



Fairacres, Pontefract Road Ackworth

Technical Note

August 2023

Project number 2228

Paragon Highways
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Quality Management

	First Issue	Revision 1	Revision 2	Revision 3
Remarks	Final report			
Date	August 2023			
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Checked by	LJO			

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1.0 Introduction

- 1.1 Paragon Highway have been appointed to prepare this Technical Note for a new access to be formed to serve an existing dwelling off Pontefract Road, Ackworth.
- 1.2 The site location in relation to the local highway network can be seen below.

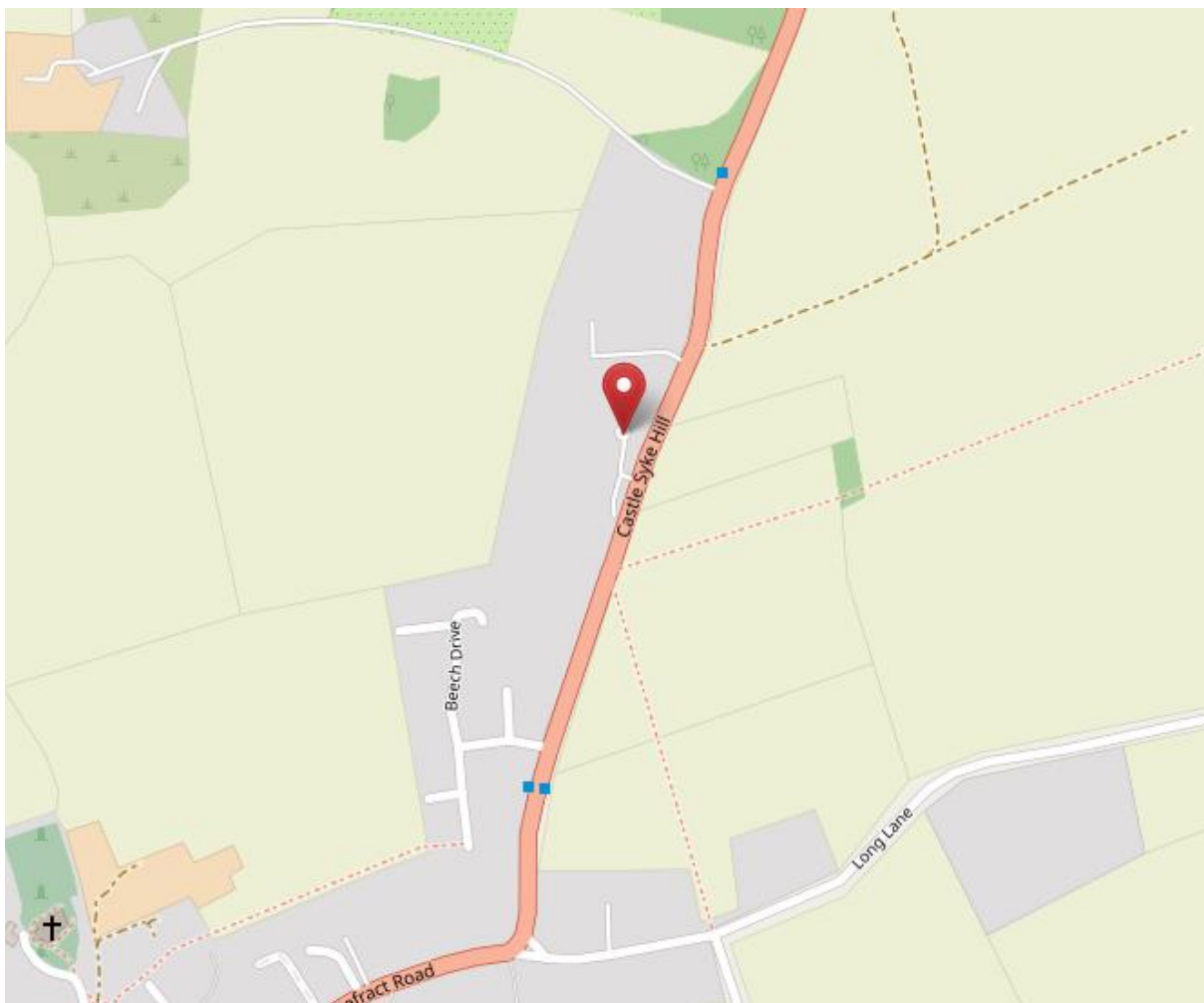


Figure 1.1 Site Location

- 1.3 The proposals comprise of a new access arrangement to be formed off Pontefract Road with amendments to the wall line either side of the access to provide suitable visibility in both directions. The objective is for the proposed access to become the primary point of access for the host dwelling, consequently enabling the tennis court area to be developed and the existing access arrangement will become the primary point of access for the future development.

1.4 The proposed access has been positioned in the same location as a former vehicular footway crossing which was closed off. The former dropped kerbs are still in position, however there will likely be requirements to widen or replace them to meet the current guidance. The proposed access arrangement can be seen at Appendix A.

1.5 This Technical Note considers such matters as visibility, servicing, and traffic impact of the proposed development. This statement demonstrates that the proposals should be acceptable for planning approval purposes.

1.6 Existing Situation & Local Highway Network

1.7 The application site is situated towards the outskirts of the village and civil parish of Ackworth located approximately 1.5km from the centre of the village and 4.5km south of the historic market town of Pontefract. The area in which the site is situated is primarily Semi-rural residential and is bound by the A628 to the east, a residential property to the north and south, and agricultural land to the west.

1.8 The existing dwelling is currently accessed via a vehicular footway crossing off Pontefract Road A628 and has a large gate set back from the highway with radius walls either side.



Figure 1.2 Pontefract Road A628

1.9 Pontefract Road A628 is part of the primary road network and is a two way single carriageway road with a verge to the eastern side of the carriageway and a footway to the west. The footway running along the site frontage is approximately 2.0m wide throughout and the carriageway has widths of around 6.5m which is appropriate for its day to day use.

1.10 Road Traffic Accidents

1.11 Road traffic accident data has been collected from CrashMap website (crashmap.co.uk) and it is confirmed that there have been no injury accidents along Pontefract Road A628 for a considerable distance either side of the proposed site access. The accident record confirms that Pontefract Road A628 and the existing access appears to operate in a safe and efficient manner. See extract from CrashMap immediately below.

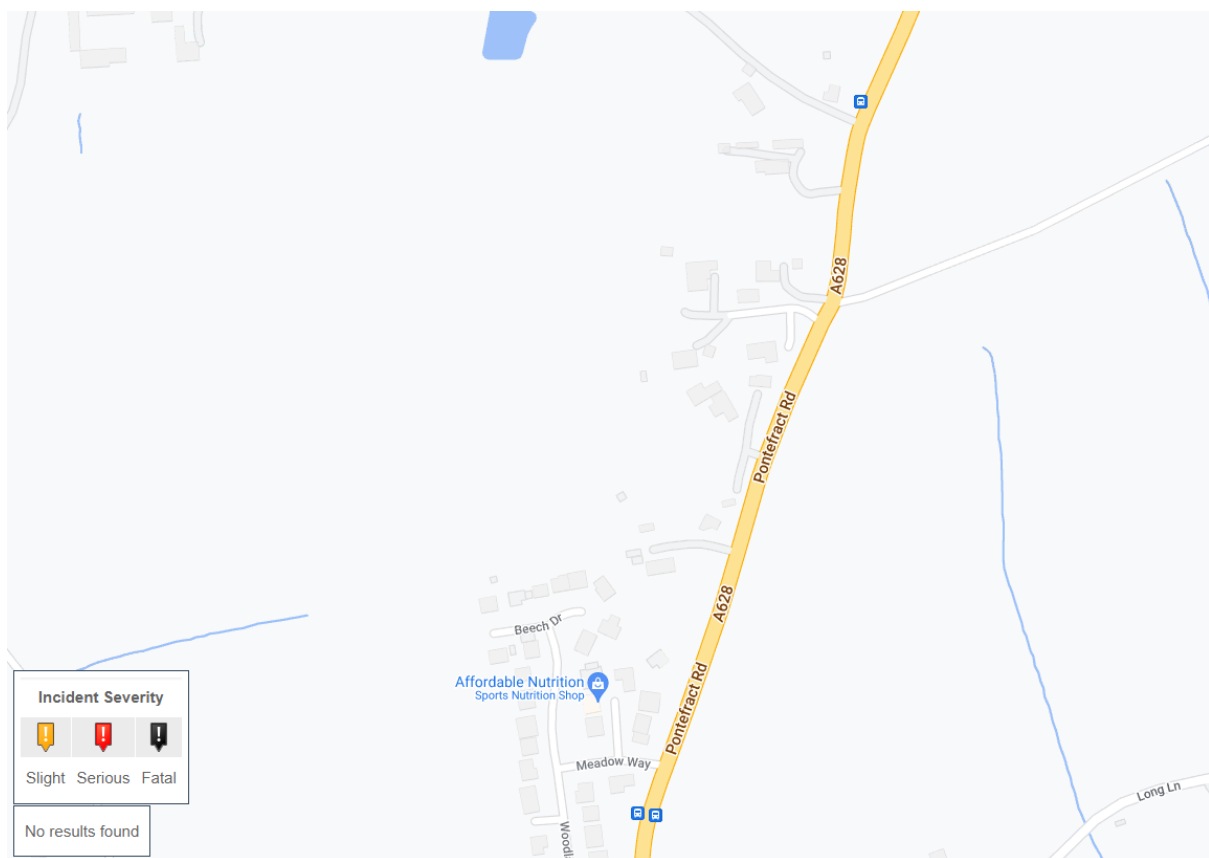


Figure 1.3 Crashmap.co.uk Search Area

2.0 Development Proposals

2.1 Proposed Development

2.2 The new proposal is for a new access to be formed to serve an existing dwelling off Pontefract Road, Ackworth.

2.3 The proposals comprise of a new access arrangement to be formed off Pontefract Road with amendments to the wall line either side of the access to provide suitable visibility in both directions. The objective is for the proposed access to become the primary point of access to the host dwelling, consequently enabling the tennis court area to be developed and then enabling the existing access arrangement to become the primary point of access for the future development. Each property will use a single dedicated access point.

2.4 Access

2.5 The site will be accessed by a vehicular footway crossing arrangement. The location of the access will be in the same position as a previous dropped crossing which has the dropped kerbs still in place. However, the previous access point into the grounds was closed and blocked off by a wall some time ago. The proposal is to open the previously used access back up and upgrade the vehicular crossing to meet current standards.

2.6 The access will have an initial width of 4.1m which will then narrow down to 3.2m thereafter. The access will be gated, and the gates will be set back 5.0m from the adopted highway boundary to meet the requirements set out on page 19 of the Wakefield Street Design Guide.

2.7 The new access will tie into the existing driveway within the site and will become the primary point of access for the existing dwelling.

2.8 At the point of access Pontefract Road is subject to a 30mph speed limit. However, to ensure speeds are represented accurately along the site frontage a speed survey has been undertaken to determine the 85th percentile wet weather speeds. The speed survey results can be seen at Appendix B.

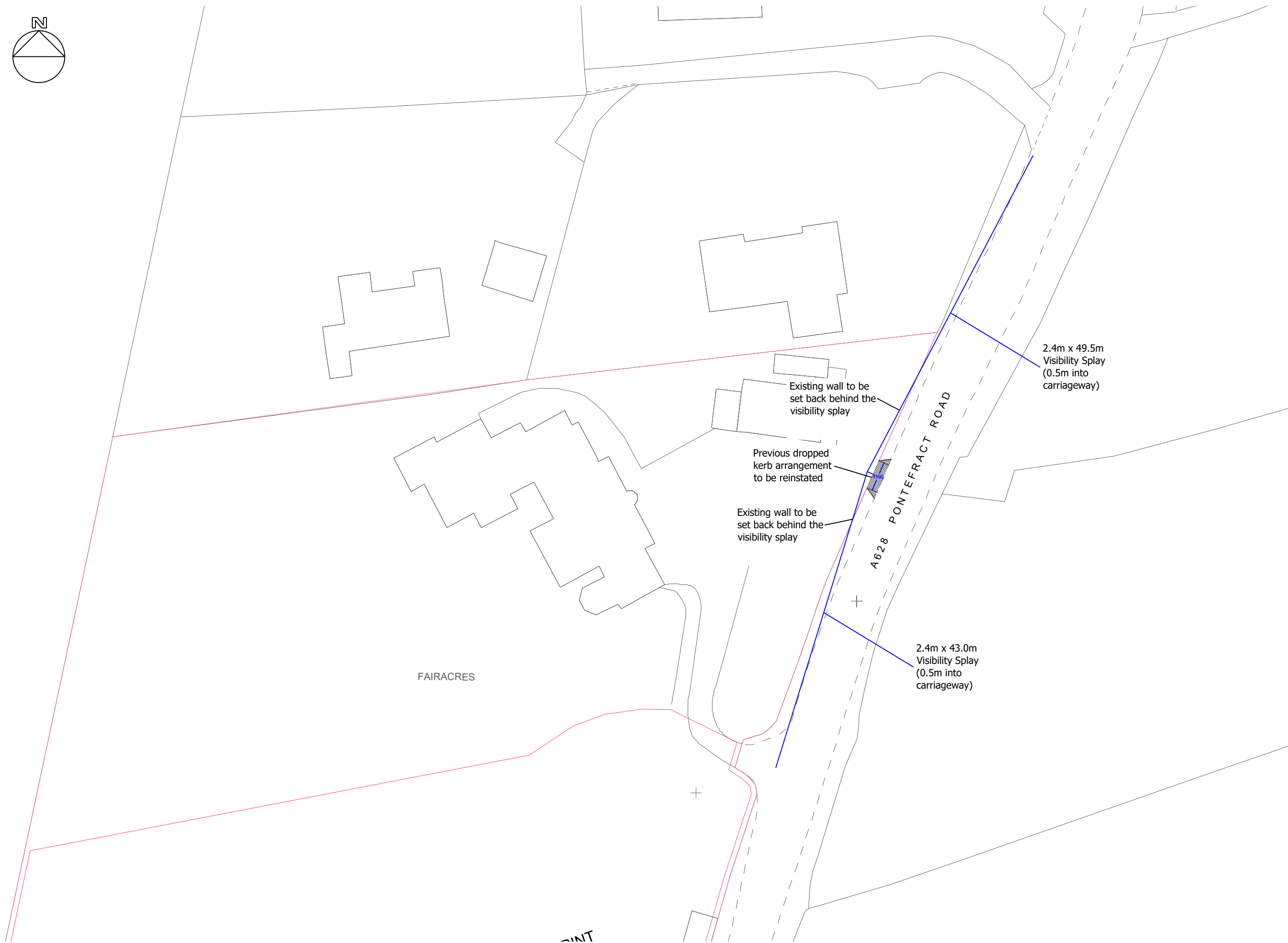
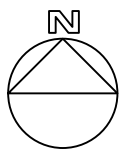
- 2.9 Following the speed survey on Pontefract Road, the 85th percentile wet weather speeds were 30mph northbound and 34mph southbound. Given the recorded traffic speeds the stopping site distance (SSD) requirements within the Manual For Streets are considered appropriate meeting the scope within the document.
- 2.10 Using the SSD values the speed readings would require a 'Y' distance of 46.5m to the north and 43.0m to the south of the access. With regard to the 'X' distance, 2.4m is considered appropriate.
- 2.11 As part of the proposals, it is intended to set the existing walls either side of the access back behind the visibility splays to ensure the visibility meets the current guidance.
- 2.12 Following the setting back of the walls, a visibility splay of 2.4m x 46.5m to the north and 2.4m x 43.0m to south is achievable. The visibility splays can be seen on plan at Appendix A.
- 2.13 Parking Provision**
- 2.14 The existing internal parking arrangements will remain in place as the new access will tie into the existing driveway.
- 2.15 Pedestrian Provision**
- 2.16 Pedestrian access to the local footway network will be made via the proposed access arrangement.
- 2.17 Servicing**
- 2.18 The dwelling will be serviced as per the existing arrangements for the extant dwellings situated along Pontefract Road.

3.0 Conclusion

- 3.1 This Technical Note considers the proposals to form a new access arrangement off Pontefract Road, Ackworth. The proposals include a new access arrangement to be formed off Pontefract Road with amendments to the wall line either side of the access to provide suitable visibility in both directions.
- 3.2 The newly proposed arrangement offers visibility that meets the current guidance.
- 3.2.1 The proposed access to the site will serve the existing property. The level of traffic generated by the proposals will be the same as existing and can be accommodated having no detrimental effect or material impact on the safe operation of the local highway.
- 3.3 It is therefore concluded that the development is considered acceptable and there are no highways safety or efficiency reasons why planning consent for the proposed access alterations should not be granted.

Appendix A

Proposed Access Arrangement



General Notes

- This drawing should not be scaled for setting out purposes.
- This drawing shows the provisional design only and is subject to Local Authority approval.
- This drawing is based upon a topographical / ordnance survey provided by others.

REV	DATE	DESCRIPTION
PROJECT		
FAIRACRES, PONTEFRACT ROAD, ACKWORTH		
TITLE		
VISIBILITY DRAWING		
SCALE		
1:500 @ A3		
DRAWING		
2228 001A		
DATE		
AUG 2023		



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Appendix B

Speed Survey Results



Job Number	2228
Survey Date	17.07.2023
Start Time	2:00pm
Finish Time	4:00pm

Location	Fairacres, Pontefract Road, Ackworth
Direction of Travel	From Ackworth

Speed (Mph)	No. of Readings	Speed (Mph)	No. of Readings	Speed (Mph)	No. of Readings	Speed (Mph)	No. of Readings
1		26	12	51		76	
2		27	14	52		77	
3		28	30	53		78	
4		29	33	54		79	
5		30	28	55		80	
6		31	22	56		81	
7		32	22	57		82	
8		33	6	58		83	
9		34	14	59		84	
10		35	3	60		85	
11		36	4	61		86	
12		37	4	62		87	
13		38		63		88	
14		39		64		89	
15		40		65		90	
16		41		66		91	
17		42		67		92	
18		43		68		93	
19		44		69		94	
20		45		70		95	
21		46		71		96	
22		47		72		97	
23	6	48		73		98	
24	4	49		74		99	
25	6	50		75		100	

Overall Readings	208	Dual Carriageway?	N
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Mean Speed	29.654	Single Carriageway?	Y
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Standard Deviation	2.979	Wet Road Surface?	N
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85th Percentile	32.633
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85th Percentile Wet Weather Speed	30.148	✓
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ABACUS
TRAFFIC SURVEYS
14 CLIFF HILL COURT,
HOLMFIRTH, HD9 1JF

Job Number	2228
Survey Date	17.07.2023
Start Time	2:00pm
Finish Time	4:00pm

Location	Fairacres, Pontefract Road, Ackworth
Direction of Travel	From Pontefract

Speed (Mph)	No. of Readings	Speed (Mph)	No. of Readings	Speed (Mph)	No. of Readings	Speed (Mph)	No. of Readings
1		26	39	51		76	
2		27	20	52		77	
3		28	30	53		78	
4		29	24	54		79	
5		30	18	55		80	
6		31	20	56		81	
7		32	20	57		82	
8		33	10	58		83	
9		34	8	59		84	
10		35	12	60		85	
11		36	6	61		86	
12		37	8	62		87	
13		38	2	63		88	
14		39	1	64		89	
15		40	2	65		90	
16		41		66		91	
17		42		67		92	
18		43		68		93	
19		44		69		94	
20		45		70		95	
21		46		71		96	
22		47		72		97	
23	8	48		73		98	
24	2	49		74		99	
25	15	50		75		100	

Overall Readings	245	Dual Carriageway?	N
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Mean Speed	25.176	Single Carriageway?	Y
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Standard Deviation	10.988	Wet Road Surface?	N
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85th Percentile	36.163
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85th Percentile Wet Weather Speed	33.678	✓
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