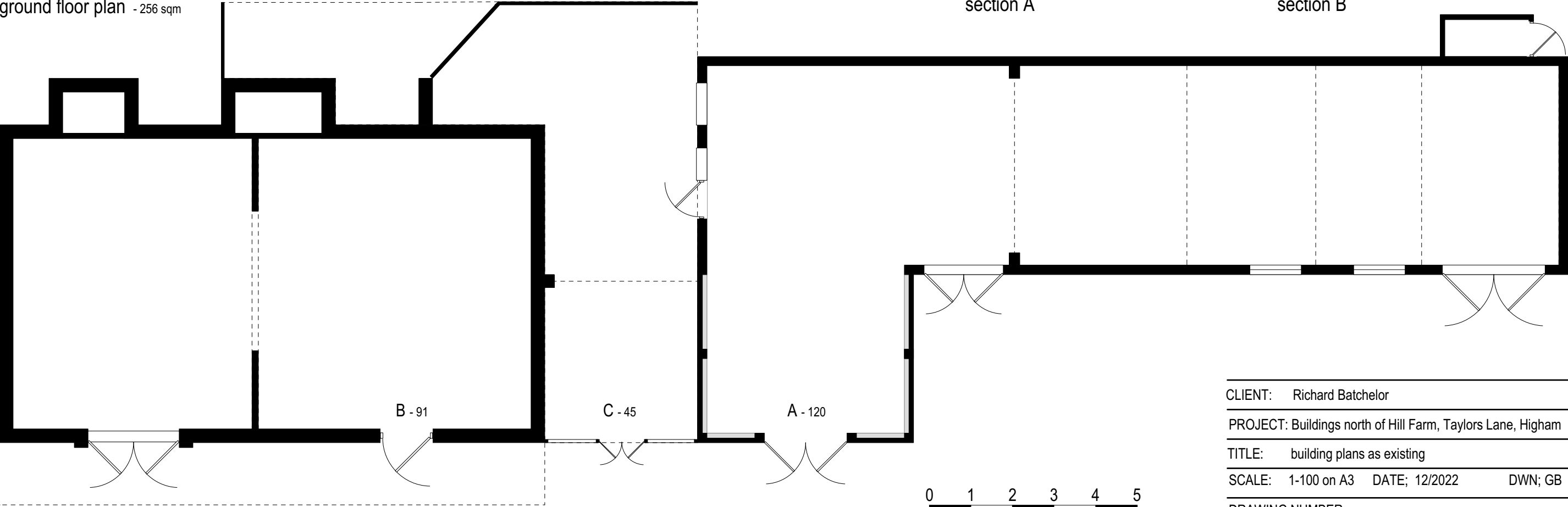
roof plan



section A

section B

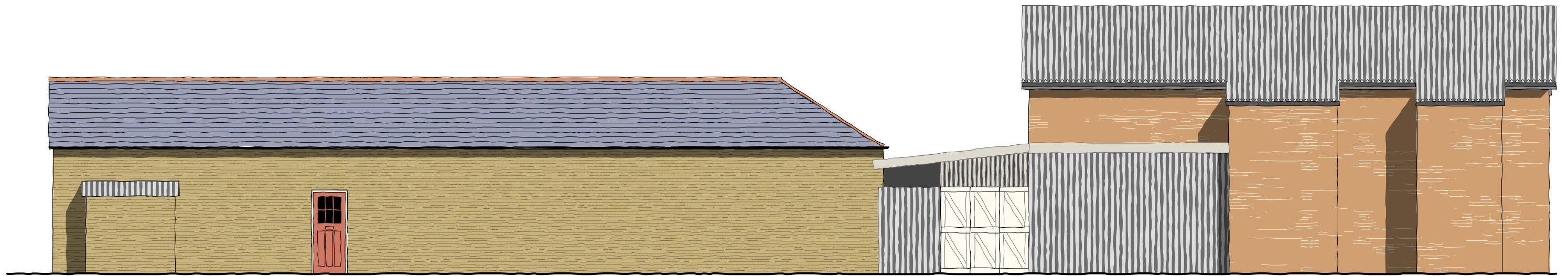
ground floor plan - 256 sqm



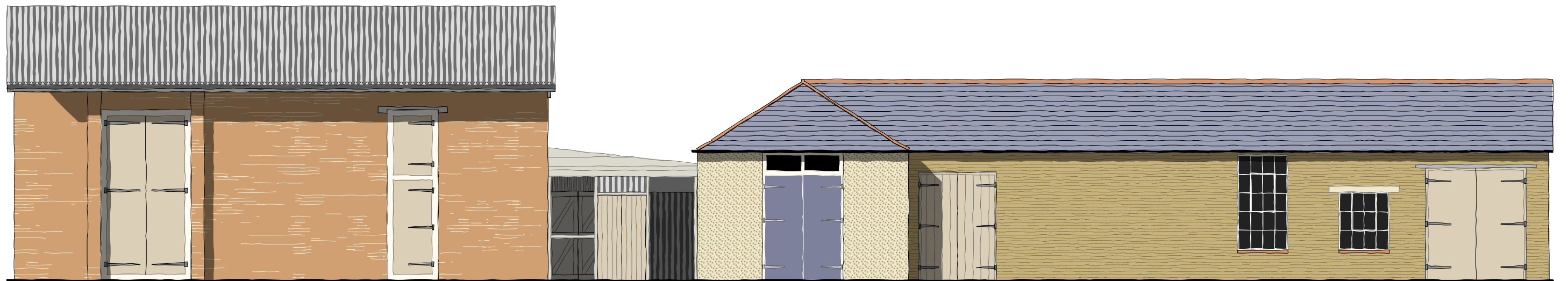
0 1 2 3 4 5
scale (m) 1-100 on A3 print

CLIENT:	Richard Batchelor		
PROJECT:	Buildings north of Hill Farm, Taylors Lane, Higham		
TITLE:	building plans as existing		
SCALE:	1-100 on A3	DATE: 12/2022	DWN: GB
DRAWING NUMBER	22-36-03		

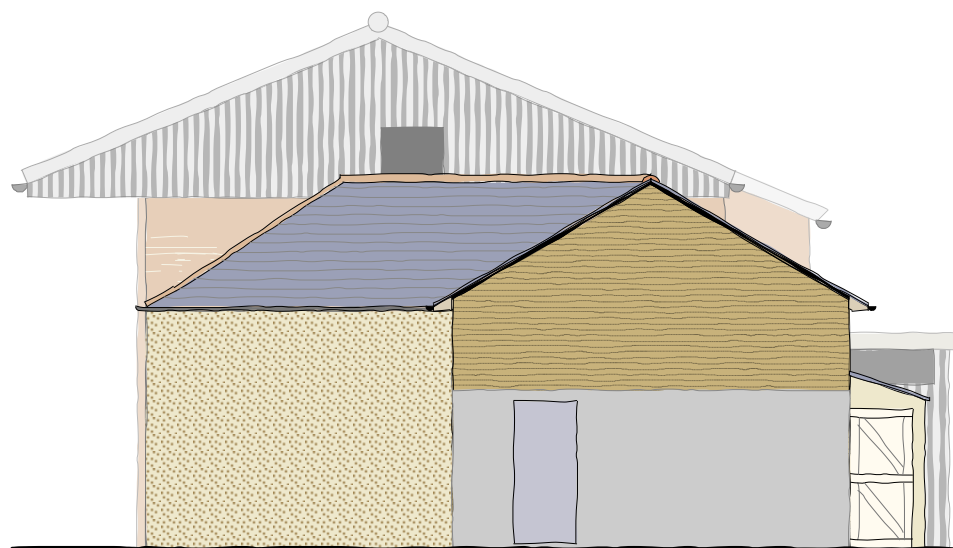




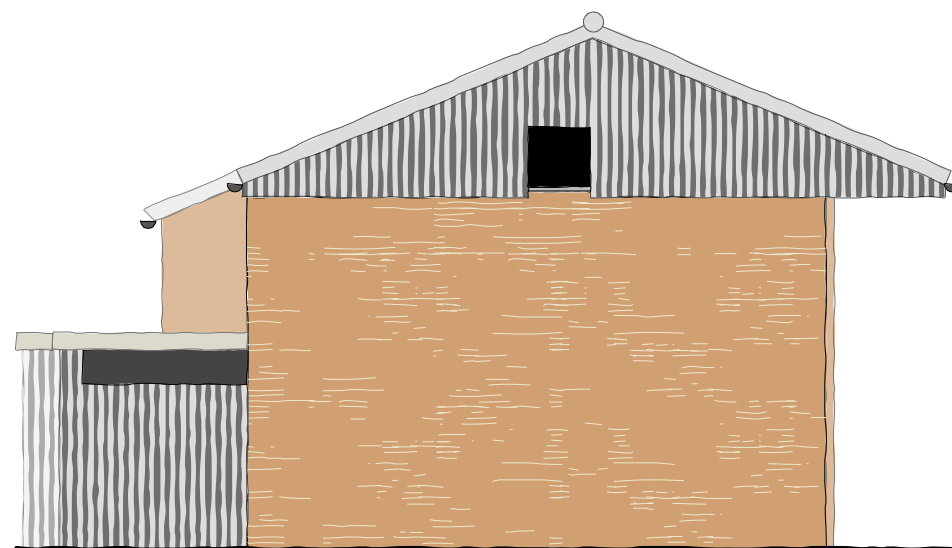
north elevation



south elevation



east elevation

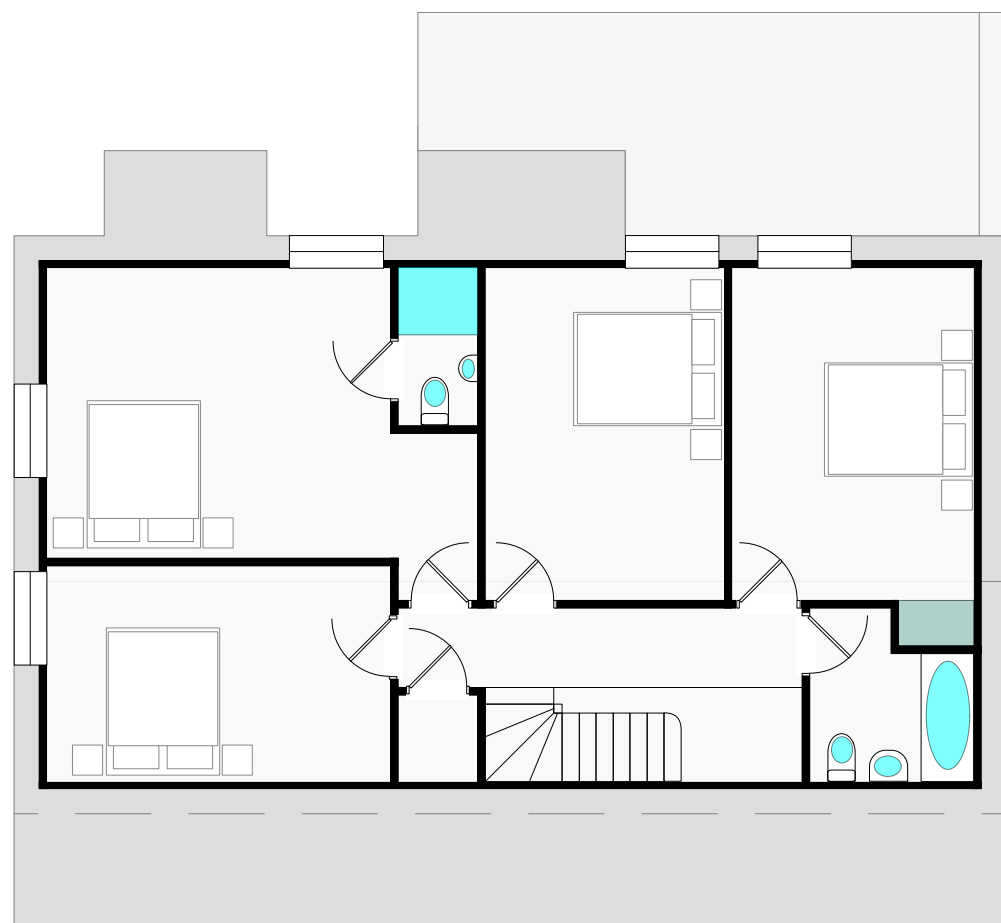


west elevation

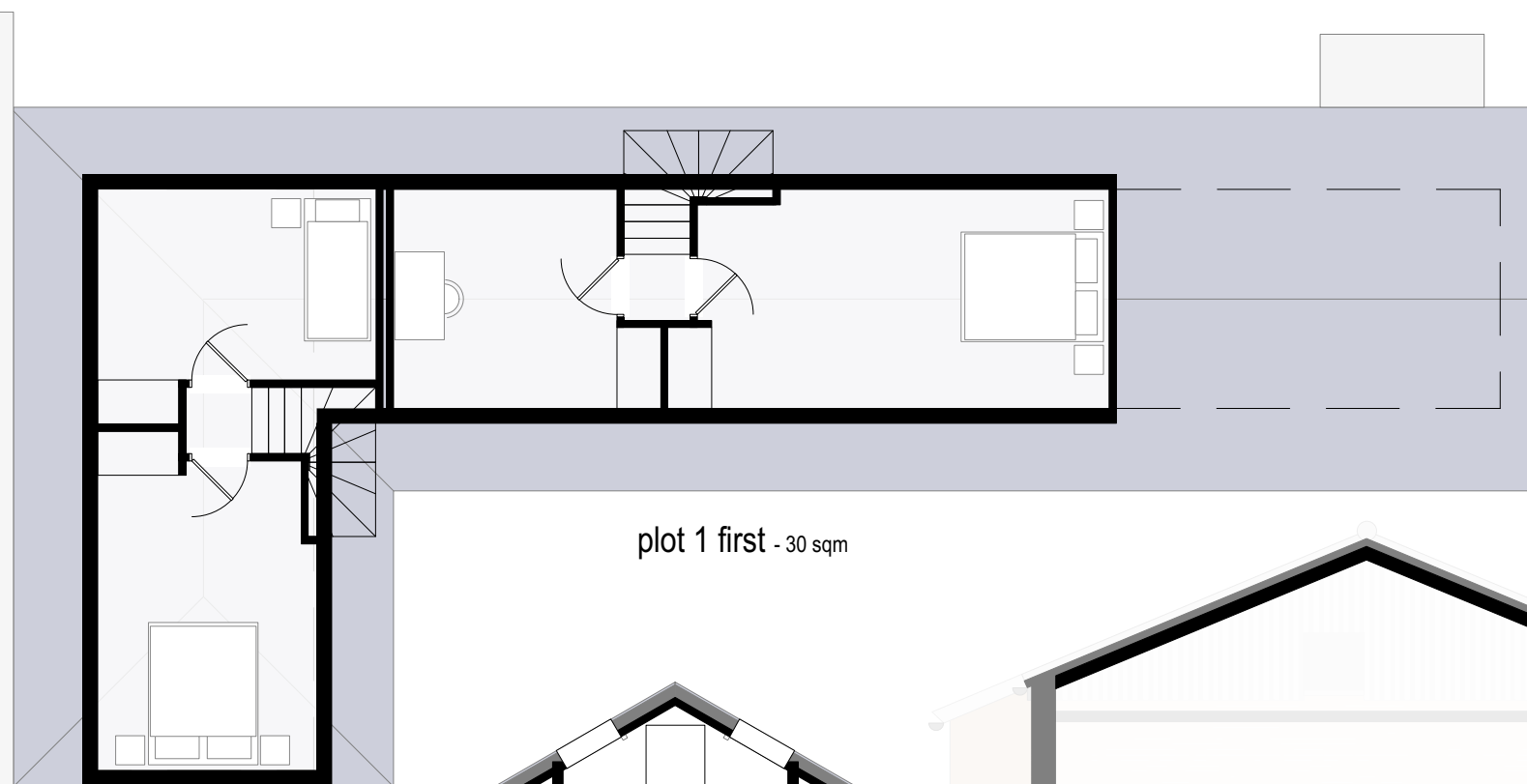
0 1 2 3 4 5
scale (m) 1-100 on A3 print

CLIENT: Richard Batchelor
PROJECT: Buildings north of Hill Farm, Taylors Lane, Higham
TITLE: elevations as existing
SCALE: 1-100 on A3 DATE: 12/2022 DWN: GB
DRAWING NUMBER 22-36-04



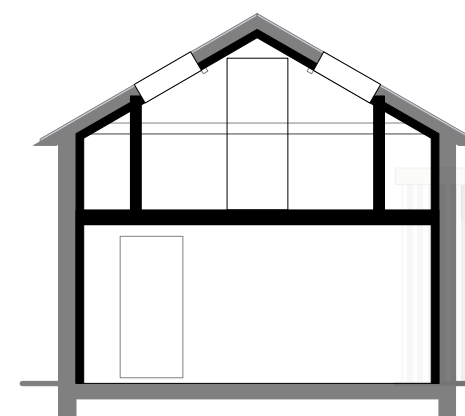


plot 3 first - 83 sqm

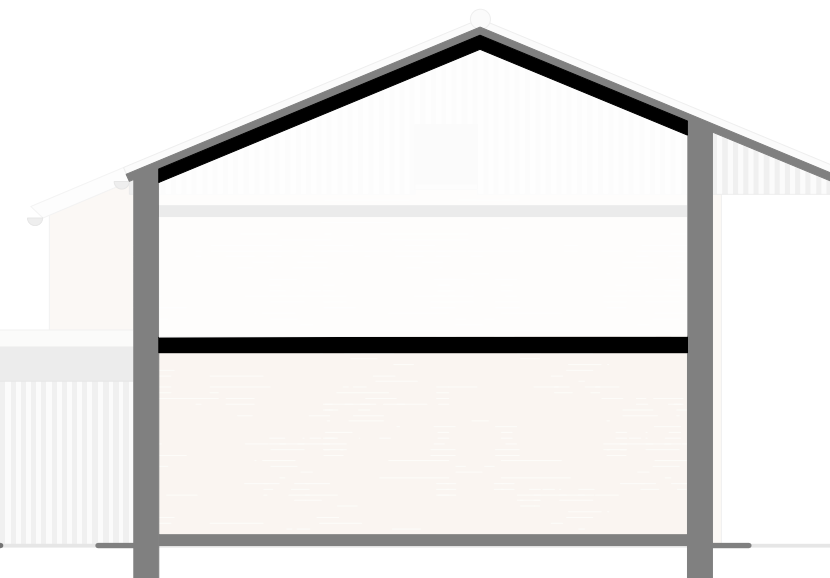


plot 1 first - 30 sqm

plot 2 first - 26 sqm



section A



section B



plot 1 ground - 71 sqm- 101 sqm

plot 1 - 101 sqm gross internal

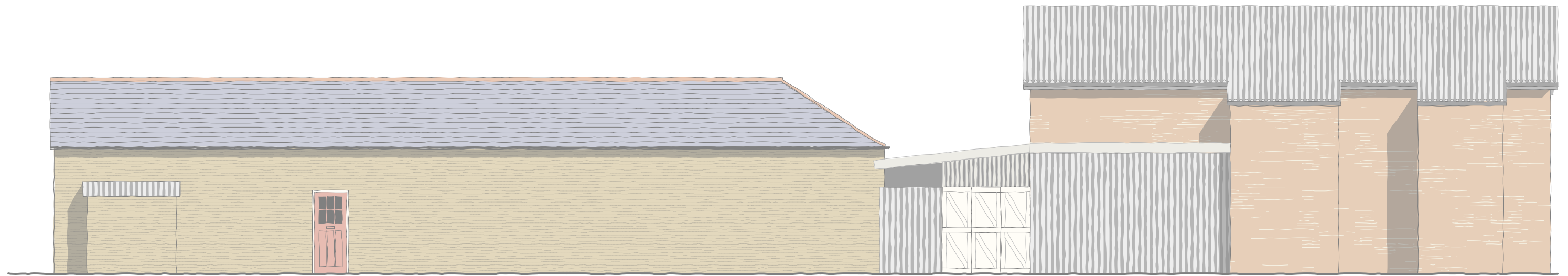
plot 3 ground - 87 sqm
plot 3 - 170 sqm

plot 2 ground - 80 sqm
plot 2 - 106 sqm

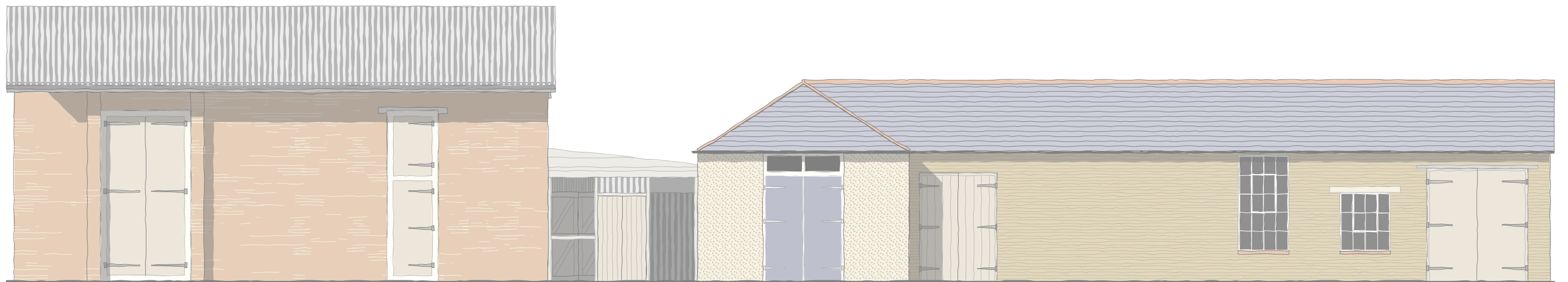
— proposed walls
— existing walls

0 1 2 3 4 5
scale (m) 1-100 on A3 print

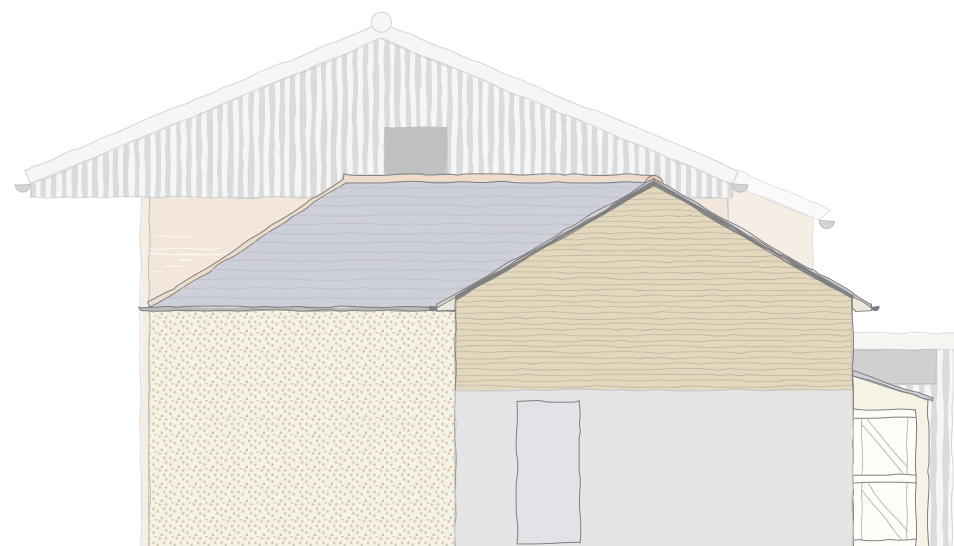
CLIENT: Richard Batchelor
PROJECT: Buildings north of Hill Farm, Taylors Lane, Higham
TITLE: building plans as proposed
SCALE: 1-100 on A3 DATE: 12/2022 DWN: GB
DRAWING NUMBER 22-36-05



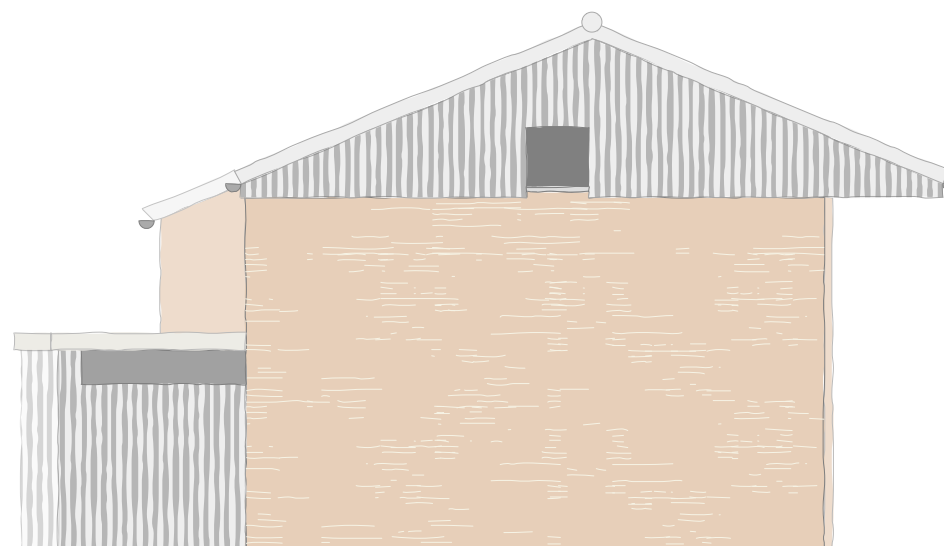
north elevation



south elevation



east elevation



west elevation

0 1 2 3 4 5
scale (m) 1-100 on A3 print

CLIENT: Richard Batchelor
PROJECT: Buildings north of Hill Farm, Taylors Lane, Higham
TITLE: elevations as proposed
SCALE: 1-100 on A3 DATE: 12/2022 DWN: GB
DRAWING NUMBER 22-36-06

Appendix C

ATC Data

Hill Farm ATC, Taylors Lane (Northern Site)

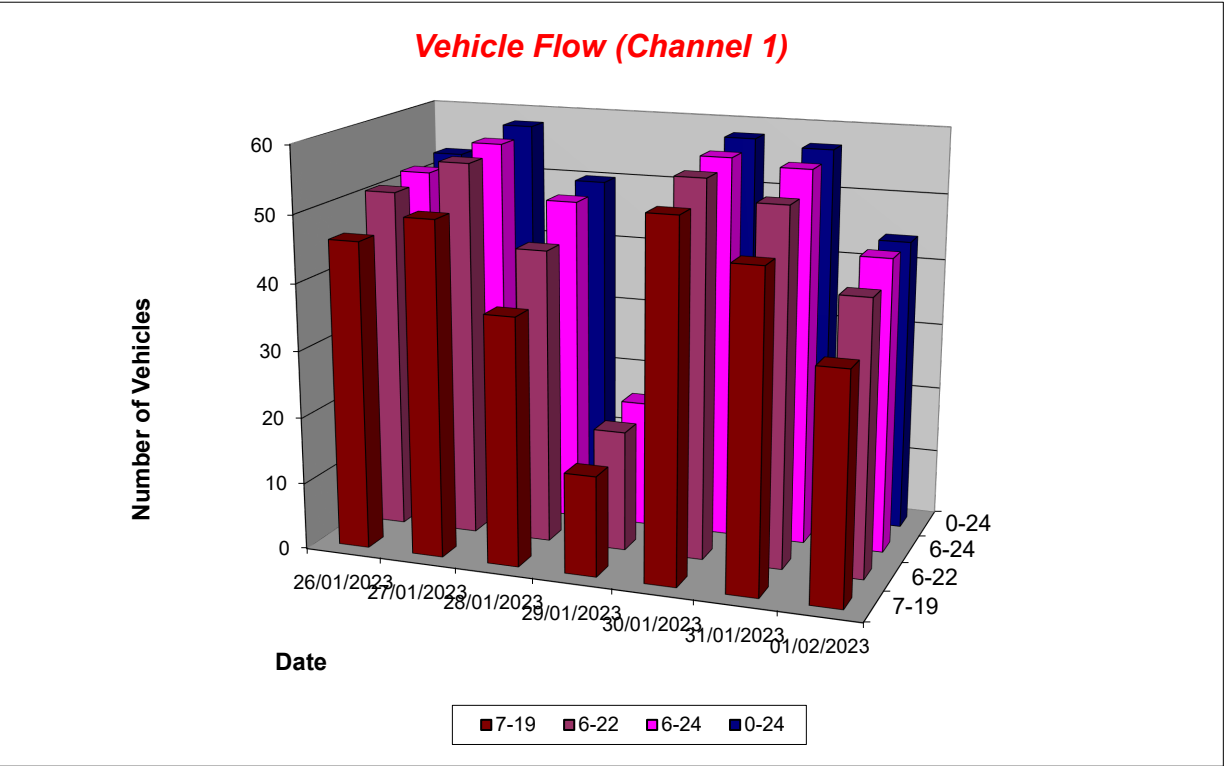
Produced by Road Data Services Ltd.

Channel 1 - Northbound

Vehicle Flow

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday	Weekday Average	Average
1	0	1	1	0	1	0	0	0	0
2	0	0	0	2	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	1	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0
6	1	0	0	0	0	1	0	0	0
7	0	0	0	0	0	2	0	0	0
8	0	3	0	0	3	3	1	2	1
9	5	8	0	1	11	6	3	7	5
10	8	7	0	0	4	5	2	5	4
11	5	3	1	1	3	6	4	4	3
12	1	2	0	2	4	3	1	2	2
13	2	1	5	1	1	4	4	2	3
14	1	4	6	0	4	2	2	3	3
15	9	4	4	1	4	2	3	4	4
16	4	9	5	5	6	4	4	5	5
17	4	2	7	3	4	5	2	3	4
18	4	1	5	1	1	6	2	3	3
19	3	6	4	0	8	1	6	5	4
20	1	2	3	1	2	2	4	2	2
21	0	3	1	2	1	2	3	2	2
22	4	1	3	0	0	0	0	1	1
23	1	0	2	0	1	2	1	1	1
24	0	1	3	1	0	1	2	1	1
7-19	46	50	37	15	53	47	34	46	40
6-22	51	56	44	18	56	53	41	51	46
6-24	52	57	49	19	57	56	44	53	48
0-24	53	58	50	22	58	57	44	54	49



Hill Farm ATC, Taylors Lane (Northern Site)

Produced by Road Data Services Ltd.

Channel 1 - Northbound

Average Speed

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	-	19.9	18.9	-	21.6	-	-
2	-	-	-	23.8	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	29.4	-	-	-
5	-	-	-	-	-	-	-
6	28.9	-	-	-	-	22.7	-
7	-	-	-	-	-	19.0	-
8	-	23.7	-	-	21.6	25.9	28.2
9	22.7	21.6	-	22.0	19.9	22.1	21.3
10	20.5	19.5	-	-	19.8	22.9	22.2
11	21.0	14.8	17.2	14.6	17.8	18.7	15.9
12	21.1	15.1	-	22.3	20.0	19.8	21.3
13	23.1	15.7	19.4	17.6	23.2	18.7	21.9
14	16.9	18.9	15.6	-	19.0	15.9	23.7
15	20.9	22.0	22.9	24.4	17.5	23.9	18.7
16	22.8	18.7	19.6	21.3	22.0	22.8	23.0
17	20.5	20.9	17.1	20.3	21.9	19.5	24.9
18	19.6	15.2	22.0	24.4	23.3	22.0	19.6
19	21.6	22.8	18.6	-	26.0	22.2	23.7
20	29.9	26.4	18.4	24.3	23.1	25.0	19.1
21	-	22.5	31.7	20.5	13.5	16.3	17.3
22	21.4	18.4	20.6	-	-	-	-
23	19.8	-	17.9	-	24.2	26.2	25.9
24	-	25.0	21.5	28.0	-	20.7	18.5

10-12	21.0	14.9	17.2	19.8	19.0	19.1	17.0
14-16	21.5	19.7	21.1	21.8	20.2	23.1	21.2
0-24	21.4	20.3	19.4	22.1	21.1	21.2	21.1

Average (ALL)	20.8
Weekday Inter-Peak	19.9

Channel 1 - Northbound

85th Percentile

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	-	-	-	-	-	-	-
2	-	-	-	25.8	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-
7	-	-	-	-	-	20.5	-
8	-	25.9	-	-	23.8	28.6	-
9	24.8	25.1	-	-	23.4	26.1	22.6
10	23.5	24.1	-	-	22.5	26.2	29.6
11	22.7	17.9	-	-	22.9	23.6	19.6
12	-	19.2	-	22.4	24.6	21.8	-
13	24.4	-	23.9	-	-	23.6	23.9
14	-	23.2	20.1	-	21.6	16.9	24.2
15	23.9	23.7	26.9	-	22.3	24.9	23.0
16	26.0	22.1	23.4	25.2	23.8	28.0	27.5
17	23.1	21.1	24.5	24.0	22.8	22.4	25.0
18	21.4	-	26.4	-	-	25.6	23.5
19	24.0	24.5	24.2	-	30.4	-	25.9
20	-	27.1	23.0	-	23.4	26.3	25.3
21	-	22.9	-	22.3	-	22.3	18.9
22	23.7	-	24.1	-	-	-	-
23	-	-	18.7	-	-	28.9	-
24	-	-	23.0	-	-	-	20.2

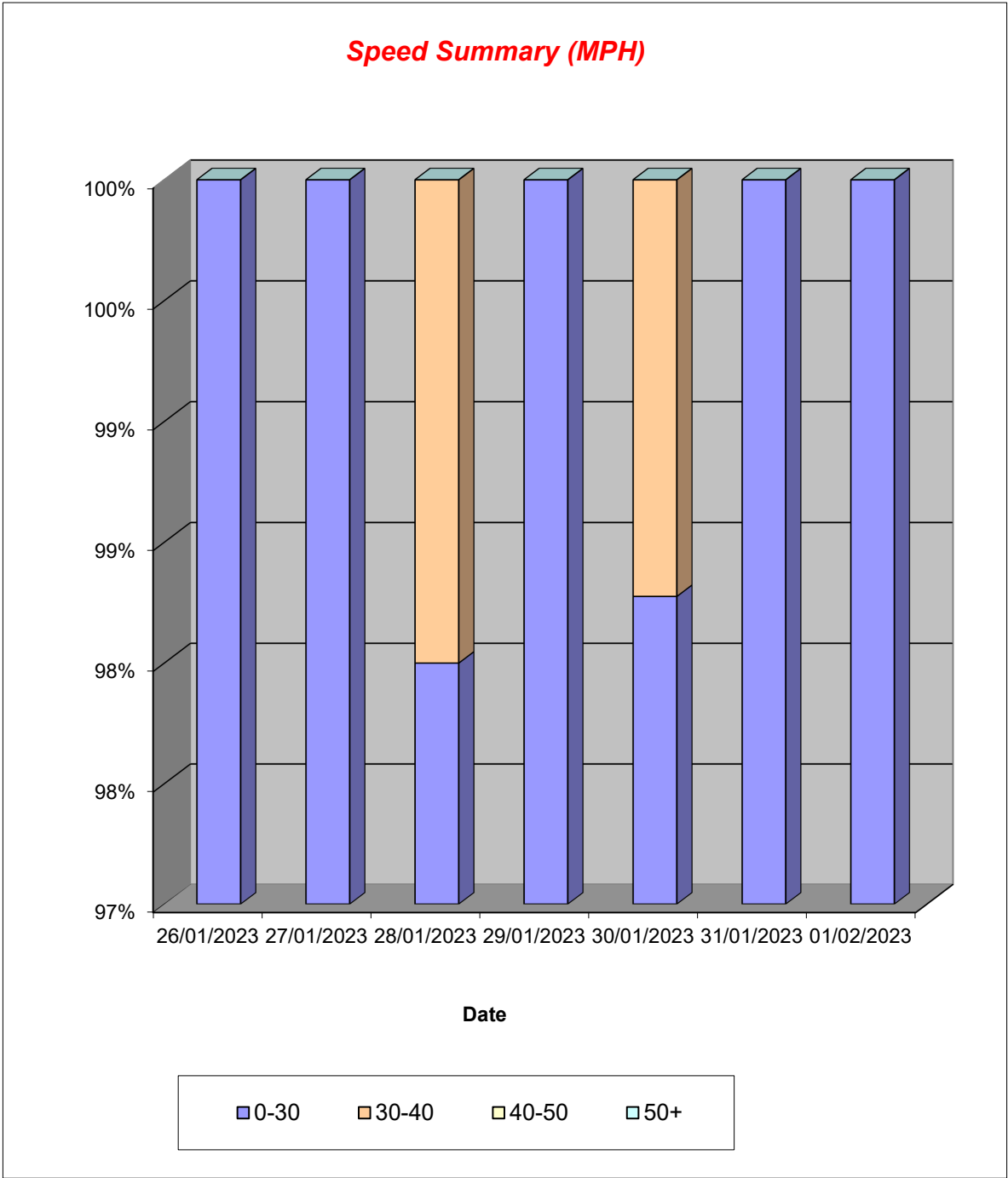
10-12	22.6	18.4	-	23.6	23.9	23.3	21.0
14-16	24.7	23.1	25.4	25.5	24.2	27.5	26.1
0-24	24.6	24.5	24.9	26.1	25.4	25.7	25.7

85th %ile (ALL)	25.3
Weekday Inter-Peak	24.2

Hill Farm ATC, Taylors Lane (Northern Site)

Produced by Road Data Services Ltd.

	Channel 1 - Northbound				Speed Summary		Week 1
Speed (MPH)	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
0-30	53	58	49	22	57	57	44
30-40	0	0	1	0	1	0	0
40-50	0	0	0	0	0	0	0
50+	0	0	0	0	0	0	0
TOTAL	53	58	50	22	58	57	44



Hill Farm ATC, Taylors Lane (Northern Site)

Produced by Road Data Services Ltd.

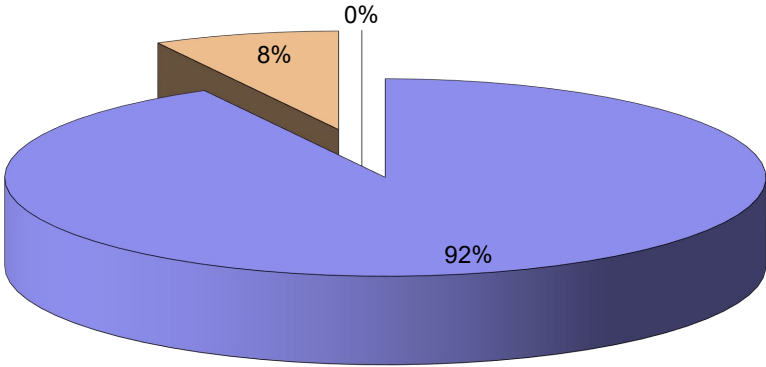
Channel 1 - Northbound

Vehicle Class

Week 1

Classes	Car / LGV / Caravan - 1	OGV1 / Bus - 2,3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
Day / Time				
26/01/2023				
7-19	39	7	0	46
6-22	44	7	0	51
6-24	45	7	0	52
0-24	46	7	0	53
27/01/2023				
7-19	46	4	0	50
6-22	52	4	0	56
6-24	53	4	0	57
0-24	54	4	0	58
28/01/2023				
7-19	36	1	0	37
6-22	43	1	0	44
6-24	48	1	0	49
0-24	49	1	0	50
29/01/2023				
7-19	14	1	0	15
6-22	16	2	0	18
6-24	17	2	0	19
0-24	20	2	0	22
30/01/2023				
7-19	47	6	0	53
6-22	50	6	0	56
6-24	51	6	0	57
0-24	52	6	0	58
31/01/2023				
7-19	45	2	0	47
6-22	50	3	0	53
6-24	53	3	0	56
0-24	54	3	0	57
01/02/2023				
7-19	30	4	0	34
6-22	37	4	0	41
6-24	40	4	0	44
0-24	40	4	0	44
Average				
7-19	37	4	0	40
6-22	42	4	0	46
6-24	44	4	0	48
0-24	45	4	0	49

Total Vehicle Class Distribution



Hill Farm ATC, Taylors Lane (Northern Site)

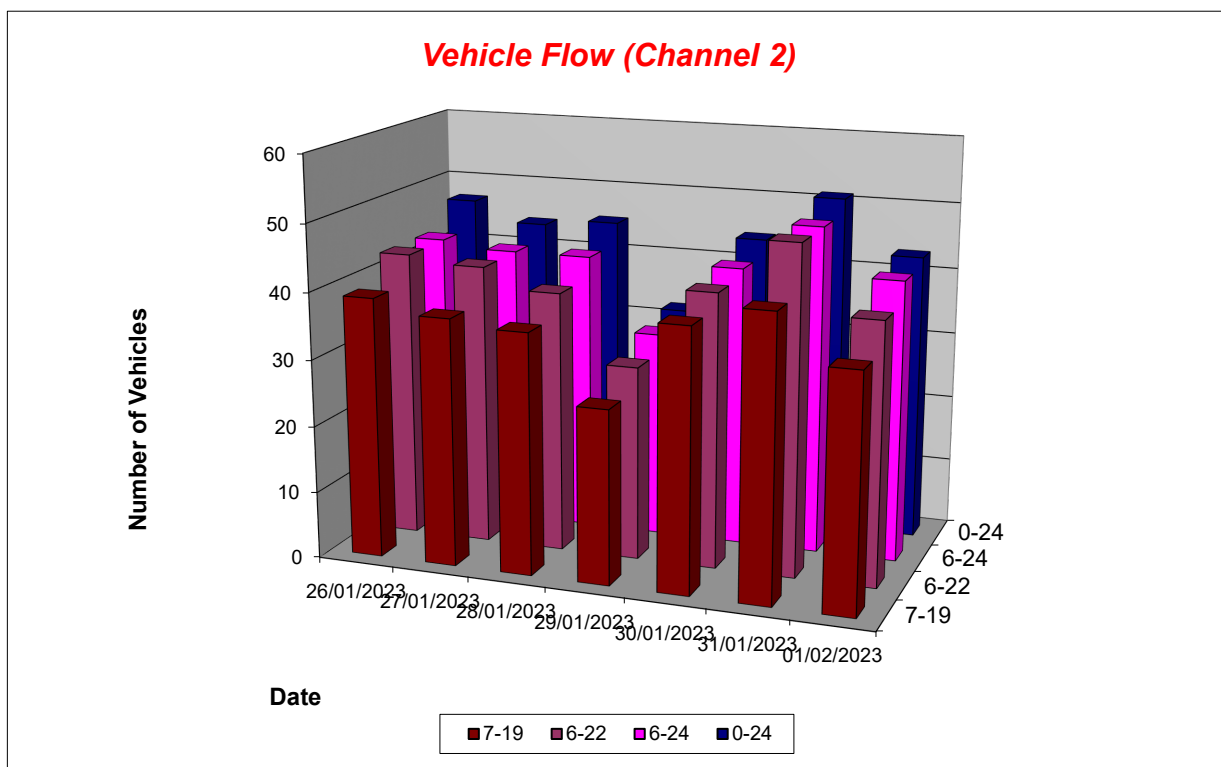
Produced by Road Data Services Ltd.

Channel 2 - Southbound

Vehicle Flow

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday	Weekday Average	Average
1	1	0	1	1	1	0	0	0	1
2	1	0	1	0	0	0	0	0	0
3	0	0	1	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	1	1	0	0	1	1	1	1	1
6	1	1	0	0	0	1	0	1	0
7	1	0	1	0	1	0	1	1	1
8	4	3	1	0	5	4	3	4	3
9	3	6	0	0	3	4	6	4	3
10	6	4	3	1	3	2	1	3	3
11	4	2	6	3	0	3	3	2	3
12	4	3	0	3	6	4	4	4	3
13	3	1	1	6	1	4	8	3	3
14	1	2	3	3	7	3	1	3	3
15	3	8	5	3	1	4	0	3	3
16	2	3	0	1	6	8	4	5	3
17	3	1	7	5	4	2	2	2	3
18	2	2	3	0	1	1	2	2	2
19	4	2	7	1	2	3	1	2	3
20	0	3	1	2	0	6	3	2	2
21	1	2	0	0	1	0	0	1	1
22	2	0	1	1	0	1	0	1	1
23	0	0	2	1	1	0	3	1	1
24	0	0	1	1	0	0	0	0	0
7-19	39	37	36	26	39	42	35	38	36
6-22	43	42	39	29	41	49	39	43	40
6-24	43	42	42	31	42	49	42	44	42
0-24	47	44	45	32	44	51	43	46	44



Hill Farm ATC, Taylors Lane (Northern Site)

Produced by Road Data Services Ltd.

Channel 2 - Southbound

Average Speed

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	38.9	-	33.4	51.7	33.4	-	-
2	30.7	-	19.3	-	-	-	-
3	-	-	28.3	-	-	-	-
4	-	-	-	-	-	-	-
5	27.3	29.3	-	-	26.6	26.0	26.8
6	32.8	43.3	-	-	-	25.3	-
7	25.0	-	32.5	-	26.7	-	34.9
8	30.3	30.2	33.3	-	32.8	30.1	33.5
9	28.2	26.7	-	-	20.4	28.6	23.7
10	26.1	26.4	32.3	39.3	23.3	18.6	30.0
11	23.3	24.2	24.5	17.7	-	26.0	25.4
12	21.5	25.9	-	23.9	25.5	24.8	25.0
13	25.6	25.4	24.2	25.8	39.6	18.7	22.3
14	29.2	23.1	25.2	16.8	27.9	33.7	28.5
15	25.4	25.9	28.7	19.0	28.8	28.0	-
16	36.4	31.0	-	20.8	28.6	26.6	24.5
17	23.8	34.1	23.4	29.2	25.0	22.5	28.3
18	30.1	32.5	25.0	-	39.1	25.6	25.3
19	30.8	37.5	33.9	36.5	31.7	33.1	36.8
20	-	32.6	19.6	33.2	-	29.8	15.0
21	27.1	24.7	-	-	30.5	-	-
22	24.5	-	39.8	30.5	-	28.1	-
23	-	-	30.2	17.0	42.2	-	35.2
24	-	-	27.0	24.8	-	-	-
10-12	22.4	25.2	24.5	20.8	25.5	25.3	25.2
14-16	29.8	27.3	28.7	19.5	28.7	27.1	24.5
0-24	27.3	28.4	27.9	25.6	28.3	27.0	25.8

Average (ALL)	27.3
Weekday Inter-Peak	26.2

Channel 2 - Southbound

85th Percentile

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-
8	33.1	33.2	-	-	36.8	32.3	37.5
9	30.1	32.7	-	-	24.5	31.9	29.0
10	28.5	29.6	34.9	-	29.3	21.2	-
11	30.4	25.4	28.9	26.8	-	32.2	31.8
12	24.2	28.2	-	29.3	30.3	30.2	29.7
13	28.6	-	-	29.6	-	27.3	29.3
14	-	30.8	27.8	21.5	32.0	36.9	-
15	33.3	30.6	33.6	24.5	-	33.4	-
16	39.1	33.2	-	-	36.4	33.1	26.9
17	33.3	-	28.0	32.2	28.5	22.7	33.8
18	31.4	36.1	27.1	-	-	-	25.6
19	37.8	37.9	41.2	-	32.0	35.9	-
20	-	36.4	-	35.7	-	35.2	25.5
21	-	24.8	-	-	-	-	-
22	32.4	-	-	-	-	-	-
23	-	-	31.8	-	-	-	41.6
24	-	-	-	-	-	-	-
10-12	27.9	27.3	28.9	28.9	30.3	31.1	30.7
14-16	38.3	32.1	33.6	24.3	36.0	33.3	26.9
0-24	33.7	34.3	34.3	34.6	34.9	33.5	33.6

85th %ile (ALL)	34.3
Weekday Inter-Peak	32.2

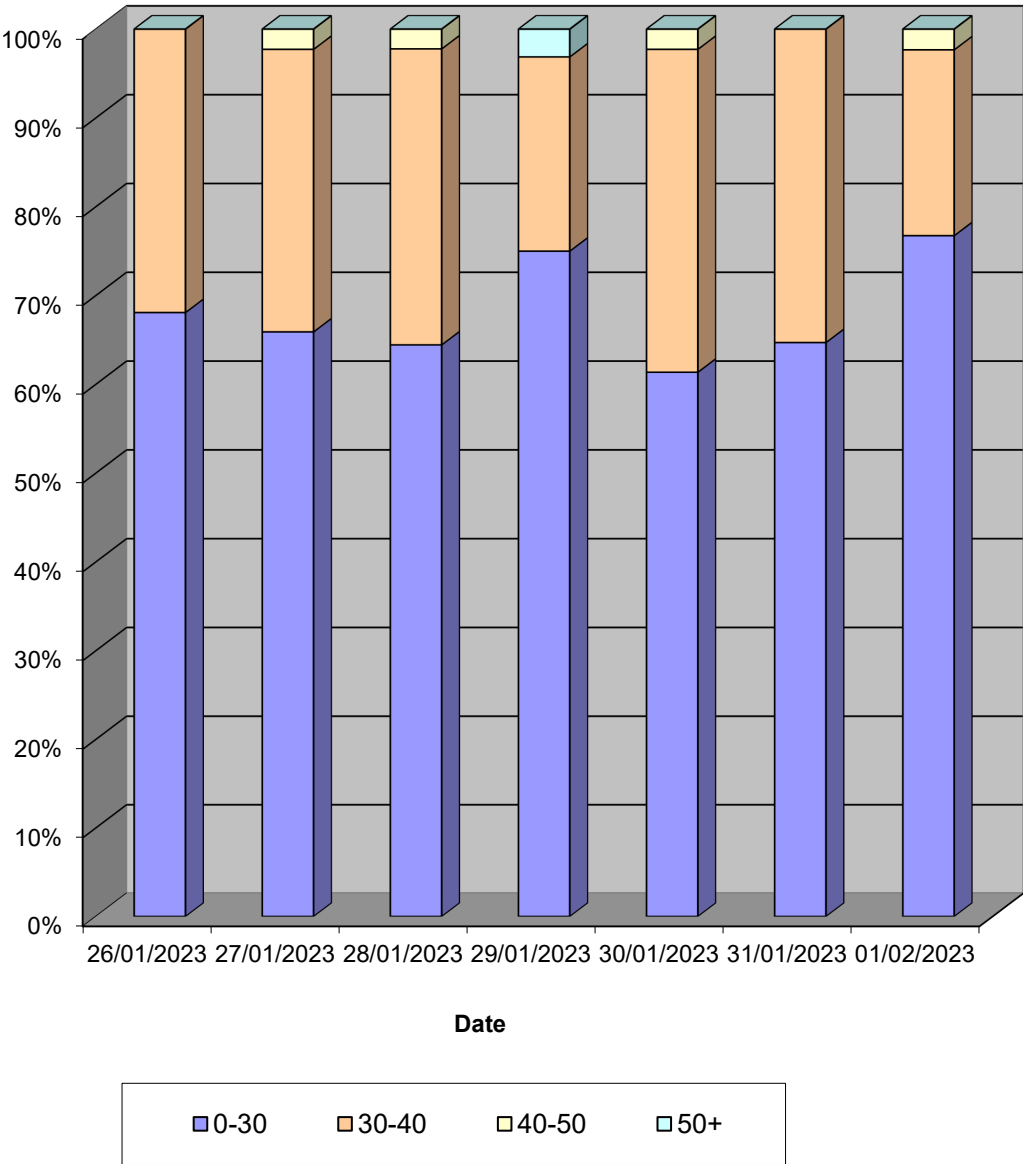
Hill Farm ATC, Taylors Lane (Northern Site)

Produced by Road Data Services Ltd.

Channel 2 - Southbound Speed Summary Week 1

Speed (MPH)	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
0-30	32	29	29	24	27	33	33
30-40	15	14	15	7	16	18	9
40-50	0	1	1	0	1	0	1
50+	0	0	0	1	0	0	0
TOTAL	47	44	45	32	44	51	43

Speed Summary (MPH)



Hill Farm ATC, Taylors Lane (Northern Site)

Produced by Road Data Services Ltd.

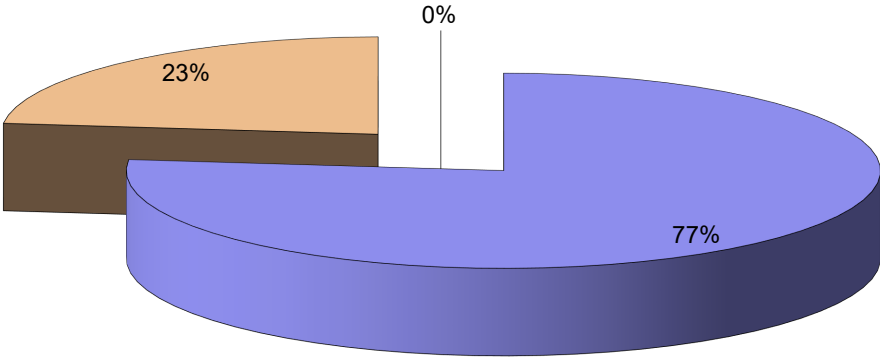
Channel 2 - Southbound

Vehicle Class

Week 1

Classes	Car / LGV / Caravan - 1	OGV1 / Bus - 2,3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
Day / Time				
26/01/2023				
7-19	25	14	0	39
6-22	27	16	0	43
6-24	27	16	0	43
0-24	31	16	0	47
27/01/2023				
7-19	27	10	0	37
6-22	31	11	0	42
6-24	31	11	0	42
0-24	33	11	0	44
28/01/2023				
7-19	31	5	0	36
6-22	34	5	0	39
6-24	37	5	0	42
0-24	40	5	0	45
29/01/2023				
7-19	21	5	0	26
6-22	23	6	0	29
6-24	24	7	0	31
0-24	25	7	0	32
30/01/2023				
7-19	28	11	0	39
6-22	30	11	0	41
6-24	31	11	0	42
0-24	33	11	0	44
31/01/2023				
7-19	30	12	0	42
6-22	36	13	0	49
6-24	36	13	0	49
0-24	38	13	0	51
01/02/2023				
7-19	27	8	0	35
6-22	31	8	0	39
6-24	34	8	0	42
0-24	35	8	0	43
Average				
7-19	27	9	0	36
6-22	30	10	0	40
6-24	31	10	0	42
0-24	34	10	0	44

Total Vehicle Class Distribution



Hill Farm ATC, Taylors Lane (Southern Site)

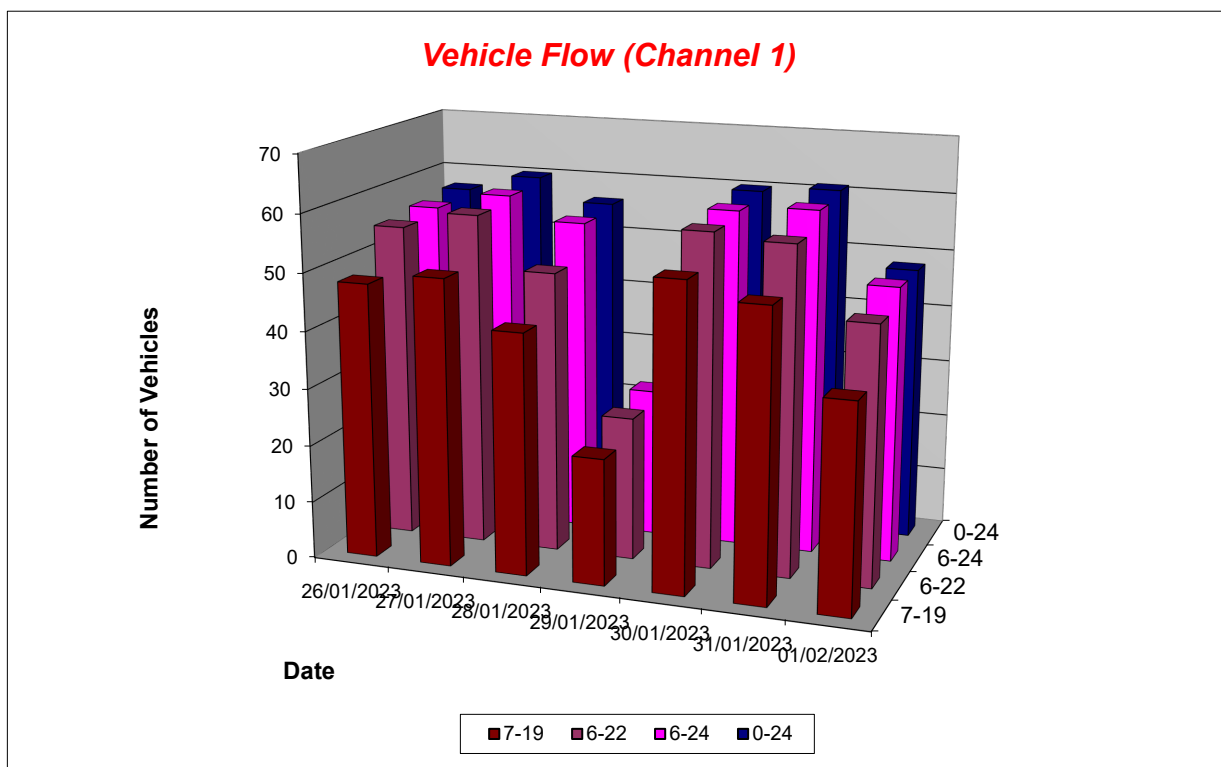
Produced by Road Data Services Ltd.

Channel 1 - Northbound

Vehicle Flow

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday	Weekday Average	Average
1	0	1	1	0	1	0	0	0	0
2	0	0	0	2	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0
4	0	0	0	1	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0
6	1	0	0	0	0	1	0	0	0
7	1	1	0	0	1	3	1	1	1
8	0	3	0	0	3	3	1	2	1
9	5	8	0	1	11	6	4	7	5
10	8	8	1	0	4	5	2	5	4
11	6	2	1	2	3	6	5	4	4
12	1	2	0	2	4	3	1	2	2
13	2	1	7	3	1	5	3	2	3
14	1	4	6	0	4	2	3	3	3
15	10	3	4	3	4	2	3	4	4
16	4	10	5	5	6	5	4	6	6
17	4	2	7	3	4	5	2	3	4
18	4	1	7	2	1	6	2	3	3
19	3	6	4	1	8	2	6	5	4
20	2	2	3	1	3	1	5	3	2
21	0	4	1	2	1	3	3	2	2
22	4	1	3	0	0	0	0	1	1
23	1	0	2	0	1	2	1	1	1
24	0	1	4	1	0	1	2	1	1
7-19	48	50	42	22	53	50	36	47	43
6-22	55	58	49	25	58	57	45	55	50
6-24	56	59	55	26	59	60	48	56	52
0-24	57	60	56	29	60	61	48	57	53



Hill Farm ATC, Taylors Lane (Southern Site)

Produced by Road Data Services Ltd.

Channel 1 - Northbound

Average Speed

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	-	23.6	23.7	-	31.7	-	-
2	-	-	-	37.6	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	27.2	-	-	-
5	-	-	-	-	-	-	-
6	33.8	-	-	-	-	22.1	-
7	18.5	24.2	-	-	27.8	25.1	21.7
8	-	28.7	-	-	26.7	27.5	34.8
9	25.1	21.4	-	20.3	21.9	26.0	24.2
10	24.9	18.5	24.7	-	23.2	22.3	29.2
11	20.5	18.6	22.3	17.6	24.1	19.9	21.7
12	21.9	13.7	-	24.2	23.3	25.9	21.4
13	27.0	24.1	23.3	27.7	23.3	23.7	21.5
14	20.7	19.2	17.5	-	23.4	20.0	24.8
15	22.4	25.8	22.9	19.0	21.4	25.4	24.0
16	27.9	22.0	22.8	25.0	23.8	25.4	26.1
17	24.4	25.0	19.7	19.1	24.7	24.6	25.9
18	21.4	15.4	25.1	25.0	28.8	27.3	22.6
19	30.0	26.4	24.7	22.1	31.0	21.5	27.4
20	24.9	35.3	28.0	28.6	25.0	23.0	23.1
21	-	22.9	37.9	26.0	16.7	27.3	22.0
22	28.0	20.0	23.2	-	-	-	-
23	25.8	-	21.0	-	29.0	28.8	36.1
24	-	24.0	22.5	27.6	-	25.3	24.0
10-12	20.7	16.1	22.3	20.9	23.6	21.9	21.7
14-16	23.9	22.8	22.8	22.7	22.9	25.4	25.2
0-24	24.4	22.4	22.9	24.4	24.7	24.6	24.7

Average (ALL)	24.0
Weekday Inter-Peak	22.8

Channel 1 - Northbound

85th Percentile

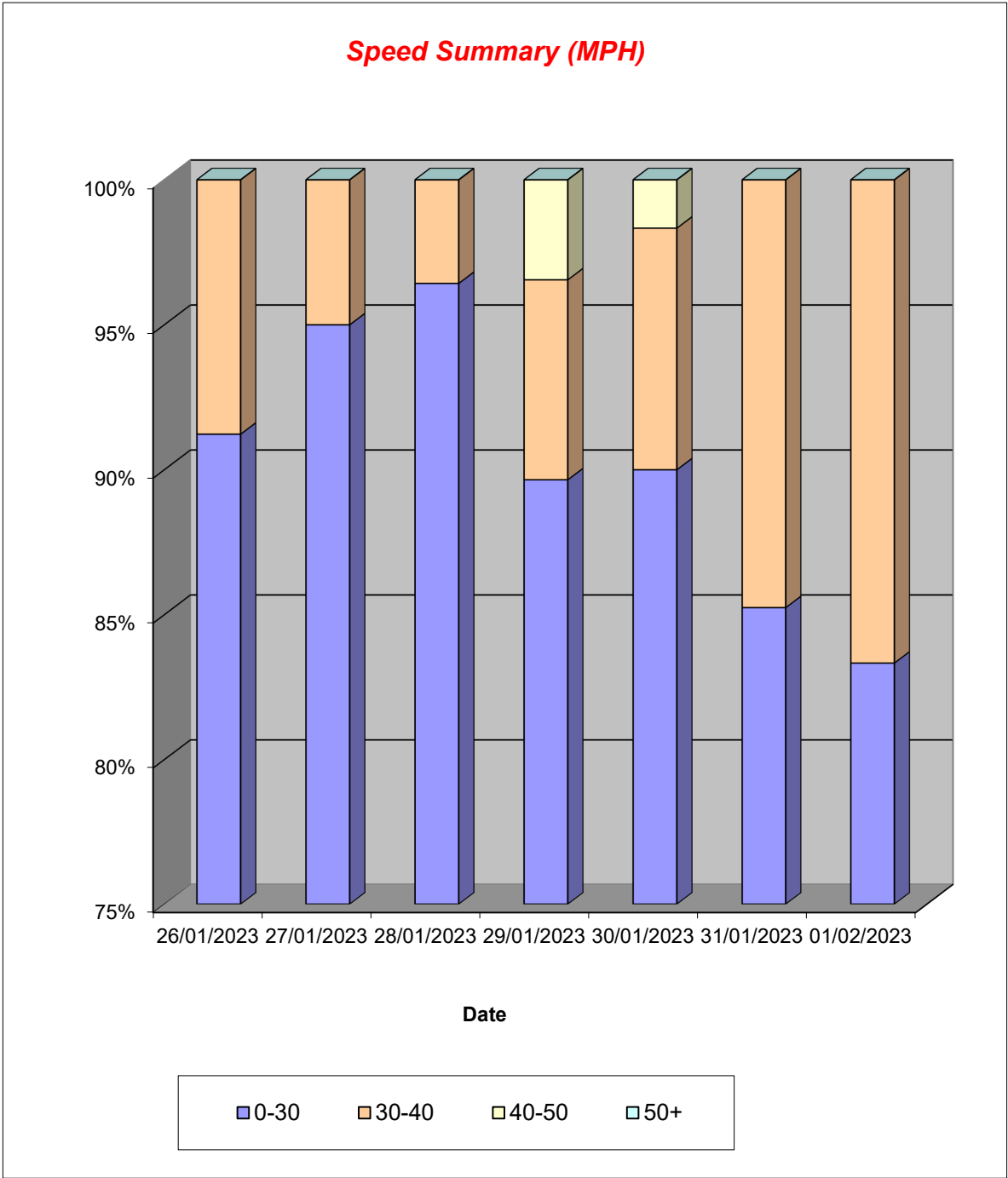
Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	-	-	-	-	-	-	-
2	-	-	-	41.1	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-
7	-	-	-	-	-	28.1	-
8	-	32.3	-	-	28.5	29.8	-
9	27.6	28.4	-	-	30.1	30.0	31.5
10	27.4	22.9	-	-	24.5	26.4	34.6
11	24.6	20.8	-	25.1	27.6	26.1	27.3
12	-	18.2	-	29.0	27.7	30.7	-
13	31.8	-	27.1	33.1	-	28.9	24.6
14	-	22.7	24.2	-	27.3	22.9	28.1
15	27.9	30.0	26.7	25.4	28.2	29.7	26.7
16	32.4	25.0	27.8	30.3	26.9	31.4	30.8
17	27.4	26.2	28.0	25.2	27.8	30.0	26.8
18	23.6	-	29.0	27.7	-	29.9	24.5
19	31.3	28.6	27.0	-	37.1	23.0	31.4
20	25.7	36.5	29.4	-	27.9	-	28.6
21	-	24.4	-	27.1	-	35.8	27.6
22	31.7	-	29.0	-	-	-	-
23	-	-	24.1	-	-	30.3	-
24	-	-	24.3	-	-	-	28.1
10-12	24.5	20.4	-	28.0	27.7	28.4	26.8
14-16	29.7	26.5	27.3	29.2	28.0	31.0	29.3
0-24	29.2	28.1	28.8	31.4	30.8	29.9	30.3

85th %ile (ALL)	29.8
Weekday Inter-Peak	28.2

Hill Farm ATC, Taylors Lane (Southern Site)

Produced by Road Data Services Ltd.

	Channel 1 - Northbound				Speed Summary		Week 1
Speed (MPH)	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
0-30	52	57	54	26	54	52	40
30-40	5	3	2	2	5	9	8
40-50	0	0	0	1	1	0	0
50+	0	0	0	0	0	0	0
TOTAL	57	60	56	29	60	61	48



Hill Farm ATC, Taylors Lane (Southern Site)

Produced by Road Data Services Ltd.

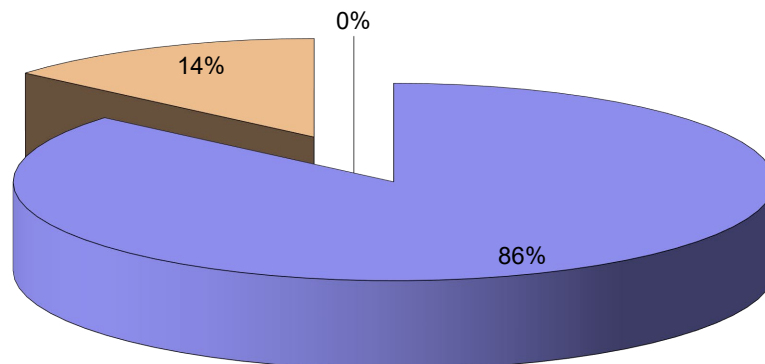
Channel 1 - Northbound

Vehicle Class

Week 1

Classes	Car / LGV / Caravan - 1	OGV1 / Bus - 2,3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
Day / Time				
26/01/2023				
7-19	38	10	0	48
6-22	44	11	0	55
6-24	44	12	0	56
0-24	45	12	0	57
27/01/2023				
7-19	42	8	0	50
6-22	49	9	0	58
6-24	50	9	0	59
0-24	51	9	0	60
28/01/2023				
7-19	41	1	0	42
6-22	48	1	0	49
6-24	54	1	0	55
0-24	54	2	0	56
29/01/2023				
7-19	21	1	0	22
6-22	23	2	0	25
6-24	24	2	0	26
0-24	27	2	0	29
30/01/2023				
7-19	43	10	0	53
6-22	48	10	0	58
6-24	49	10	0	59
0-24	50	10	0	60
31/01/2023				
7-19	45	5	0	50
6-22	50	7	0	57
6-24	53	7	0	60
0-24	54	7	0	61
01/02/2023				
7-19	28	8	0	36
6-22	37	8	0	45
6-24	39	9	0	48
0-24	39	9	0	48
Average				
7-19	37	6	0	43
6-22	43	7	0	50
6-24	45	7	0	52
0-24	46	7	0	53

Total Vehicle Class Distribution



Hill Farm ATC, Taylors Lane (Southern Site)

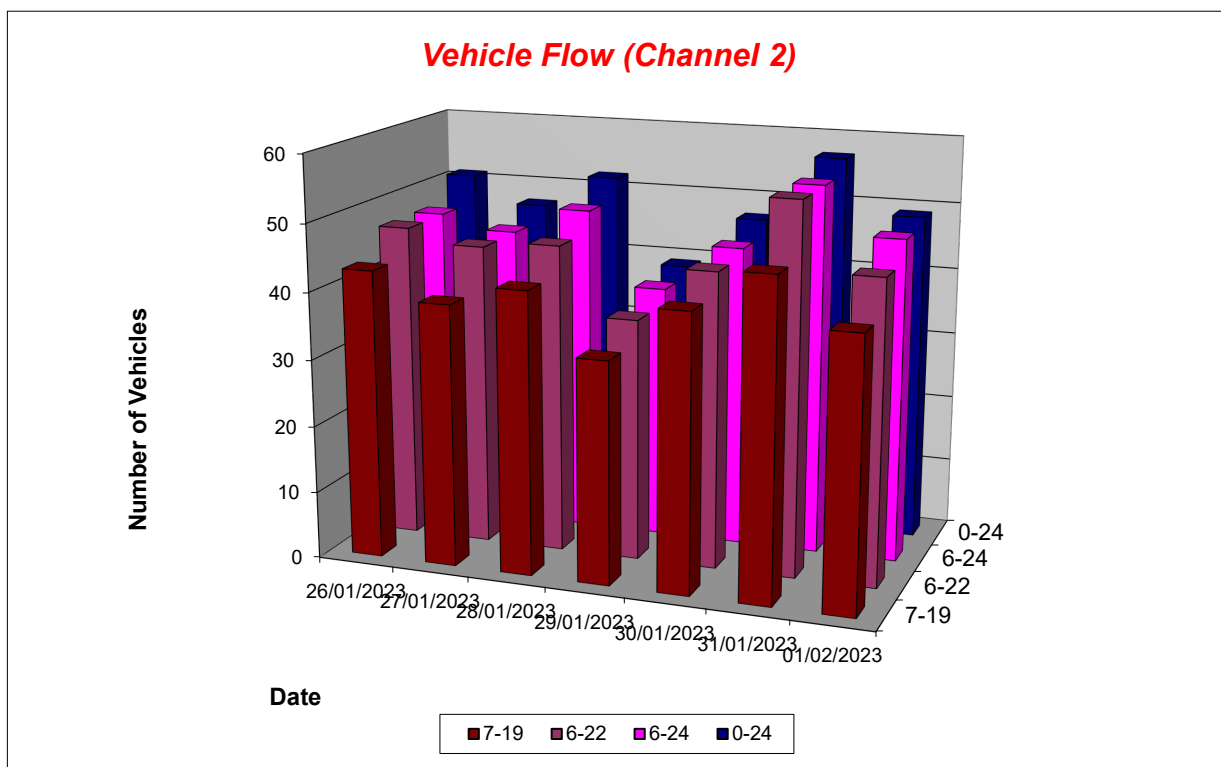
Produced by Road Data Services Ltd.

Channel 2 - Southbound

Vehicle Flow

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday	Weekday Average	Average
1	1	0	1	1	1	0	0	0	1
2	1	0	1	0	0	0	0	0	0
3	0	0	1	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0
5	1	1	0	0	1	1	1	1	1
6	1	1	0	0	0	1	0	1	0
7	1	1	1	0	2	1	2	1	1
8	5	4	2	1	6	5	4	5	4
9	4	6	0	1	3	4	7	5	4
10	7	4	3	1	4	3	2	4	3
11	4	2	6	3	0	3	3	2	3
12	5	3	0	3	6	4	3	4	3
13	3	1	2	8	1	4	9	4	4
14	1	4	3	3	7	4	2	4	3
15	3	7	6	5	1	4	1	3	4
16	2	3	1	1	5	9	4	5	4
17	3	1	7	5	5	2	2	3	4
18	2	2	4	0	1	1	2	2	2
19	4	2	8	2	2	4	1	3	3
20	0	3	2	2	0	6	3	2	2
21	1	2	0	0	1	0	0	1	1
22	2	0	1	1	0	1	0	1	1
23	0	0	2	1	1	0	3	1	1
24	0	0	1	1	0	0	0	0	0
7-19	43	39	42	33	41	47	40	42	41
6-22	47	45	46	36	44	55	45	47	45
6-24	47	45	49	38	45	55	48	48	47
0-24	51	47	52	39	47	57	49	50	49



Hill Farm ATC, Taylors Lane (Southern Site)

Produced by Road Data Services Ltd.

Channel 2 - Southbound

Average Speed

Week 1

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	30.9	-	28.2	43.7	33.8	-	-
2	21.3	-	17.9	-	-	-	-
3	-	-	20.5	-	-	-	-
4	-	-	-	-	-	-	-
5	18.6	23.4	-	-	22.4	29.8	22.7
6	30.4	35.1	-	-	-	24.1	-
7	26.5	17.4	20.2	-	20.1	17.4	19.4
8	22.6	25.4	24.7	16.0	27.5	26.8	28.6
9	25.3	25.4	-	20.4	23.6	23.1	22.8
10	23.3	24.2	24.1	36.7	19.0	15.7	25.2
11	23.7	20.8	22.7	17.0	-	23.7	23.7
12	18.6	23.8	-	21.7	22.7	21.6	24.9
13	21.5	24.4	19.5	21.7	25.6	17.6	20.5
14	22.7	17.4	18.8	18.9	21.5	22.5	16.8
15	20.1	24.6	24.8	20.3	23.9	20.5	14.2
16	31.3	28.0	19.2	18.4	25.8	23.6	24.8
17	21.2	27.6	24.2	22.4	19.8	20.5	25.6
18	24.4	26.6	21.2	-	29.5	25.1	21.9
19	24.7	19.0	25.1	21.4	26.8	19.2	32.3
20	-	27.1	22.9	29.1	-	23.7	15.7
21	24.3	18.2	-	-	26.5	-	-
22	25.5	-	25.2	29.5	-	25.7	-
23	-	-	23.3	18.6	35.6	-	35.4
24	-	-	21.5	23.0	-	-	-
10-12	20.9	22.6	22.7	19.3	22.7	22.5	24.3
14-16	24.6	25.6	24.0	20.0	25.5	22.7	22.7
0-24	23.3	24.0	23.1	22.2	23.8	22.3	23.3

Average (ALL)	23.1
Weekday Inter-Peak	23.3

Channel 2 - Southbound

85th Percentile

Hr Ending	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
1	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-
7	-	-	-	-	25.0	-	21.8
8	28.2	27.7	32.5	-	29.9	30.9	32.3
9	29.0	31.4	-	-	31.1	27.1	27.1
10	30.2	26.8	30.1	-	22.6	16.0	25.5
11	29.3	24.4	25.5	22.9	-	32.0	28.3
12	21.2	24.2	-	27.2	26.5	22.9	28.7
13	23.2	-	21.1	30.2	-	25.3	26.7
14	-	24.5	21.4	28.3	26.7	29.6	22.7
15	28.0	26.1	29.1	23.8	-	25.9	-
16	32.8	28.5	-	-	30.1	29.2	30.2
17	26.5	-	29.8	25.0	25.8	23.9	28.3
18	24.6	30.0	22.1	-	-	-	22.1
19	28.0	21.5	30.3	26.8	27.3	27.9	-
20	-	31.5	26.9	33.8	-	30.2	24.6
21	-	20.8	-	-	-	-	-
22	26.7	-	-	-	-	-	-
23	-	-	29.7	-	-	-	42.3
24	-	-	-	-	-	-	-
10-12	25.9	25.4	25.5	25.5	26.5	28.1	28.6
14-16	33.0	27.7	28.4	23.3	29.5	28.4	29.2
0-24	28.8	29.2	28.0	30.0	29.5	28.7	30.4

85th %ile (ALL)	29.2
Weekday Inter-Peak	28.5

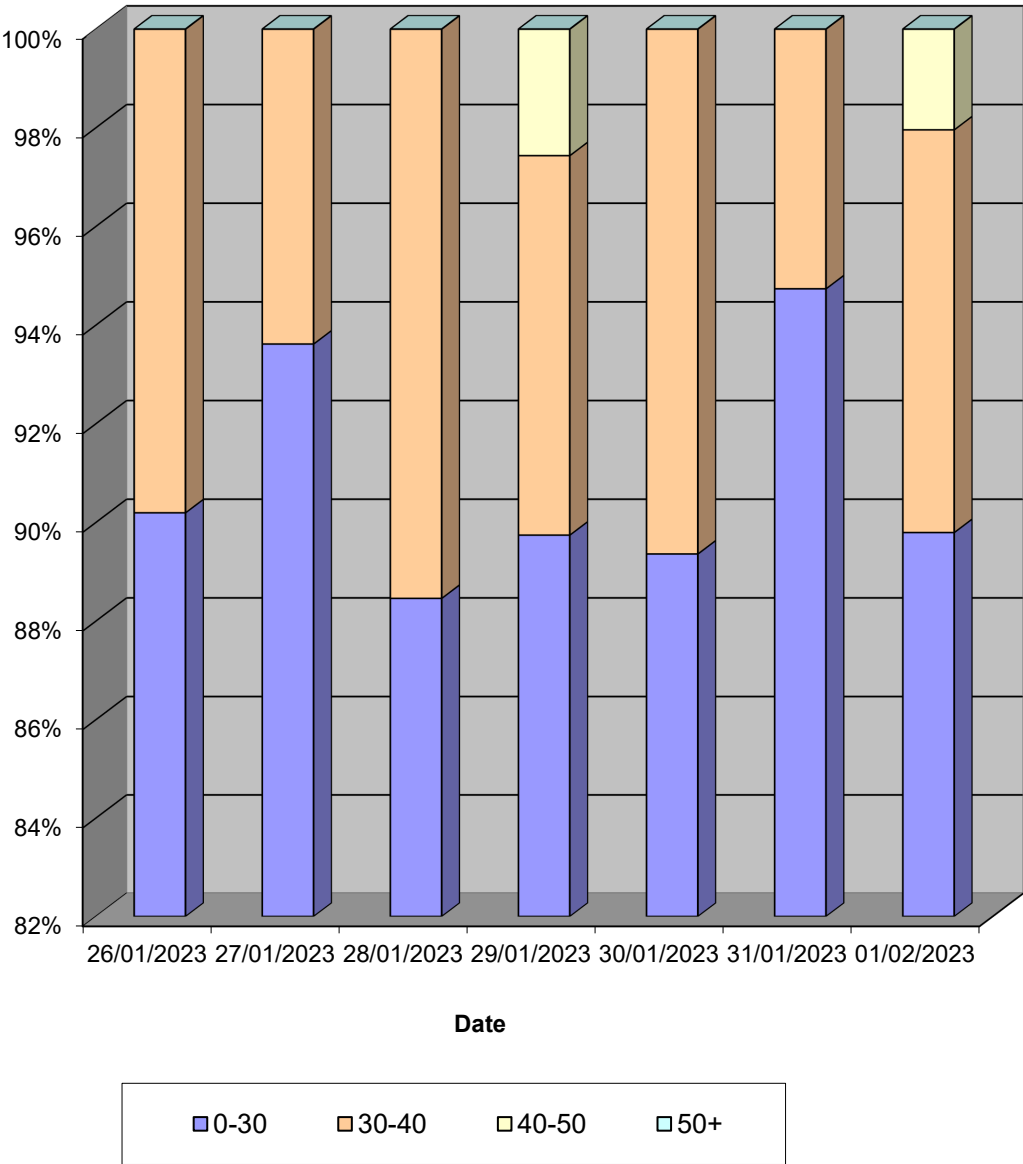
Hill Farm ATC, Taylors Lane (Southern Site)

Produced by Road Data Services Ltd.

Channel 2 - Southbound Speed Summary Week 1

Speed (MPH)	26/01/2023 Thursday	27/01/2023 Friday	28/01/2023 Saturday	29/01/2023 Sunday	30/01/2023 Monday	31/01/2023 Tuesday	01/02/2023 Wednesday
0-30	46	44	46	35	42	54	44
30-40	5	3	6	3	5	3	4
40-50	0	0	0	1	0	0	1
50+	0	0	0	0	0	0	0
TOTAL	51	47	52	39	47	57	49

Speed Summary (MPH)



Hill Farm ATC, Taylors Lane (Southern Site)

Produced by Road Data Services Ltd.

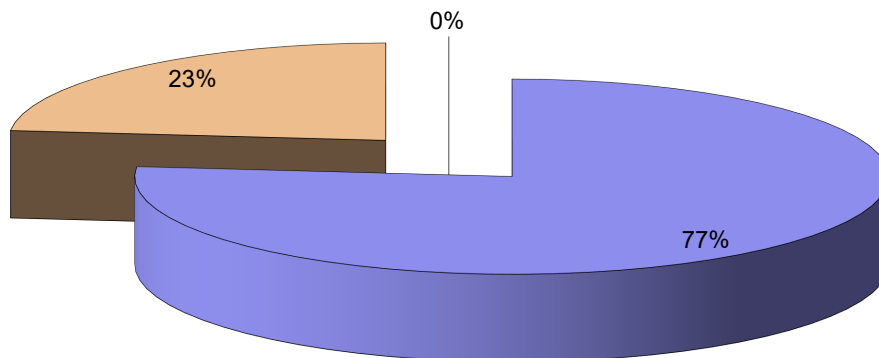
Channel 2 - Southbound

Vehicle Class

Week 1

Classes	Car / LGV / Caravan - 1	OGV1 / Bus - 2,3,5,6,7,12	OGV2 - 4,8,9,10,11,13	TOTAL - 1-13
Day / Time				
26/01/2023				
7-19	29	14	0	43
6-22	31	16	0	47
6-24	31	16	0	47
0-24	35	16	0	51
27/01/2023				
7-19	28	11	0	39
6-22	33	12	0	45
6-24	33	12	0	45
0-24	35	12	0	47
28/01/2023				
7-19	35	7	0	42
6-22	39	7	0	46
6-24	42	7	0	49
0-24	45	7	0	52
29/01/2023				
7-19	27	6	0	33
6-22	29	7	0	36
6-24	30	8	0	38
0-24	31	8	0	39
30/01/2023				
7-19	29	12	0	41
6-22	32	12	0	44
6-24	33	12	0	45
0-24	35	12	0	47
31/01/2023				
7-19	34	13	0	47
6-22	41	14	0	55
6-24	41	14	0	55
0-24	43	14	0	57
01/02/2023				
7-19	29	11	0	40
6-22	34	11	0	45
6-24	37	11	0	48
0-24	38	11	0	49
Average				
7-19	30	11	0	41
6-22	34	11	0	45
6-24	35	11	0	47
0-24	37	11	0	49

Total Vehicle Class Distribution



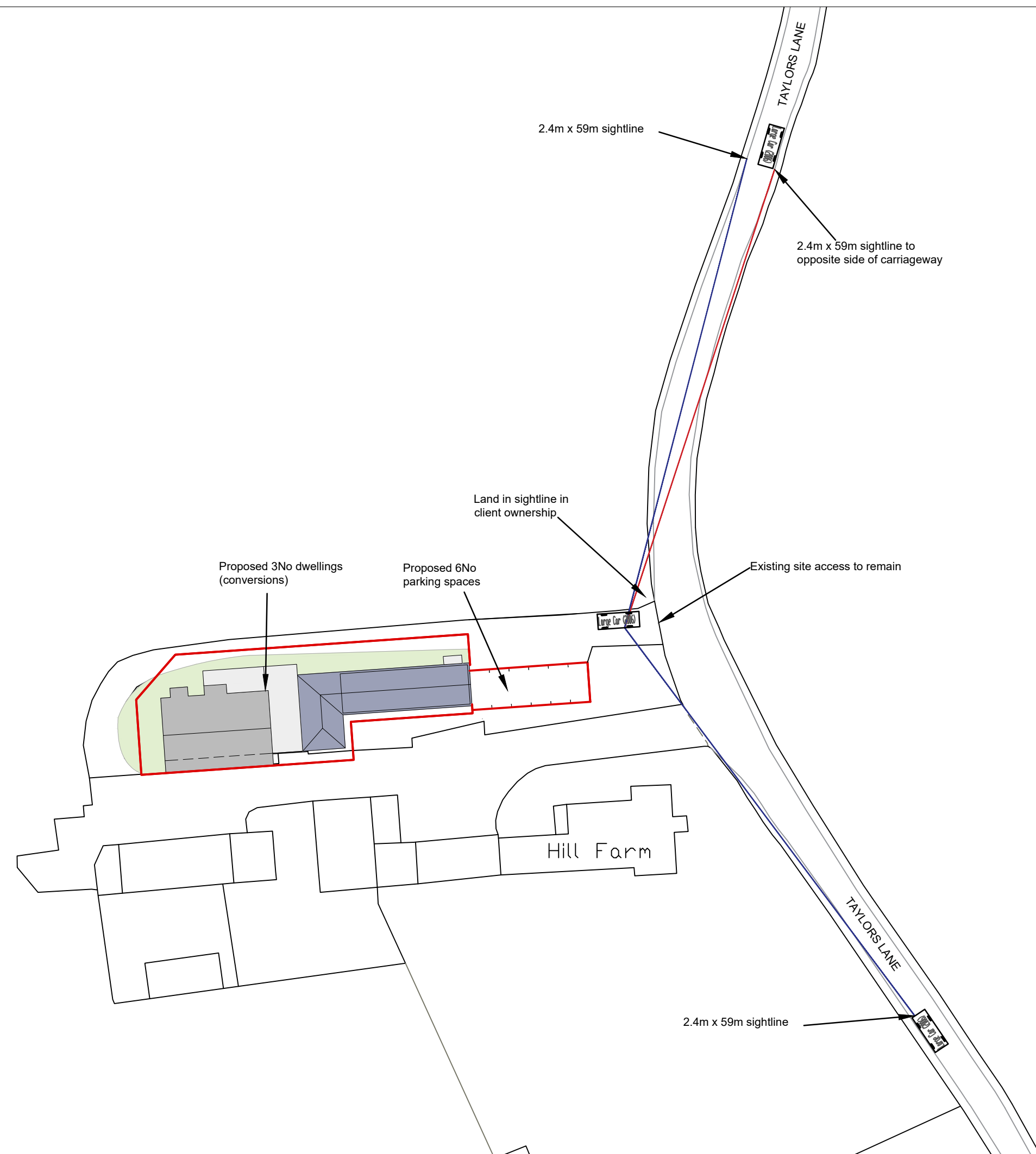


PATRICK PARSONS

CREATING PLACES  FOR FUTURE GENERATIONS TO THRIVE

Appendix D

Access and Sightlines Drawing



GENERAL NOTES

- 1.1. THIS DRAWING IS COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF PPCE GROUP LTD.
- 1.2. DO NOT SCALE FROM THIS DRAWING.
- 1.3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS DRAWINGS & SPECIFICATIONS.

P1	INITIAL ISSUE.					
	JBr	21.02.23	CV	21.02.23	CV	21.02.23
REV.	REVISION NOTE/COMMENT					
	DRW BY	DATE	CCK BY	DATE	APP BY	DATE



Satelliet house, 2 Nexus Park
Lysons Avenue, Ash Vale
Guildford
GU12 5QE
United Kingdom

T. +44 01276 700 400
E. info@patrickparsons.co.uk
W. www.patrickparsons.co.uk

Client
Richard Batchelor

Project
Hill Farm, Taylors Lane, Higham

Drawing
Access and Sightlines

Drawn JBr	Date Feb 23
Patrick Parsons Project No. 11350	Scale @ A3 1:500

Status Description INFORMATION	S2
Drawing No. (project-originator-volume-level-type-role-number) RIC-PPC-00-XX-DR-C-0001	Revision P1

UK Locations

Ash Vale
Birmingham
London
Wakefield

