
54 BRIDGE ROAD, WELWYN

TRANSPORT STATEMENT

1.0 Introduction

- 1.1 This Transport Statement has been prepared by Glanville Consultants on behalf of Farrell Design Studio to accompany a planning application for two new dwellings on land at 54 Bridge Road, Welwyn.
- 1.2 The site already benefits from planning permission for two new dwellings (Welwyn Hatfield Borough Council reference N6/2014/2504/FP), with a new vehicular access via 52 Bridge Road.
- 1.3 The proposed development would instead take access via 54 Bridge Road.
- 1.4 This report describes the use of the existing site and the scale of the proposed development. Matters pertaining to access, parking, traffic generation, servicing and the accessibility of the site by means other than the car are also given consideration.
- 1.5 The statement follows guidance contained in Guidance on Transport Assessment (March 2007) published by the Department for Transport, which although now withdrawn remains a key industry reference document, as well as advice from Central Government in the form of the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance on Transport Assessments and Statements.

2.0 Site Description and Proposed Development

Site Description

- 2.1 The site, which currently forms part of the garden to 54 Bridge Road, is located within an established residential area, on the northern side of Bridge Road in the West Conservation Area of Welwyn Garden City close to the town centre.
- 2.2 The proximity of the site to the town centre provides excellent level access to all major amenities as well as the town's well connected transport hub.
- 2.3 54 Bridge Road is a semi-detached property on a large, generally level plot, set back within the curtilage, but with no off-street parking.
- 2.4 There is a wide, tarmac, public right-of-way to the west of the site that provides easy pedestrian and cycle connectivity, as well as access for maintenance vehicles, to the Green Way and woodland behind. Weavers Cottage, 56 Bridge Road also uses this right-of-way to provide vehicular access to the garage located at the rear of the property.

Proposed Development

- 2.5 It is proposed to develop the site to provide two new dwellings, with associated car parking and turning space. The proposed site layout is provided at Appendix B.
- 2.6 The dwellings would be provided with a driveway parking for three vehicles. Adequate turning space would be provided so that vehicles can leave the site in a forward gear. An additional visitor parking space would also be provided.

Site Access

- 2.7 As noted in the introduction, it is proposed to gain access shared with 54 Bridge Road to serve the dwellings, which have not yet been constructed. This will improve upon the quality of the existing house and reduce the current level of on-street parking along Bridge Road.
- 2.8 The visibility splay achievable at the site access is similar to that already approved in application N6/2014/2504/FP. Visibility in excess of 43m in each direction can be achieved at a set-back of 2.4m with no obstruction to visibility between 600mm and 2m above the carriageway level. Gates will be set back more than 6m from the edge of carriageway.
- 2.9 The route of the proposed access and the position of the parking spaces take account of the presence of protected trees within and around the site to minimise impact on them. Accordingly, as the access passes beneath the canopy of a mature oak and through its root area, it is raised above current ground level and will use a 'no-dig' form of construction. This means the roots of the tree will not be disturbed by construction or excavations.
- 2.10 As with the approved application, any uplift in traffic associated with the proposed development would be very modest and therefore very unlikely to result in any highway safety concerns at the approved access. Similarly, use of the above access by two new dwellings would not give rise to a residual cumulative impact that could be considered 'severe' in the context of the National Planning Policy Framework.

Refuse Collection and Servicing

- 2.11 It is envisaged that kerbside refuse collection would continue from 54 Bridge Road as now.
- 2.12 Turning space is proposed within the site of sufficient size to accommodate the turning of large delivery vans, such as supermarket home delivery vehicles, so that they are able to arrive and leave in forward gear.

3.0 Summary and Conclusion

- 3.1 This Transport Statement has been prepared by Glanville Consultants to accompany a planning application for residential development on land at 54 Bridge Road, Welwyn.
- 3.2 Residential development comprising two dwellings is proposed, with associated parking and turning space. The development would take access from 54 Bridge Road via an access similar to that approved on the same site for two residential dwellings, with access via the adjoining property, 52 Bridge Road.
- 3.3 The access driveway will use a 'no-dig' form of construction. This means the roots of protected trees nearby will not be disturbed by construction or excavations.
- 3.4 It is concluded that the proposed development would not give rise to a residual cumulative impact that would be considered 'severe' in the context of the National Planning Policy Framework. As such, the application should not be refused on transport grounds.

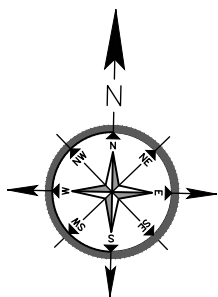
Appendix A
Site Location Plan

Key

- Existing Trees - See Tree Survey for Details
- Existing Hedges - See Tree Survey for Details
- Existing Trees & Hedges Removed Under Planning Ref: N6/2014/2504 & No 54 Oak Tree Under Planning Ref: 6/2018/1824/TPO
- Root Protection Area
- 2.0m Closeboard Fence
- Existing Hard Landscaping
- Existing Levels
- Outline of Neighbouring Driveway Approved Under Planning Ref: 6/2016/0059
- Outline of Neighbouring Driveway Approved Under Planning Ref: 6/2016/1791/COND
- Area of Potential Root Protection After Replanting Required Under Planning Ref: 6/2018/1824/TPO

Trees and hedges removed under planning consent ref: N6/2014/2504/FP

Existing Driveway via public footpath



National Cycle Route 57

Existing Concrete Wall

Oak Tree Removed Under Planning Ref: 6/2018/1824/TPO & Extent of Previous RPA. A Replacement Tree is Required to be Planted in it's Place

Driveway Approved Under Ref: 6/2016/1791/COND

Extension Constructed Under Planning Ref: 6/2016/0059

Driveway Constructed On Site

Driveway Approved Under Planning Ref: 6/2016/0059

No. 56

National Cycle Route 57

Existing Railing

Grass Verge

Existing Gate

No. 54

No. 52

BRIDGE ROAD

Public Footpath

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This drawing is to be read in conjunction with all relevant consultants, sub-contractors and specialist drawings.

All dimensions and levels are to be checked on site before any construction begins and any discrepancies are to be reported to FDS.

Date Created: May 2018		
Drawn By: HF		
Scale: 1:200 @ A3		
Revisions		
L	Date	Description
A	18/2/19	Minor Amendments & Info Added

Drawing Number:
IND-754-E01



Appendix B
Proposed Site Layout

Key

- Existing Trees - See Tree Survey for Details
- Existing Hedges - See Tree Survey for Details
- Proposed Tree
- Proposed Hedge
- Root Protection Area
- 2.0m Closeboard Fence
- Proposed Permeable Driveway - See Arb Impact Assessment for Details

National Cycle Route 57

Public Footpath

G5

8

9

Proposed Bike Stores

Plot 1

Plot 2

Oak Tree Removed Under Planning Ref: 6/2018/1824/TPO & Extent of Previous RPA. A Replacement Tree is Required to be Planted in it's Place

Hedges to be added throughout the site to provide additional privacy and biodiversity

10

11

No. 56

Public Footpath

National Cycle Route 57

3000

4800

No. 54

No. 52

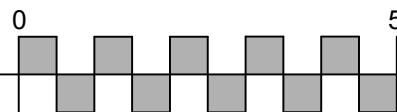
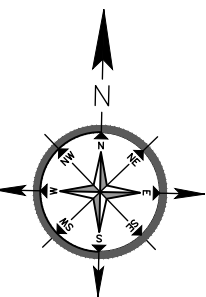
Neighbouring Driveway

G1

Public Footpath

Proposed dropped kerb

BRIDGE ROAD



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Date Created: February 2019		
Drawn By: KC		
Scale: 1:200 @ A3		
Revisions		
L	Date	Description
A	18/2/19	Minor Amendments & Info Added
B	2/4/19	Full Planning Application Amend

Drawing Number:
IND-754-P01 Rev B



Farrell Design Studio

Site :
54 Bridge Road

Drawing Title:
Proposed Site Plan