

START WITH ACCESS

TRANSPORT PLANNING RESOURCES



1.

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This mini guide from Dynamic Transport Planning looks at the importance of putting access design at the heart of your development

- SECTION 1** Why is access so important?
- SECTION 2** What's the problem?
- SECTION 3** What implications does it have?

SECTION 1:

WHY IS

ACCESS SO

IMPORTANT?



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WHY IS ACCESS IMPORTANT?

ACCESS CAN MAKE OR BREAK YOUR DEVELOPMENT

Access is so important because if there is not a safe and efficient access to your development it will not get planning permission and cannot be built

ACCESS CAN BE AMENDED

Access to your site can be changed to suit your development in most cases, however this can add a significant amount to the cost of developing that site

ACCESS BEFORE LAYOUT

Before spending money on layouts we suggest engaging a Transport Planner to ensure your site can be accessed in a safe and efficient manner

SECTION 2:

WHAT'S

THE

PROBLEM?



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WHAT'S THE PROBLEM?

TOO CLOSE TO ANOTHER JUNCTION

The development may be in close proximity to another junction that may deem it unsafe to provide a further junction for your site.
e.g. immediately after a roundabout

CURRENT ACCESS NOT SUITABLE

The site may already have an access but it may not be suitable to serve the type of development you want to build
e.g. accessible by oil tanker

INACCESSIBLE

A piece of land may have prime visibility but cannot be easily accessed. The best example of this is if a site can be seen from the motorway but the junction is far away.

No you cannot add an extra access onto a motorway!

SECTION 3:

WHAT

IMPLICATIONS

DOES IT HAVE?



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WHAT ARE THE IMPLICATIONS?

INTERNAL LAYOUT CHANGES

The access to your site will also impact on the internal layout. We often get asked to look at access after layout causing the layout to completely change costing time and money

AN INCREASE IN COSTS

To create a suitable access may mean additional costs to the developer both at planning and construction stage. Design access first then you can price the development early

PLANNING PERMISSION REFUSED

Ultimately a development that is designed with a poor access arrangement for the type of development requested will be refused planning permission. Another cost and loss of time for the developer

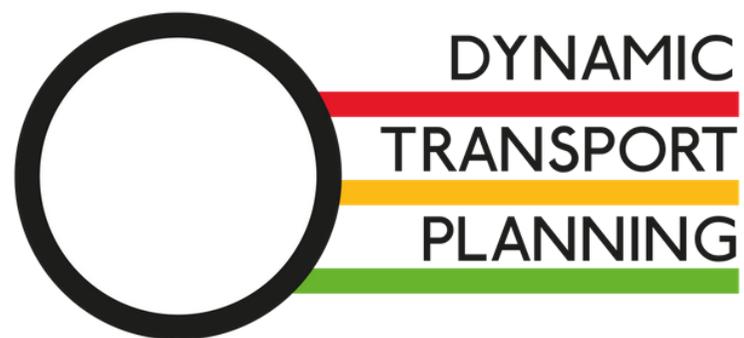
INSTRUCT A TRANSPORT PLANNER



READY TO START?

CONTACT US

If you are ready to make your development accessible, safe and fit for the future, get in touch to get your transport planning process started



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