

Land Adjacent to 206 Wellesley Road, Clacton-on-Sea

TRANSPORT STATEMENT

1. Introduction

1.1 Background

- 1.1.1 This Technical Note (TN) has been produced to detail a proposed new access onto Wellesley Road to serve a potential residential development for 4 x 1 bed apartments (4no.) with 5No. car parking spaces.
- 1.1.2 The site currently has no vehicular access and can be described as a vacant plot of land that is currently sits adjacent to No.206 Wellesley road.
- 1.1.3 The access will be for no more than 4 residential units and 5No. parking spaces.
- 1.1.4 This Technical Note has been produced to address comments raised by Essex County Council as the local highway authority. See attached comments as **Appendix A**.
- 1.1.5 Proposed access arrangements drawing attached as **Appendix B** along with all of the architect's plans attached as **Appendix C**.
- 1.1.6 Throughout this process this TN has sought to reference both National and Local Policy and Plan Documents including:
 - Manual for Streets
 - NPPF paragraphs 17, 23, 29, 32, 36, 39 and 40;
 - Essex Design Guide (2005); and
 - Essex CC SPG - Parking Standards Design and Good Practice - September 2009.

1.2 Structure of Technical Note

- 1.1.7 This report provides details of the traffic and transportation issues associated with the development proposals and is structured as follows:
 - Section 1 - Introduction;
 - Section 2 - Existing development site and highway conditions;
 - Section 3 - Proposed development;
 - Section 4 - Trip Generation; and
 - Section 5 - Conclusion.
-

2. EXISTING DEVELOPMENT SITE AND HIGHWAY CONDITIONS

2.1 Introduction

- 2.1.1 The development site is located adjacent to 206 Wellesley Road, Clacton on Sea.
- 2.1.2 There is currently no vehicular access to the site but, there are 2 existing footway links from the public highway.
- 2.1.3 The existing site layout is illustrated in **Figure 2.1** below:



Figure 2.1 – Existing Site Layout

2.2 Existing Local Highway Network

- 2.2.1 The site which is known as Land Adjacent to 206 Wellesley Road is located on Wellesley Road itself where Old Road meets Wellesley Road.
- 2.2.2 The A133 Wellesley Road is one way in operation in a south eastern direction.
- 2.2.3 The A133 Wellesley Road forms a gyratory using Olivers Road for any vehicle requiring to head north. Further south the A133 meets Pier Avenue which then provides access to the Town Centre and the sea front.



DATE: Jan 2021

- 2.2.4 To the north A133 provides access to the A120 around the north of Colchester.
- 2.2.5 From the A120 the A12 can be accessed and from the A12.
- 2.2.6 From the A12 and the M25 all local destinations and major routes can be connected.
- 2.2.7 The strategic highway network is shown in **Figure 2.2** below:

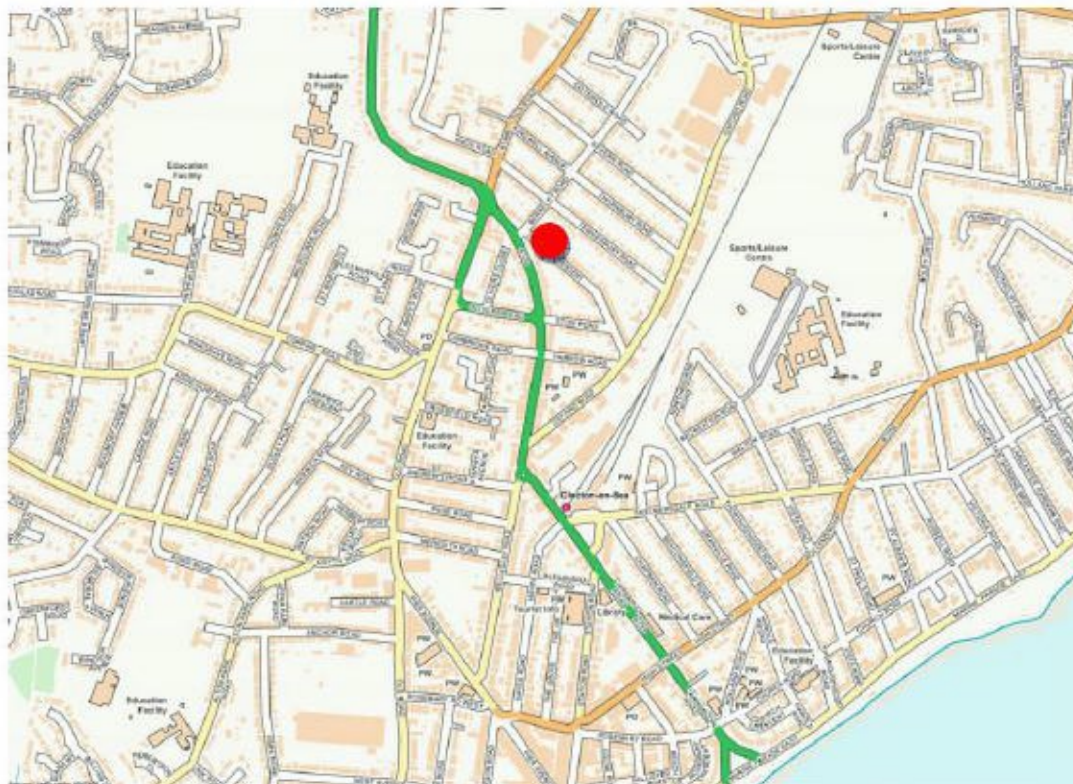


Figure 2.2 – Strategic Highway Network

3. PROPOSED DEVELOPMENT

3.1 Development Composition

3.1.1 The proposed development comprises:

- 4no. 1-bed residential dwellings;
- 5No. car parking spaces (4No. allocated and 1No. visitor);
- 4No. EVCP's included;
- 2No. Sheffield cycle stands will be provided at ground floor level (4 spaces).
- New access proposed to include:
 - Approx. 5.5m in width;
 - Dropped kerb vehicle crossover;
 - Visibility at 2m x 43m to the right and 2m x 33 m to the left (however one-way street so pedestrian intervisibility met); and
 - Entry and Exit simultaneously for an estate car.

3.1.2 **Figure 3.1** below illustrates the proposed site layout with **Figure 3.2, 3.3** illustrating the proposed access arrangement and swept path analysis:



Figure 3.1 – Proposed Site Layout



Figure 3.2 – Proposed Access Arrangements



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3.2.4 In this regard, the proposed development with 5No.parking spaces is in line with Essex CC minimum parking.

3.3 Delivery and Refuse Collection

Deliveries

3.3.1 All deliveries will take place from on street.

Refuse

3.3.2 Refuse collection will take place from on street and a bin store location will be provided within 25m of the public highway in accordance with MfS.



4 TRAFFIC GENERATION

4.1 Introduction

4.1.1 The following chapter has been prepared to identify the extant and future traffic generation profiles of the development site.

4.2 Proposed Trips from New Access –Trip Generation

4.2.1 The proposals consist of 4 residential houses.

4.2.2 In order to assess the potential trip generation characteristics of the proposed development site, the TRICS 7.8.1 database has been interrogated and for robustness, the 'Houses Privately Owned' category has been used and is calculated per unit of development.

4.2.3 The result of the weekday TRICS review is illustrated in **Tables 4.1** below:

Residential	4 Units					
Weekday						
Time	Trip Rate (per unit)			Traffic Flows (per unit)		
	Arrivals	Departures	trip rate	Arrivals	Departures	Trips
0800-0900	0.185	0.44	0.625	1	2	3
1700-1800	0.424	0.248	0.672	2	1	3
Daily	2.681	2.756	5.437	11	11	22

Table 4.1 – Proposed Trips

4.2.4 The above **Table 4.1** shows that this development would generate approximately 3 trips in the AM peak hour (approx. 1 vehicle every 20 minutes), 3 trips (approx. 1 vehicle every 20 minutes) in the PM peak hour and 22 trips daily.

4.2.5 In this regard, the increase in traffic within the highway peak hours is more than likely to be less than that of daily variation for Wellesley Road.

4.2.6 Therefore, it is considered that further analysis is not necessary.



5 CONCLUSIONS

5.1.1 Based on the data and analysis presented in this report, the following conclusions are drawn:

- The design of the transport provisions within the site accord with MfS and Essex Design guidance;
- The proposed vehicle crossover in its updated location is appropriate for this site and location and provides a safe and efficient access for vehicles to enter and exit simultaneously in a forward gear;
- The proposed access can achieve the requisite visibility splays for a 30mph road speed;
- Parking in line with Essex CC minimum standards at 5No. spaces;
- Trip generation has been provided and it is considered that no further analysis of the local highway network is required.

5.1.2 Based on these conclusions the comments made by ECC have now been addressed both by the design by the architect and the new location of the access and that, the impact of the development proposals on the surrounding transportation network should now be considered non-detrimental and that no further work is to be carried out.

5.1.3 On this basis, it is recommended that the proposed development be recommended for approval on highway and transportation grounds.



Appendix A

Your Ref:20/00125/FUL
Our Ref: HT/TST/SD/MT/32631
Date: 10 March 2020



Andrew Cook
Director for
Highways and Transportation.

FAO: Naomi Hart
Tendring District Council
Council Offices
Thorpe Road
WEELEY
Clacton-on-Sea
CO16 9AJ

County Hall
Chelmsford
Essex
CM1 1QH

Recommendation of Refusal

Application No. 20/00125/FUL
Applicant Mr Michael O'Brien
Site Location Land adjacent 206 Wellesley Road Clacton On Sea Essex CO15 3QF
Proposal Proposed erection of 4 No. Dwellings and associated works.

The Highway Authority raises an objection to the above application for the following reasons:

1 As far as can be determined from the submitted plans the proposal fails to provide a vehicular access of sufficient width to enable vehicles to pass unopposed. The proposal is likely to lead to vehicles reversing into the highway contrary to highway safety and Policy DM1 of the Highway Authority's Development Management Policies February 2011.

2 The proposal will lead to confusing signalling and conflicting slowing and vehicular turning movements in the immediacy of the an extremely busy and heavily congested complex junction contrary to the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

3 As far as can be determined from the submitted plans the proposal fails to provide a reasonable degree of intervisibility between users of the access and pedestrians which will constitute a danger to pedestrians contrary to highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

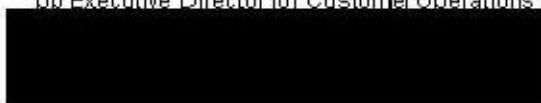
Continued

4 The location, alignment and geometry of the proposed vehicular access could lead to drivers inadvertently attempting to turn right into or across the path of oncoming traffic contrary to the interests of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.

5 The proposal would lead to intensification of use of the site without convenient and efficient turning facilities. The proposal would therefore lead to indiscriminate and unmanaged parking or vehicles reversing into the highway to the detriment of highway safety and Policy DM 1 of the Highway Authority's Development Management Policies February 2011.



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pp Executive Director for Customer Operations

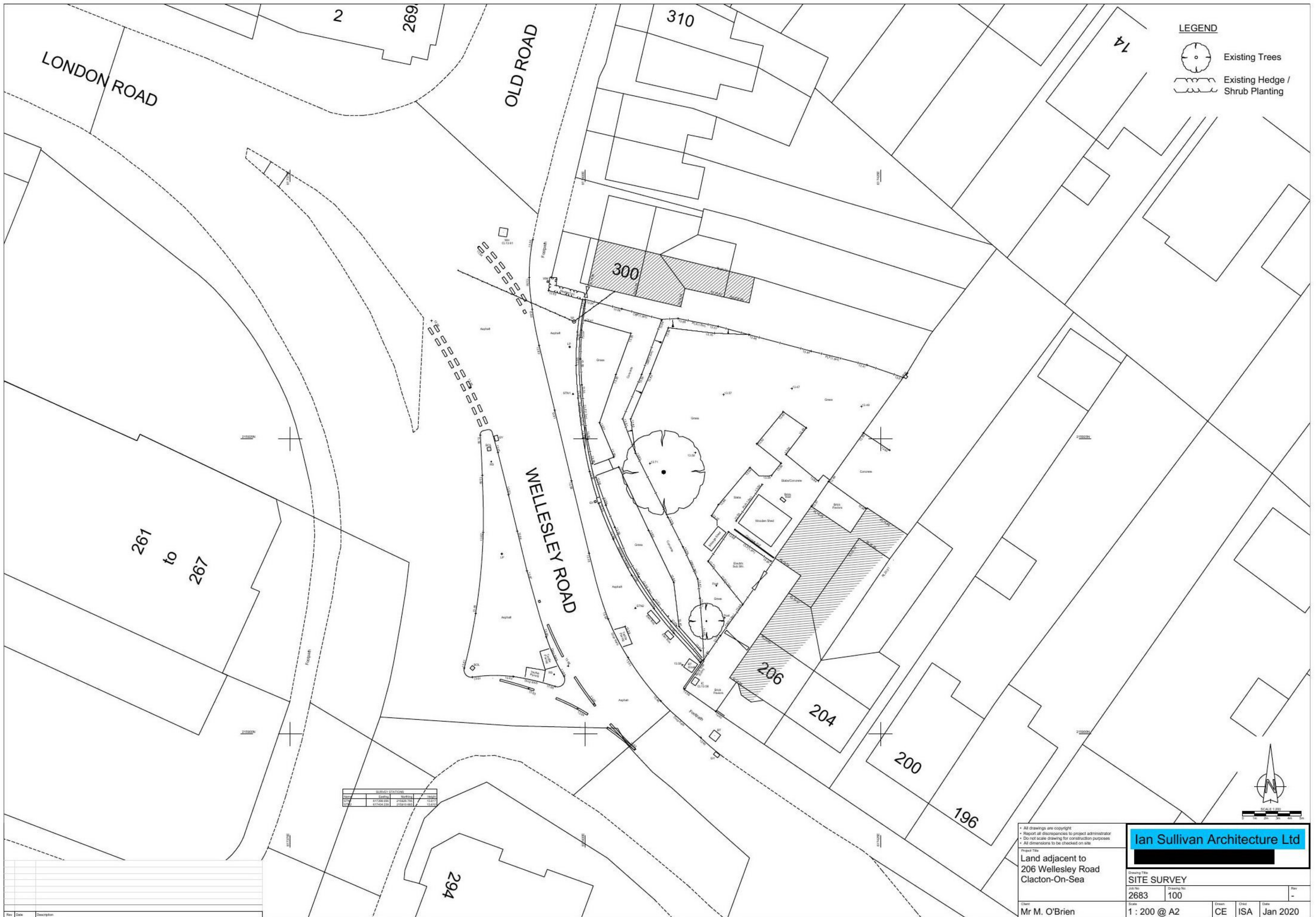




Appendix B

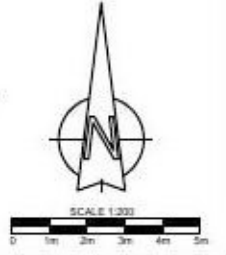


Appendix C



LEGEND

- Existing Trees
- Existing Hedge / Shrub Planting



All drawings are copyright
 Report all discrepancies to project administrator
 Do not scale drawing for construction purposes
 All dimensions to be checked on site.

Project Title
**Land adjacent to
 206 Wellesley Road
 Clacton-On-Sea**

Client
Mr M. O'Brien

Ian Sullivan Architecture Ltd

Drawing Title
SITE SURVEY

Job No 2683	Drawing No 100	Rev -
Scale 1 : 200 @ A2	Drawn CE	Check ISA
Date Jan 2020		

Station	Easting	Northing	Height
1	477,000.000	275,620.700	11.281
2	477,000.000	275,620.700	11.281

Rev	Date	Description



- LEGEND**
- Site Boundary
 - Area to be Tarmac
 - Area to be Grass
 - Area to be Gravel
 - Area to be Cobble
 - Existing Trees to be retained
 - Existing hedges to be retained
 - Things to be removed
 - Indicative Tree Planting
 - Indicative Shrub & Hedgerow Planting
 - 1.8m Close Boarded Fence
 - 600mm Knee Rail Fence
 - Primary Access Door
 - Secondary Access Door
 - Denotes Side Window
 - Denotes New Gate
 - Denotes New 1.8m Privacy Panel

Housetype Schedule:
 4 X 1 Bed Flat
 4.NO Total

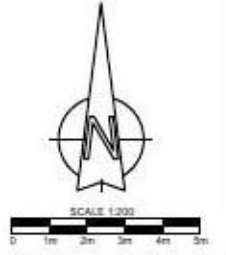
Parking Schedule:
 5.NO Total unallocated spaces

Drainage
 Foul to discharge into existing mains sewer.
 Storm water drainage to discharge into soakways in accordance with BRE 365 for infiltration rates.

SITE AREA - 466m2



Electric Vehicle Charging Station
 Refer to Site Plan for locations of charging points.



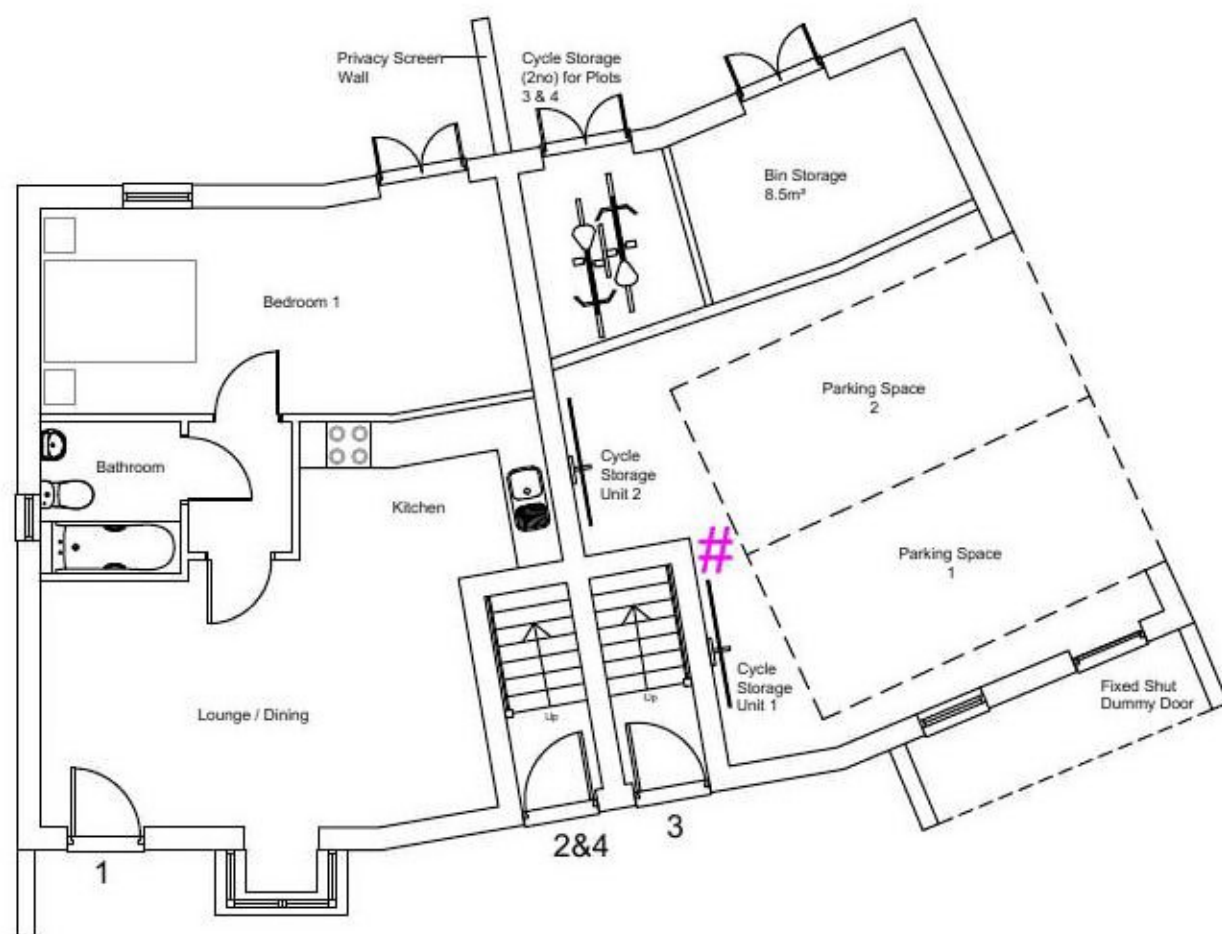
Rev	Date	Description
J	01.04.2021	Amended for comment
I	13.01.2021	Amended for comment
H	17.12.2020	Amended for comment
G	12.10.2020	Amended for comment
F	05.10.2020	Asses Added
E	30.09.2020	Amended for comment
D	03.08.2020	Amended for comment
C	17.07.2020	Amended for comment
B	12.06.2020	Amended for comment
A	09.04.2020	Amended for comment

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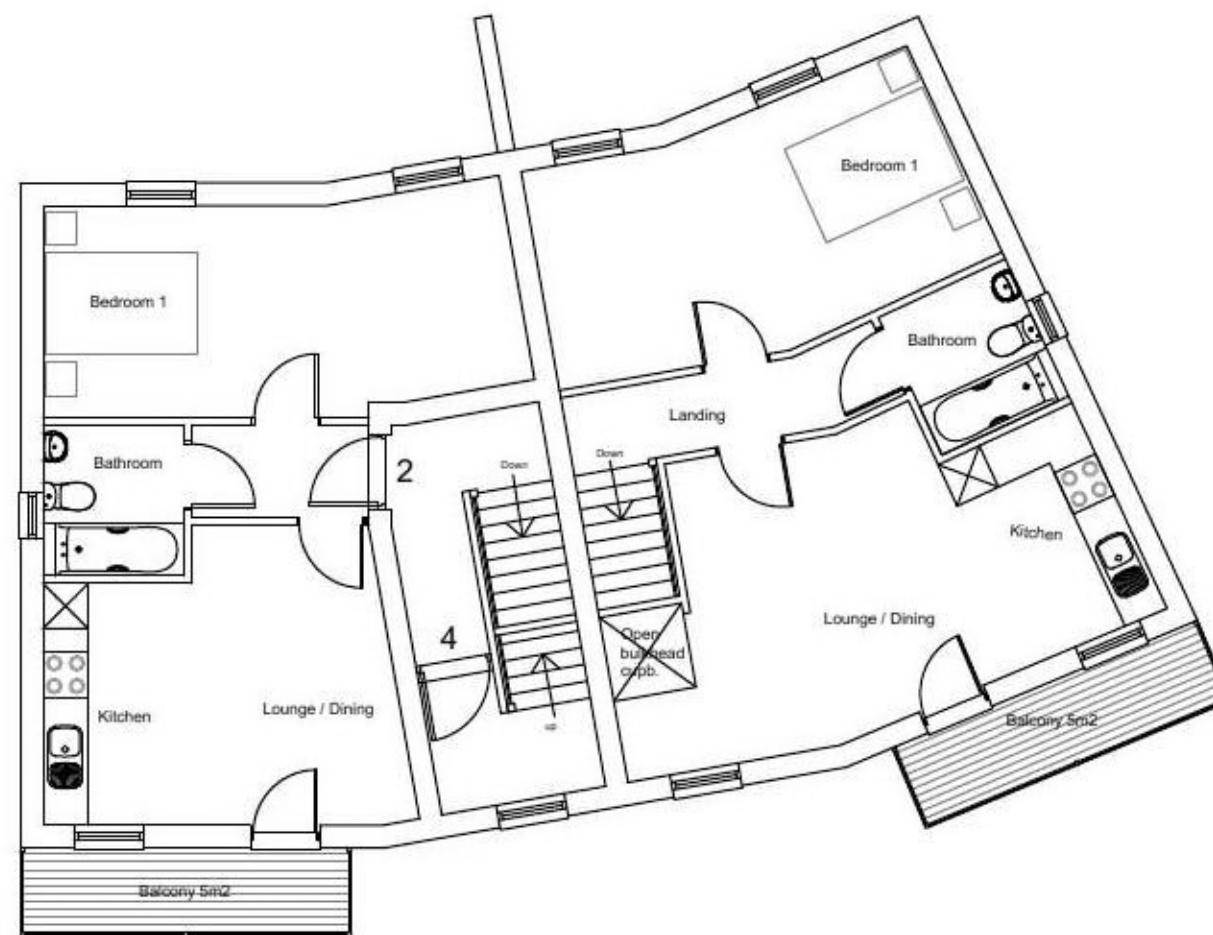
Project Title
Land adjacent to 206 Wellesley Road Clacton-On-Sea

Client
Mr M. O'Brien

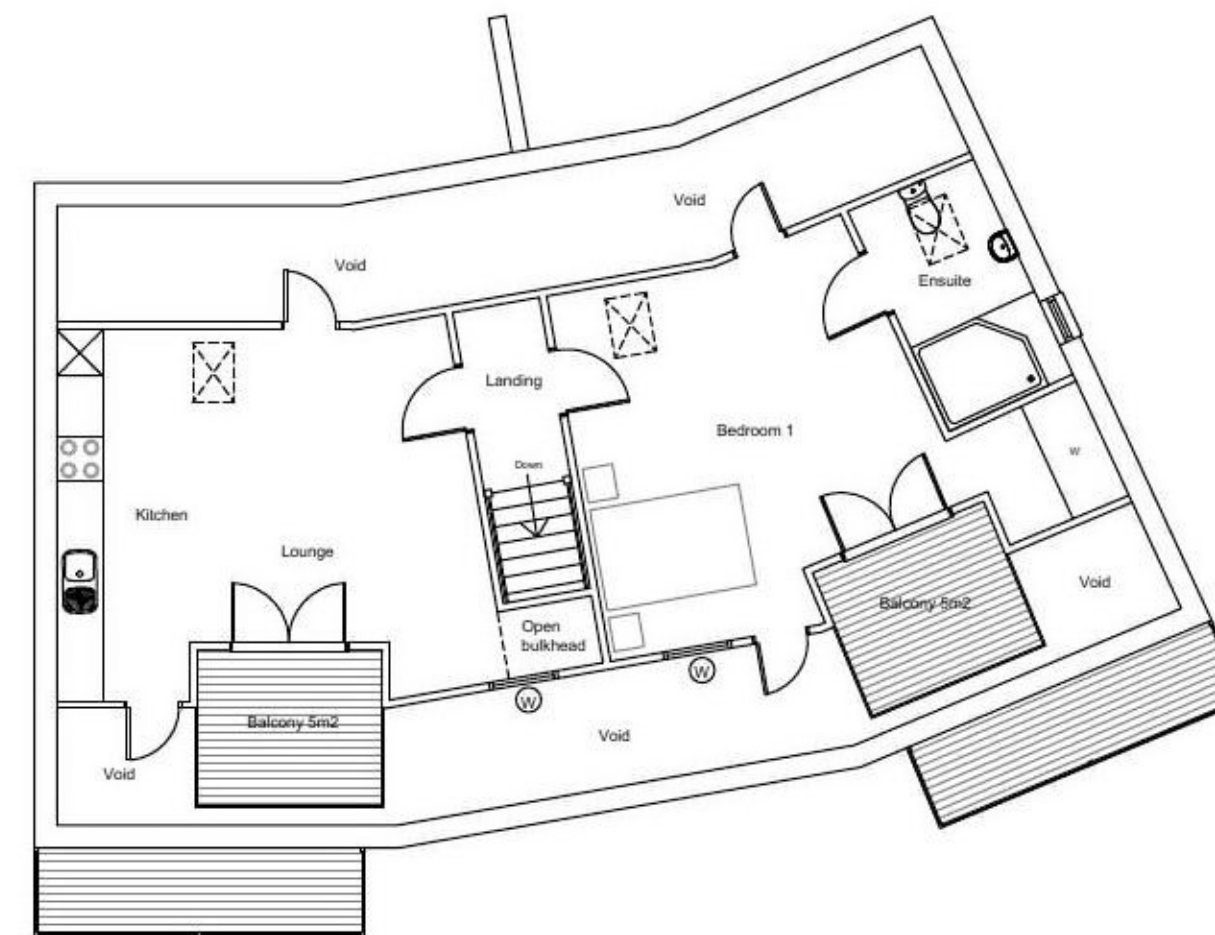
Ian Sullivan Architecture Ltd	
PROPOSED SITE PLAN	
Job No 2683	Drawing No 150
Scale 1 : 200 @ A2	Drawn CE
Checked ISA	Date Jan 2020



Ground Floor Plan



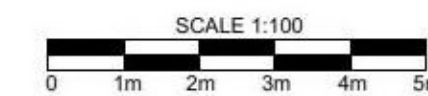
First Floor Plan



Second Floor Plan

Mix: 4 x 1 Bed
 Areas:
 1 - 52.1 m²
 2 - 42.1 m²
 3 - 53.1 m²
 4 - 62.3 m²

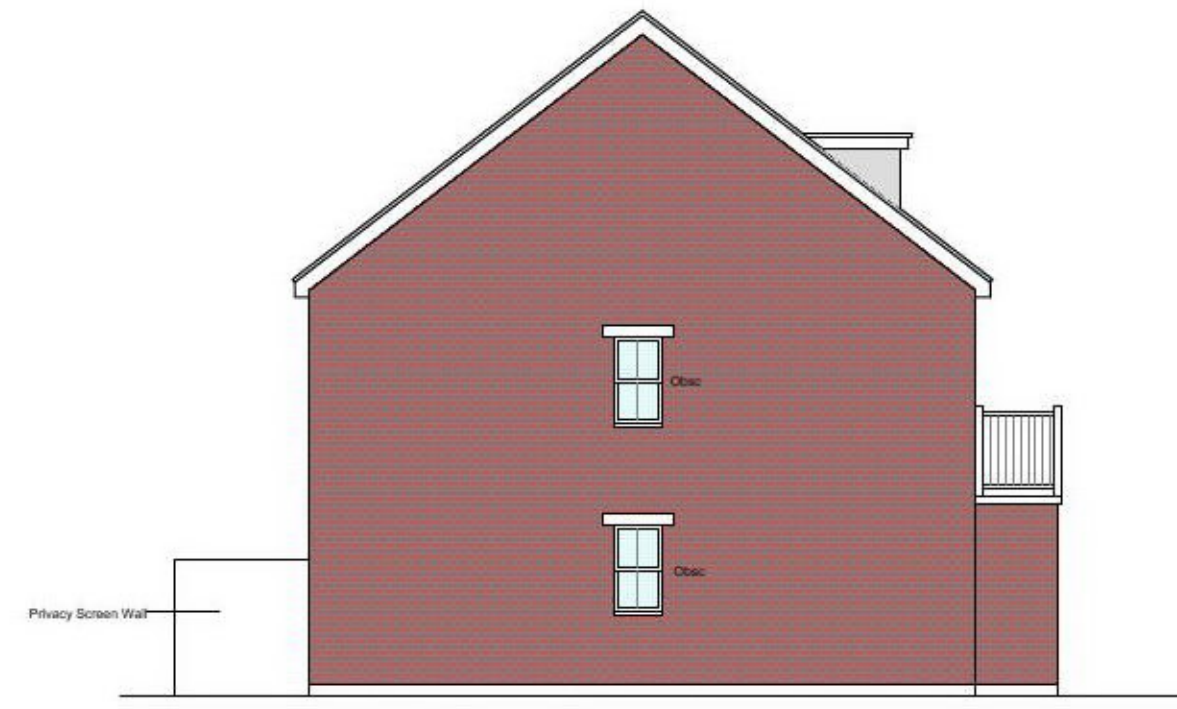
Rev	Date	Description
J	01.04.2021	Amended for comment
I	13.01.2021	Flat 5 removed
H	17.12.2020	Flats 2 & 3 changed to 1 beds
G	12.10.2020	Balconies made bigger
F	05.10.2020	Areas Amended
E	30.09.2020	Amended for comment
D	02.08.2020	Amended for comment
C	17.07.2020	Amended for comment
B	12.06.2020	Amended for comment
A	21.05.2020	Amended for comment



<ul style="list-style-type: none"> All drawings are copyright Report all discrepancies to project administrator Do not scale drawing for construction purposes All dimensions to be checked on site 		Ian Sullivan Architecture Ltd	
Land adjacent to 206 Wellesley Road Clacton-On-Sea			
Project Title PROPOSED FLOOR PLANS		Drawing No. 155	
Job No. 2683		Rev J	
Client Mr M. O'Brien		Date 1 : 100 @ A2	
Drawn CE		Check ISA	
Date Jan 2020			



Front Elevation



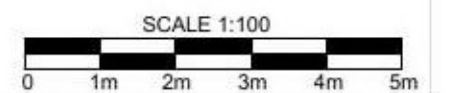
Side Elevation



Rear Elevation



Side Elevation

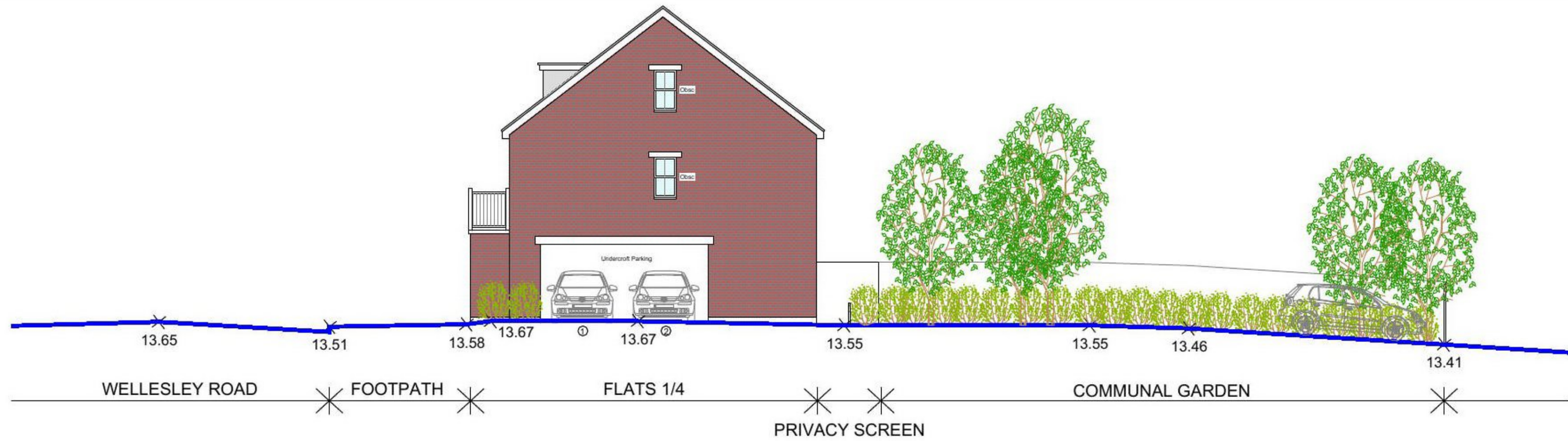


Rev	Date	Description
G	01.04.2021	Amended for comment
F	13.01.2021	Final 5 removed
E	12.10.2020	Balconies made bigger
D	20.08.2020	Amended for comment
C	03.08.2020	Amended for comment
B	17.07.2020	Amended for comment
A	21.05.2020	Amended for comment

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Project Title
 Land adjacent to
 206 Wellesley Road
 Clacton-On-Sea

Ian Sullivan Architecture Ltd			
Drawing Title PROPOSED ELEVATIONS			
Job No 2683	Drawing No 156	Rev G	
Client Mr M. O'Brien	Scale 1 : 100 @ A2	Drawn CE	Check ISA
		Date Jan 2020	



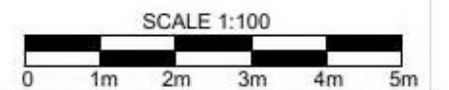
SITE SECTION A - A

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL



STREET SCENE B - B

- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL



Rev	Date	Description
H	01.04.2021	Amended for comment
G	13.01.2021	Amended for comment
F	12.10.2020	Amended for comment
E	05.09.2020	Amended for comment
D	03.08.2020	Amended for comment
C	17.07.2020	Amended for comment
B	12.06.2020	Amended for comment
A	21.05.2020	Amended for comment

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Ian Sullivan Architecture Ltd			
Project Title: Land adjacent to 206 Wellesley Road Clacton-On-Sea			
Drawing No: 2683	Drawing No: 160	Rev: H	
Client: Mr M. O'Brien	Scale: 1 : 100 @ A2	Drawn: CE	Date: Jan 2020