

Transport Statement for Land at the rear of Highfield House, London Road, Little Chesterford, CB10 1UB

This should be read in conjunction with the previous approved application UTT/22/0412/FUL where the access to the site was approved, please refer to Highways comments as part of application noted above.

Also refer to drawing 231-SP-12 for more detail on the access arrangement on the site.

In terms of planning policy ULP Policy GEN8 refers to vehicle parking standards as well as Section 9 of NPPF that refers to 'Promoting Sustainable Transport' that is relevant to this application.

Paragraph 104 highlights the importance of considering transport issues from the earliest stages of development proposals. Paragraph 111 is clear that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There is currently an in and out access serving Highfield House from London Road. This would be retained and the southern most access would be made available to serve the proposed new dwellings only. There is sufficient visibility in both directions (2.4m x 215m).

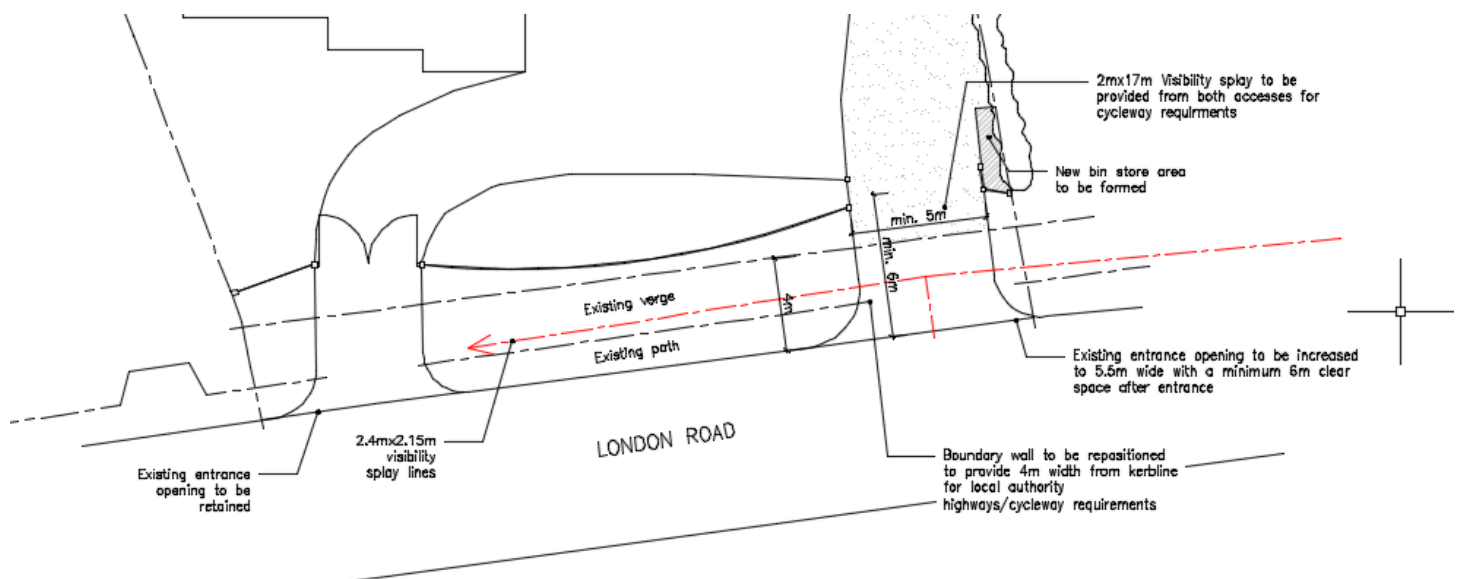
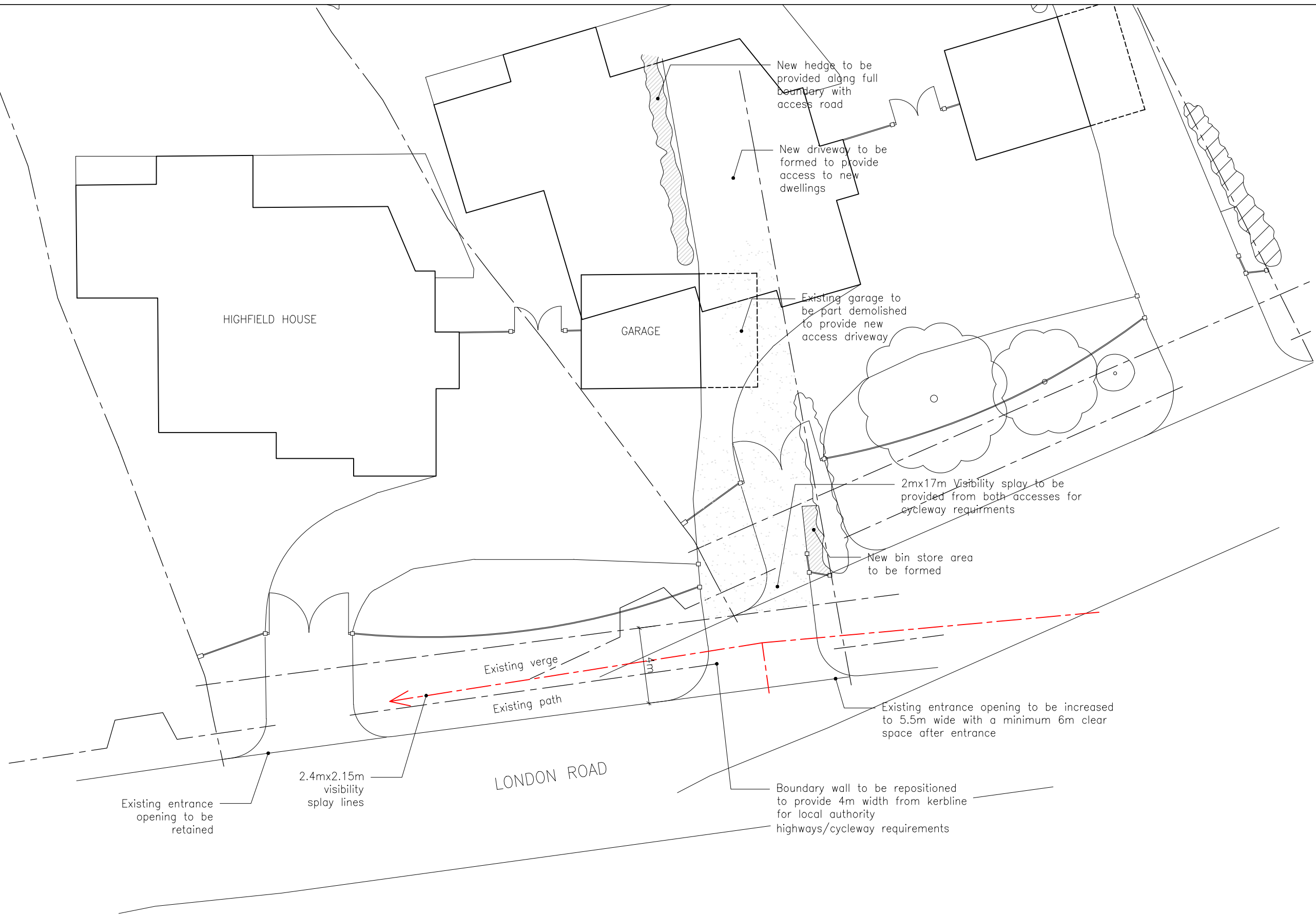


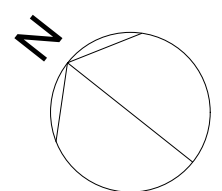
Fig. 1 Details agreed and recommended by Highway as part of application UTT/22/0412/FUL

Whilst the footprint of the existing garage (refer to drawing 231-SP-12) will be reduced to facilitate an access drive to the two new dwellings, there will be no loss of parking for Highfield House.

A total of 8 car parking spaces are proposed for the new dwellings which allows for on plot visitor parking. All the car parking spaces are compliant with ECC's design requirements and provision will be made for electric vehicle charging within the curtilage of each dwelling.



PLANNING



SPACE + 21 Northfield Girton Cambridge CB3 0QG (+44)07737586716 // adrvisagie@spaceplus.org.uk		Job title: Highfield House, London Road, Little Chesterford, CB10 1UB		
Client: Mr S Hare		Drawing title: Proposed: Site Plan Access	Date: Jan '23	Drawn by: AV
		Drawing no: 231-SP-12	Scale: 1:200@A3	Rev: