
TRANSPORT AND HIGHWAYS STATEMENT

North View, Violets Lane

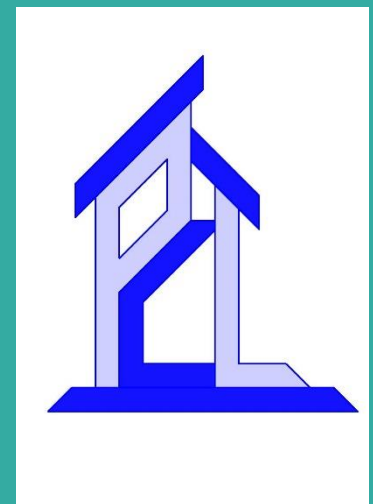
Furneux Pelham,

Herts, SG9 0LF

THE PLANNING CONSULTANCY LTD.

**THE STUDIO,
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Existing Highways and Traffic:

- The site is set well within the posted speed limit of 30mph.



Fig. Junction of The Street and Violets Lane

- The north of the site, Violets Lane has a natural ford, a sign showing that it is unsuitable for motor vehicles is in place. Properties are accessible with vehicles but the reduction in vehicles also increases safety for pedestrians.



Fig. View on entering Violets Lane towards North View

North View, Violets Lane, Furneux Pelham, Herts, SG9 0LF



Fig. Site Plan

- The proposed development would utilise the existing access to North View.

Pedestrian Access:

- Existing foot / pedestrian access currently used by the existing 24 properties, will be utilised to access the centre of the village.



North View, Violets Lane, Furneux Pelham, Herts, SG9 0LF

- Due to the nature of the road and the ford situated further north of North View, there is a reduction in vehicles therefore allowing pedestrians and cyclists to access the village safely.

Proposed Highways and Traffic:

Legal Ownership: -

- The legal boundaries of the site and neighbouring properties have been investigated as part of the design process and it is felt satisfactory that the access way to the site will be able to be implemented without encroaching on any private land.

Existing Traffic Speed:

- The proposed development site is in a well established and well signposted 30 mph zone.



Fig. Site Plan

Vehicular Access:

- Access to the proposed development is via an existing access to North View.
- Turning facilities will be available to allow all vehicles visiting the site to enter and leave in forward gear.
- The owners will be encouraged to utilise Sustainable modes of transport via a Transport package provided. A condition on this would be welcomed to encourage sustainability.

North View, Violets Lane, Furneux Pelham, Herts, SG9 0LF

Traffic Movements:

- It is considered that the existing road network is more than capable of handling the minimal amount of traffic generated with the scale of development to the site.

Parking Provisions:

- Parking Strategy –
- The development will need to accord with the Councils parking standards, removing the need of any form of on streetcar parking.
- Assessments consider this more than achievable.
- 3no. parking spaces per unit will be provided (as indicated on attached drawing).
- Secure Cycle Storage and electric charging points will also be provided for the new dwelling within the garage units.