

Application for Proposed Off-Road Parking Space and Dropped Kerb 109 Withersfield Road, Haverhill, Suffolk, CB9 9HG December 2023

Introduction

1. Transport Dynamics have been commissioned by Mr T Chipps to provide traffic and transport advice to support a planning application to provide a single proposed off street vehicular parking space at 109 Withersfield Road, Haverhill, Suffolk.
2. A site location and existing site plan is provided at **Appendix A**. This application follows a previous planning application. The proposal has been refined and improved.

Existing Site & Proposed Arrangement

3. Withersfield Road (A1307) runs north west to south east through Haverhill, while the A1307 itself to the north west connects with the A11 and ends at a junction in central Haverhill with the A143.
4. In the vicinity of the application site Withersfield Road has a 30mph speed limit and an above average highway width. With wide footways on both sides of the highway. Street lighting and Double Yellow Lines are present, along with a hatched central white line area.
5. The proposal provides a dedicated off-street vehicular parking space for a property which currently does not possess off-street parking.
6. The proposal therefore allows for electric vehicle charging facilities to be provided and for a vehicle to be charged privately, while at the same time removing one parked vehicle from an on-street position. The proposal allows for vehicles to enter and exit in forward gear.
7. Numerous other properties along Withersfield Road have obtained planning consent for similar off-street parking spaces, setting a clear precedent for such a proposal.
8. The proposal drawing is provided at **Appendix B** which details an embedded parking space set within part of the wide front garden area.

Visibility Splay Assessment & Swept Path Analysis

9. **Drawing PCD/523/001/B** at **Appendix C** details two visibility splay assessments. The first being the achievable visibility to the carriageway edge and the second with a carriageway edge offset from the proposed space.
10. It should be noted that the required 43m can be achieved from the proposed embedded off-street parking bay.
11. In addition, the same drawing details 1.5m x 1.5m pedestrian intervisibility, both to the west and east of the proposed embedded parking bay.

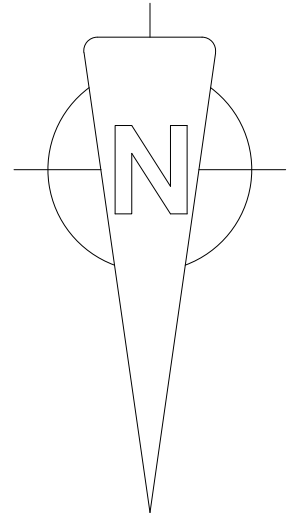
12. Also provided at **Appendix C** is Drawing **PCD/523/TR01/B** detailing swept path analysis of the proposed embedded parking bay.
13. The drawing details the movement of vehicles into and out of the proposed embedded bay. It should be noted that the existing lamp column is likely to require relocation.
14. As can be seen suitable visibility splays can be achieved both to the east and to the west of the proposal. Vehicles can also enter and exit in forward gear.
15. Dedicated off-street provision and an approved dropped kerb will remove the need for the applicant to park elsewhere on the public highway, and will also allow safe on foot access for the family of the applicant.
16. Off-street access provision also allows the opportunity for electric vehicle charging facilities to be installed, thereby potentially reducing harmful vehicle emissions.
17. Furthermore the facility also removes the need for a vehicle to temporarily half hitch between the footway and carriageway to load and unload, removing a highway safety danger.

Summary

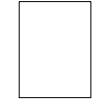
18. This statement supports a planning application for the creation of an off-street embedded parking bay at 109 Withersfield Road, Haverhill, Suffolk.
19. Suitable visibility splays of 43m in either direction and suitable pedestrian intervisibility of 1.5m x 1.5m can be achieved both to the east and to the west of the proposal.
20. Dedicated off-street vehicular provision and an approved dropped kerb will remove the need for the applicant to park elsewhere on the public highway, and will also allow safe on foot access for the family of the applicant.
21. Off-street access provision also allows the opportunity for electric vehicle charging facilities to be installed, thereby potentially reducing harmful vehicle emissions.
22. In conclusion, and on the basis of the above, the proposed access arrangement should not be refused on traffic and transport grounds.
23. The cumulative residual transport impacts of the proposal will not be 'severe' on the local highway network and therefore under the guidance of the NPPF, planning permission should not be resisted or refused on traffic and transport grounds.
24. In summary it is therefore considered that the proposal is acceptable in transport planning terms and as such there are no traffic or transportation reasons why the proposal should not be supported.

Appendix A

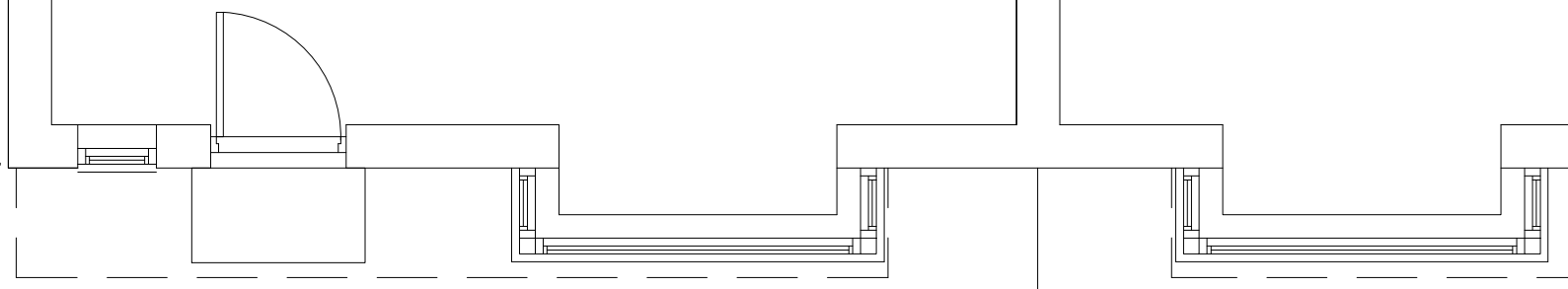
ALL WORKING DIMENSIONS TO BE CHECKED ON SITE.
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
 ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DRAWINGS AND SPECIFICATION WHERE APPROPRIATE TO BE NOTIFIED TO SUPERVISING OFFICER FOR DECISION.
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FWMH inv. = 950mm



GL = 12.168 +



concrete path

GL = 12.092 +

water stop cock

GL = 11.758 +

garden area

tree

GL = 11.308 +

shrubs

GL = 10.488 +

boundary line

boundary line

GL = 10.500 +

dwarf wall

lamp post

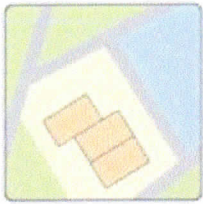
GL = 10.000 +

PROJECT	Proposed parking spaces at 109, Withersfield Road, Haverhill, Suffolk. CB9 9HG
CLIENT	Mr and Mrs Tim Chipps.
DETAIL	Existing Ground Floor Layout Plan

Alan Baker
Architectural Services
 55, Back Road, Linton,
 Cambridge. CB1 6JF
 01223 893516

DATE	June 2023	DRAWN BY	Alan Baker
SCALE	1 : 50	CHECKED BY	
DRAWING NO.	2023/204 - PL03	REVISION	

EXISTING GROUND FLOOR LAYOUT PLAN

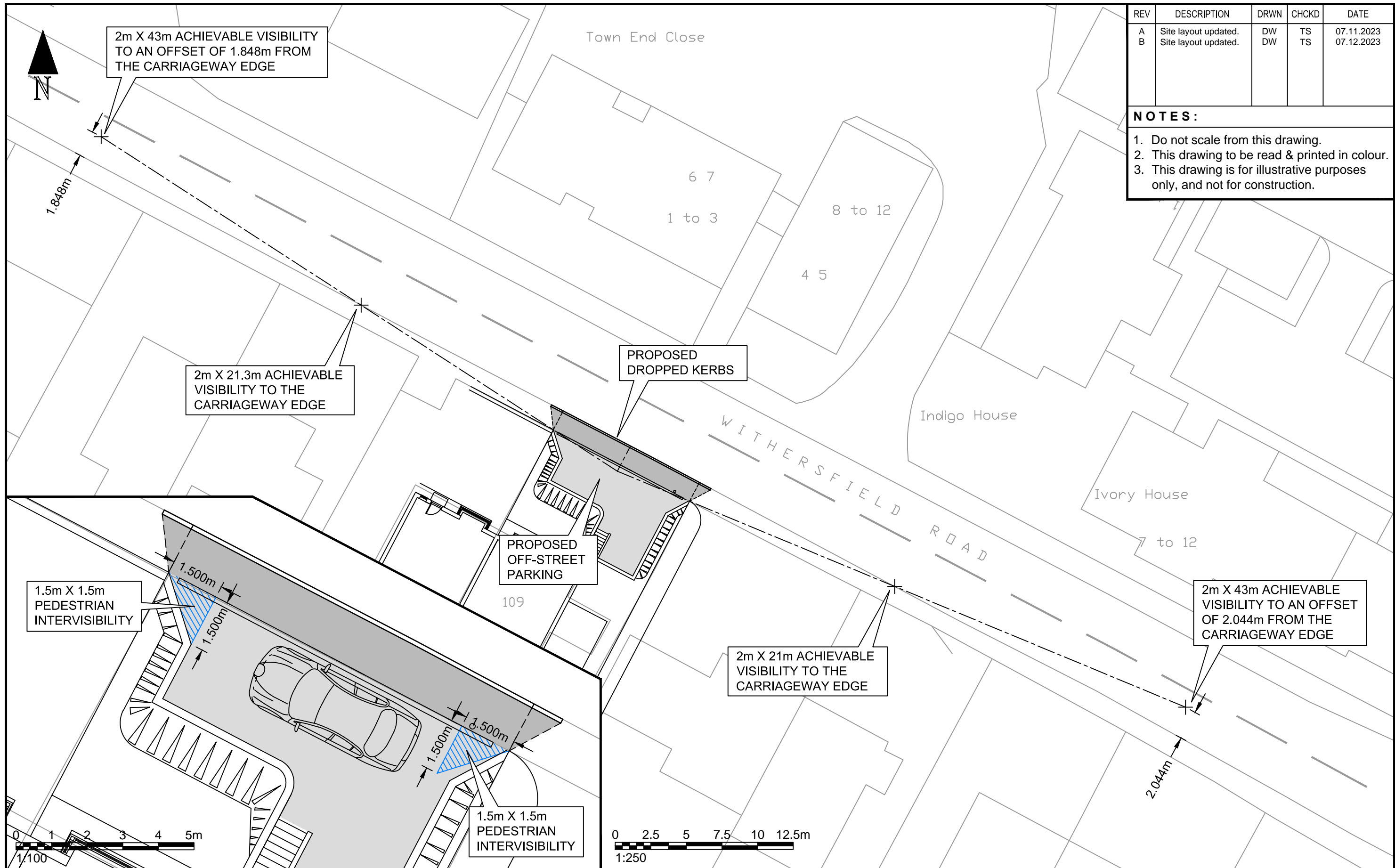


109, Withersfield Road, Haverhill



Appendix B


Appendix C

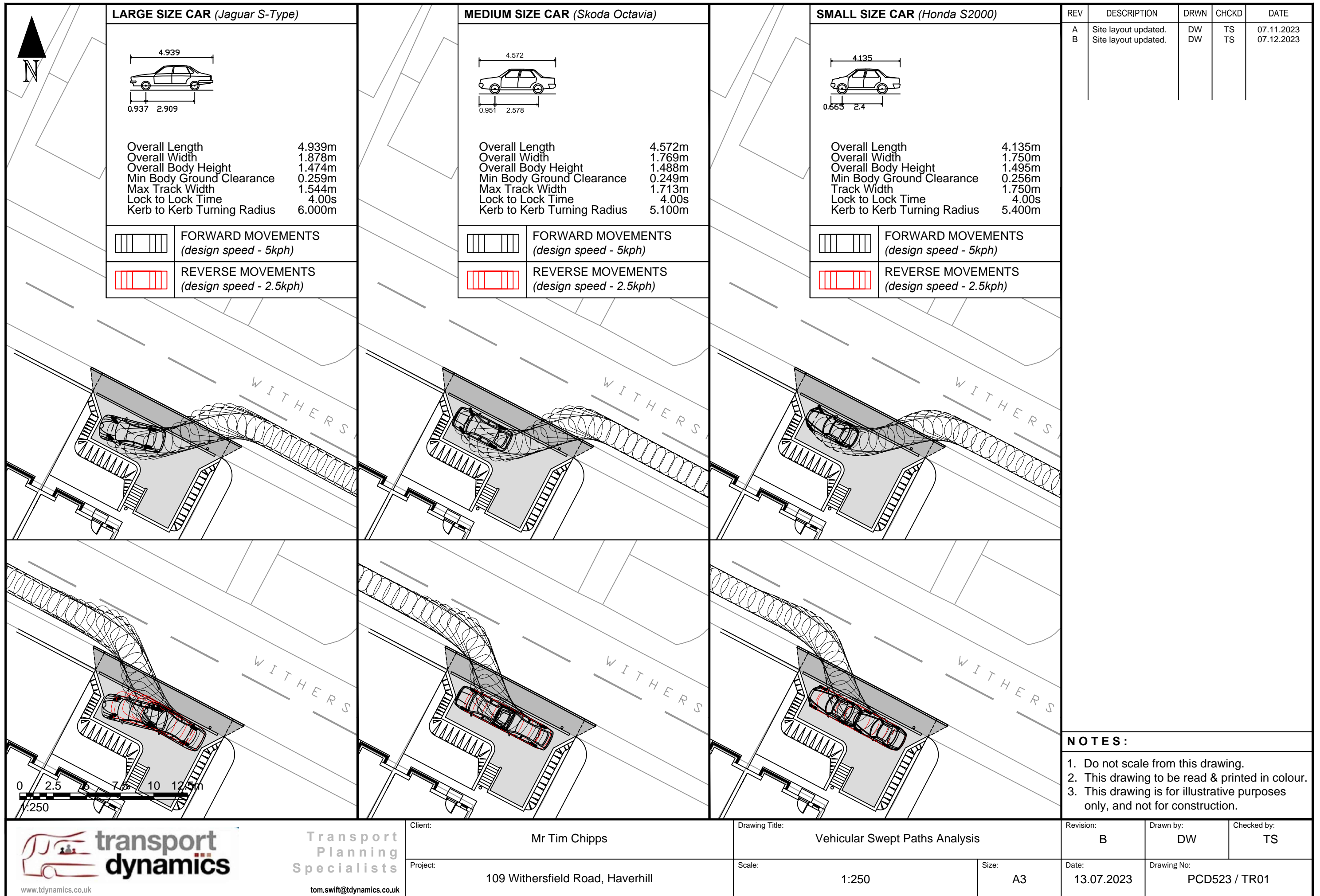


REV	DESCRIPTION	DRWN	CHCKD	DATE
A	Site layout updated.	DW	TS	07.11.2023
B	Site layout updated.	DW	TS	07.12.2023

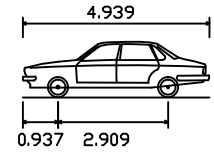
NOTES:

1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only, and not for construction.

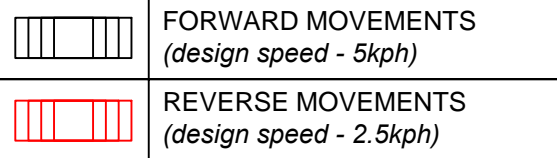
 Transport Planning Specialists www.tdynamics.co.uk	Client:	Mr Tim Chippis	Drawing Title:	Off Street Parking Visibility	Revision:	B	Drawn by:	DW	Checked by:	TS
	Project:	109 Withersfield Road, Haverhill	Scale:	1:250	Size:	A3	Date:	13.07.2023	Drawing No:	PCD523 / 001



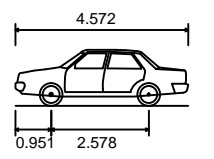
LARGE SIZE CAR (Jaguar S-Type)



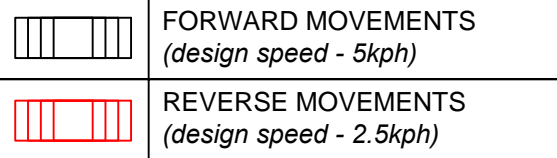
Overall Length 4.939m
 Overall Width 1.878m
 Overall Body Height 1.474m
 Min Body Ground Clearance 0.259m
 Max Track Width 1.544m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.000m



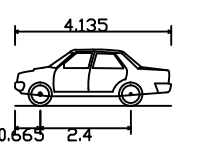
MEDIUM SIZE CAR (Skoda Octavia)



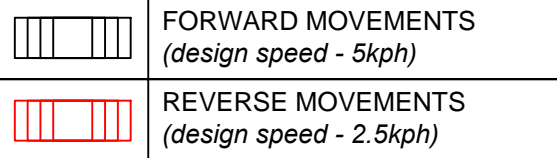
Overall Length 4.572m
 Overall Width 1.769m
 Overall Body Height 1.488m
 Min Body Ground Clearance 0.249m
 Max Track Width 1.713m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 5.100m



SMALL SIZE CAR (Honda S2000)



Overall Length 4.135m
 Overall Width 1.750m
 Overall Body Height 1.495m
 Min Body Ground Clearance 0.256m
 Track Width 1.750m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 5.400m



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A	Site layout updated.	DW	TS	07.11.2023
B	Site layout updated.	DW	TS	07.12.2023

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 - This drawing to be read & printed in colour.
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Transport Planning Specialists
 tom.swift@tdynamics.co.uk

Client: Mr Tim Chipps
 Project: 109 Withersfield Road, Haverhill

Drawing Title: Vehicular Swept Paths Analysis
 Scale: 1:250
 Size: A3

Revision: B
 Drawn by: DW
 Checked by: TS
 Date: 13.07.2023
 Drawing No: PCD523 / TR01