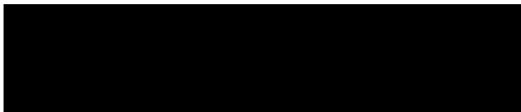


Tom Cross

Architectural design & landscape



Granary Loft  
Pinkneys Yard  
Mill Road Wimbish  
Saffron Walden  
CB10 2XD



06/11/2023

## HIGHWAYS TRAFFIC & TRANSPORT STATEMENT

To support

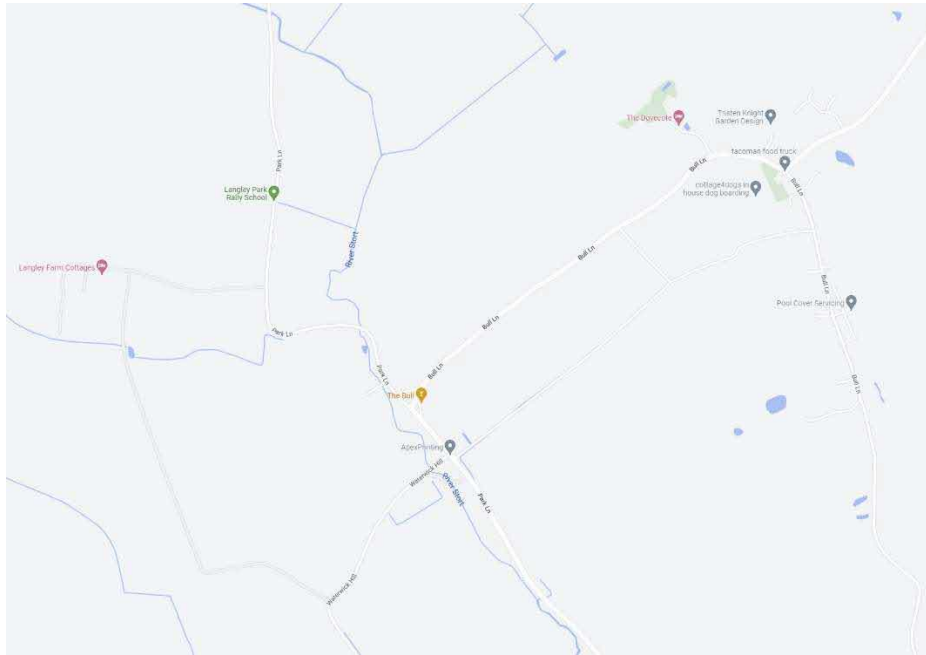
Proposed conversion of existing Nissen hut to two bedroom dwelling house,  
demolition of existing garaging and erection of new garaging to public house.

At

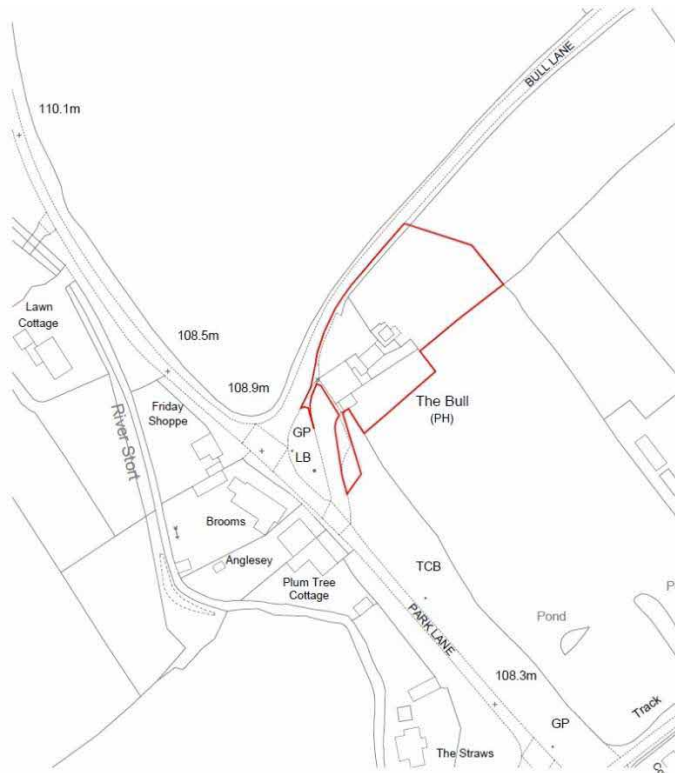
The Bull, Langley Lower Green, Saffron Walden CB11 4SB.

Prepared by Tom Cross January 2023

Location

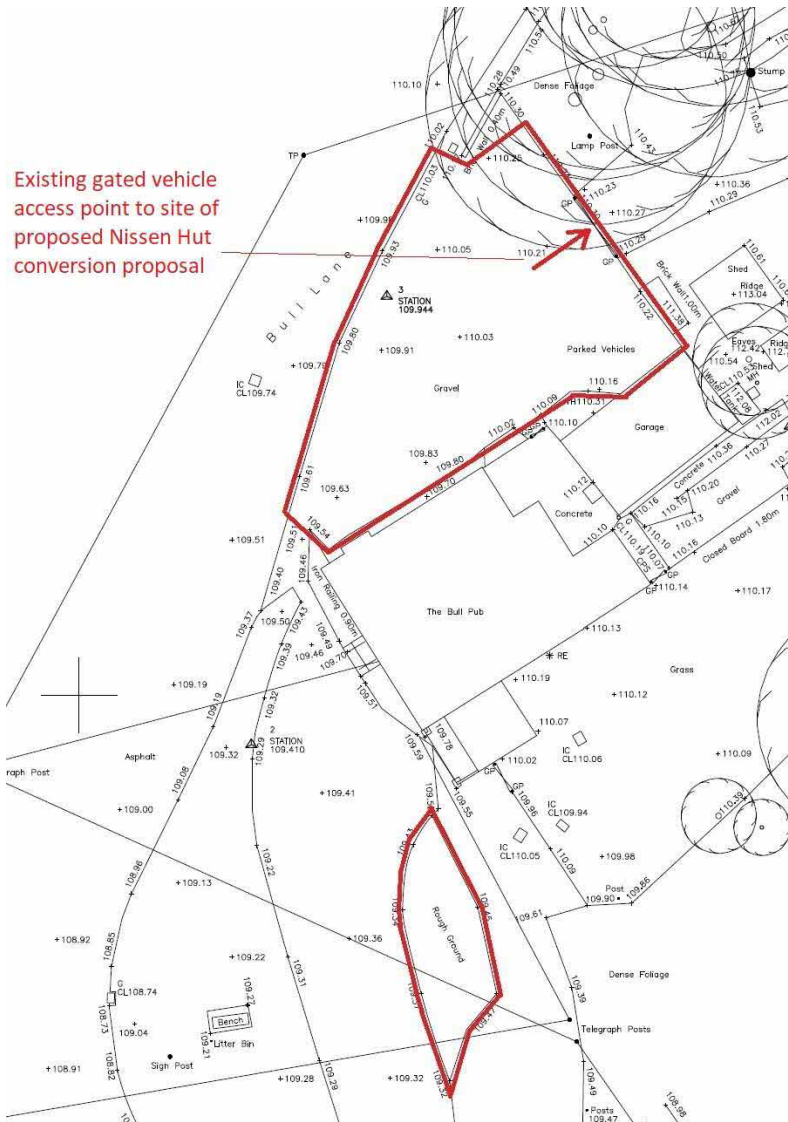


The application site is located in Langley Lower Green approximately 7 miles west-southwest of Saffron Walden, Essex and 6 miles southeast of Royston, Hertfordshire.



The site lies at the junction of two Class C unclassified roads, 'Bull Lane' to the east and 'Park Lane' to the south, both with 30mph speed limits

**Existing parking and site access arrangements**



Existing gated vehicle access point to site of proposed Nissen Hut conversion proposal

Current site parking arrangements (see above areas bounded in red) are very much informal.

To the north of the public house, the larger area (approx. 240sqm) currently provides parking provision (estimated) for six vehicles. The area is primarily used by the pub's tenant landlord and visitors and for deliveries to the public house. The parking area surface comprises a mixture of finishes; mixed gravel, road planings and hardcore. The area has a broken undefined boundary with the adjacent highway.

Customer parking for the pub is primarily to the south and has no formal arrangement however, historically customers park vehicles off the highway immediately adjacent the public house' front entrance and on the grass (bounded in red) on the green (common land). The area is outside the applicant's ownership boundary.

Up to half a dozen vehicles regularly use the highway and green in combination for parking.



**Close boarded fencing and gated entrance to new house site**



**Close boarded fencing, gated entrance to new house site, garaging and parking**



Junction 'green' with combined access and parking area to public house



Area of village green commonly used as vehicle parking provision to public house

## **New site parking and vehicle access proposals**

All existing parking in the area northwest of the public house to remain in use by the pub tenant/landlord, visitors and for deliveries.

Parking provision to the south of the pub is to be increased and 'formalised' through creation of seven new parking spaces. The proposal area is to be graded level with the highway, edged with drop-kerbing and laid with permeable paving grid before being seeded with grass. The proposal ensures the 'Green' retains its natural appearance and avoids land currently being used for vehicle parking becoming churned up during wet spells.

All proposals subject to Langley Parish Council and *Essex Highways* support and approval.

Access and egress to the above new parking area (south of the public house) is to be rationalised through the forming of a one way 'In-Out' vehicle manoeuvring arrangement (see Site/Roof/Block Plan). Access is to be made from Park Lane with vehicles leaving doing so via 'Bull Lane'. Exit on to 'Bull Lane' is to be made possible by extension of the existing highway immediately forward of the public house' front entrance, with new vehicle manoeuvring area bounded in drop kerbing and finished in cobble setts to define a clear boundary with the adjacent highway.

All to the approval *Essex Highways*.

## **Surface treatment**

New dwelling driveway –to be implemented as indicated on Site/Roof/Block Plan and laid in gravel.

Existing parking area northwest of public house –New drop kerb edging to highway edge with existing surface made good on completion of works.

New parking area south of public house –New drop kerb edging to form both extended area of vehicle manoeuvring and new parking area. Vehicle manoeuvring area to be finished with cobble setts. New parking area (where currently not asphalt) to be finished with permeable paving grid and seeded with grass.

## **Legal Ownership**

The legal boundaries of the site and neighbouring properties have been investigated as part of the design process with the new vehicle access to the proposed dwelling determined as being implementable without encroachment on to land outside the applicant's ownership.

Alteration of the highway and existing parking arrangements to the south of the public house are proposed on land not in the applicants ownership. As a result, support for and approval by *Langley Parish Council* and *Essex Highways* respectively will be required for proposed works to be implemented.

## **Parking provision**

The development will accord with the local parking and space standards.

New dwelling –Three new parking spaces one of which to have dimensions appropriate for disabled user use.

Public house (landlord/tenant) –The landlord and/or tenant retains use of six external parking spaces in addition to two new enclosed spaces provided within proposed garage structure. Additional and ample off-road parking remains available for vehicle deliveries associated with the day-to-day running of the public house.

Public house (customers) –Addition of six new formalised vehicle parking spaces and five new motorcycle parking spaces.

New disabled parking provision to both public house and new dwelling (one each) indicated on Site/Roof/Block Plan by spaces with dimensions 3.3m x 5.5m.

## **Traffic movements**

Movements to and from the public house are considered to remain unaffected by proposals.

The proposal for one new dwelling will create negligible additional daily traffic movements along 'Bull Lane' and 'Park Lane'.