

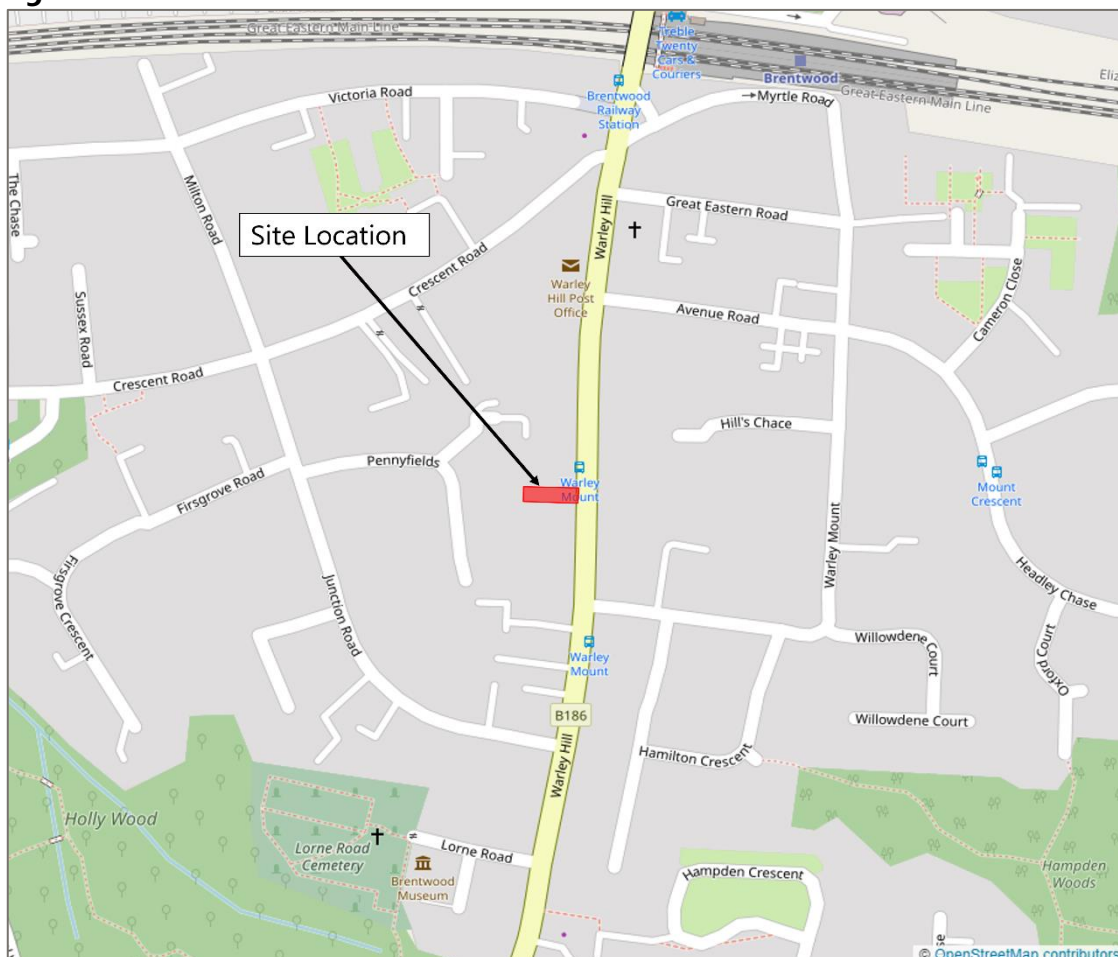
TECHNICAL NOTE

Project	67A Warley Hill, Brentwood
Document	Transport Technical Note
Reference No	23090/N01
Prepared By	Amelia Goswell
Reviewed By	Kamran Haider
Date	24/10/23

Introduction

1. Pulsar has been commissioned by Rustramax Pension Fund Ltd to provide transport advice in relation to an application for the creation of a vehicle crossover at 67A Warley Hill, Warley, Brentwood, CM14 5HN.
2. The site is located on the west side of Warley Hill, approximately 1km south of Brentwood High Street – see **Figure 1**. The Local Planning Authority is Brentwood Borough Council (BBC), and the Local Highway Authority is Essex County Council (ECC).

Figure 1 Site Location Plan





Planning History

3. A planning application was previously granted at the site in July 2013 for a dropped kerb in the same location (Ref.13/00053/FUL). This approval has since lapsed.

Relevant Policy

4. Essex County Council have published vehicle crossing criteria to be utilised in the design of a dropped kerb access. These note that vehicle crossings should be constructed at right angles to the road and provide a depth of minimum 5m and width of 2.5m.
5. The permissible width of a vehicle crossing for a single property is between 3.6m to 4.5m, with a 0.9m ramp kerb to either side. Vehicle crossings should provide adequate visibility and not interfere with bus stops, lay-bys pedestrian crossings, disabled parking bays, large verges or require the removal of mature trees. It is noted that the proposed vehicle crossover meets these criteria and is considered to be located in a safe position.

Existing Conditions

6. 67 Warley Hill contains four flats; its front forecourt is split into two by a path leading to the property. This application concerns the northern half of the forecourt, the southern half already has a dropped kerb access onto Warley Hill.
7. There are currently numerous dwellings along Warley Hill incorporating hardstanding forecourts, suitable for parking vehicles. As a result, a high proportion of properties have vehicle crossovers in order to access their driveways. The majority of nearby properties, including 57-65 Warley Hill and from the south side of 67 Warley Hill to 73 Warley Hill, have dropped kerb accesses to their properties.
8. The B186 Warley Hill is a two-way, single carriageway road, which operates in a broadly north-south alignment past the site. The B186 connects from the A218 in the north to the A127 in the south. A 30mph speed limit is in place along the road in the vicinity of the site.
9. On-street parking is provided along the west side of much of Warley Hill. Signage indicates that the bays can be used for a maximum of 2 hours, with no return within 4 hours, within the operational hours of 9am-6pm, Monday to Saturday.
10. A stretch of on-street parking is present from No.57 Warley Hill south to 67a Warley Hill. Nos.57-65 Warley Hill all have vehicle crossovers, and therefore the on-street parking bays outside these properties contain H-bar road markings. This marking ends at 67 Warley Hill, with the final c.7m of marked on-street parking outside the site having no H-bar. As part of the proposed vehicle crossover creation, it is proposed the existing H-bar is extended to cover this stretch.



Proposed Vehicle Crossover

11. The proposed vehicle crossover and its dimensions are shown at **Appendix A**. The design of the crossover and the forecourt area meet ECC criteria.
12. A visibility assessment has also been undertaken to understand the relationship between the proposed crossover and pedestrians and vehicles travelling along Warley Hill. The drawing at **Appendix B** demonstrates that the proposed crossover would meet both driver and pedestrian visibility splay requirements.
13. The crossover would result in the loss of one parking space on-street. This is not anticipated to have a significant impact on parking stress in the area, especially given the proposals would permit the parking of vehicles on the forecourt of 67A, thereby removing parked vehicles from the local road network.
14. It is considered, given the numerous crossovers already on Warley Hill, that the additional single crossover created by the proposal would not significantly impede traffic and bus movements along the carriageway. The operation and use of this crossover would be identical to that of any other crossover locally, namely that drivers would cautiously egress the dwelling's driveway and take care to not impact the movement of those already travelling along Warley Hill.

Summary and Conclusions

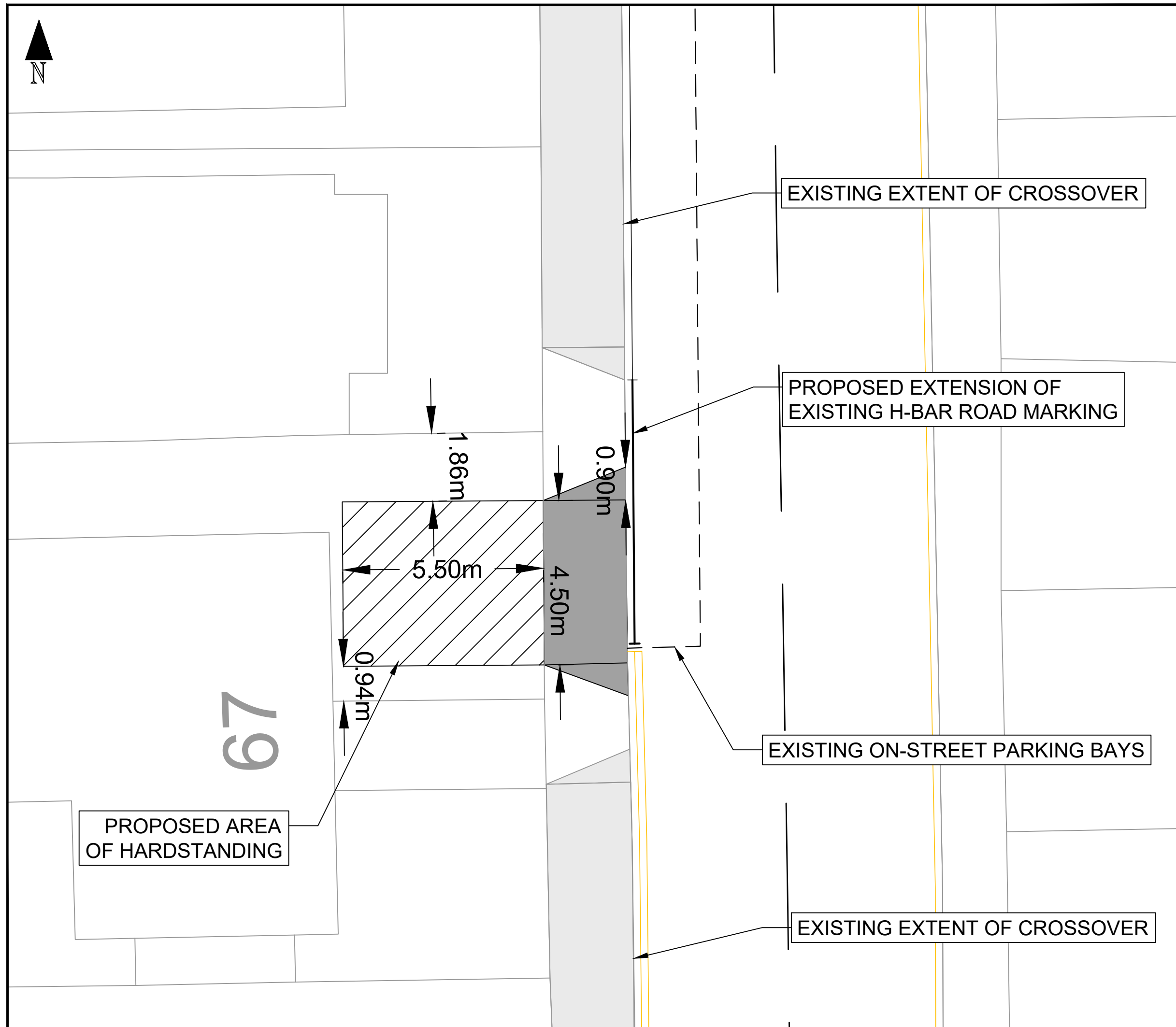
15. Vehicle crossovers, by their nature (i.e., being the intersection between vehicle and pedestrian areas), have the opportunity to be points of conflict between vehicles and pedestrians. The proposals outlined above are considered to be safe and are not anticipated to tangibly impact upon the experience of drivers/pedestrians travelling along Warley Hill.
16. ECC has published guidance on crossovers and list a number of locations where siting a crossover would be considered unsafe. The proposed crossover is not within any of these areas.
17. Given the evidence presented above, it is concluded that there should be no highway grounds for refusing a crossover at the above address.

APPENDIX A



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
4. Dimensions measured on site



A	Dimensions Updated	AEG	KH	04.10.23
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT
Rustramax Pension Fund Ltd

PROJECT
67A Warley Hill, Brentwood

DRAWING TITLE
Proposed Vehicle Crossover

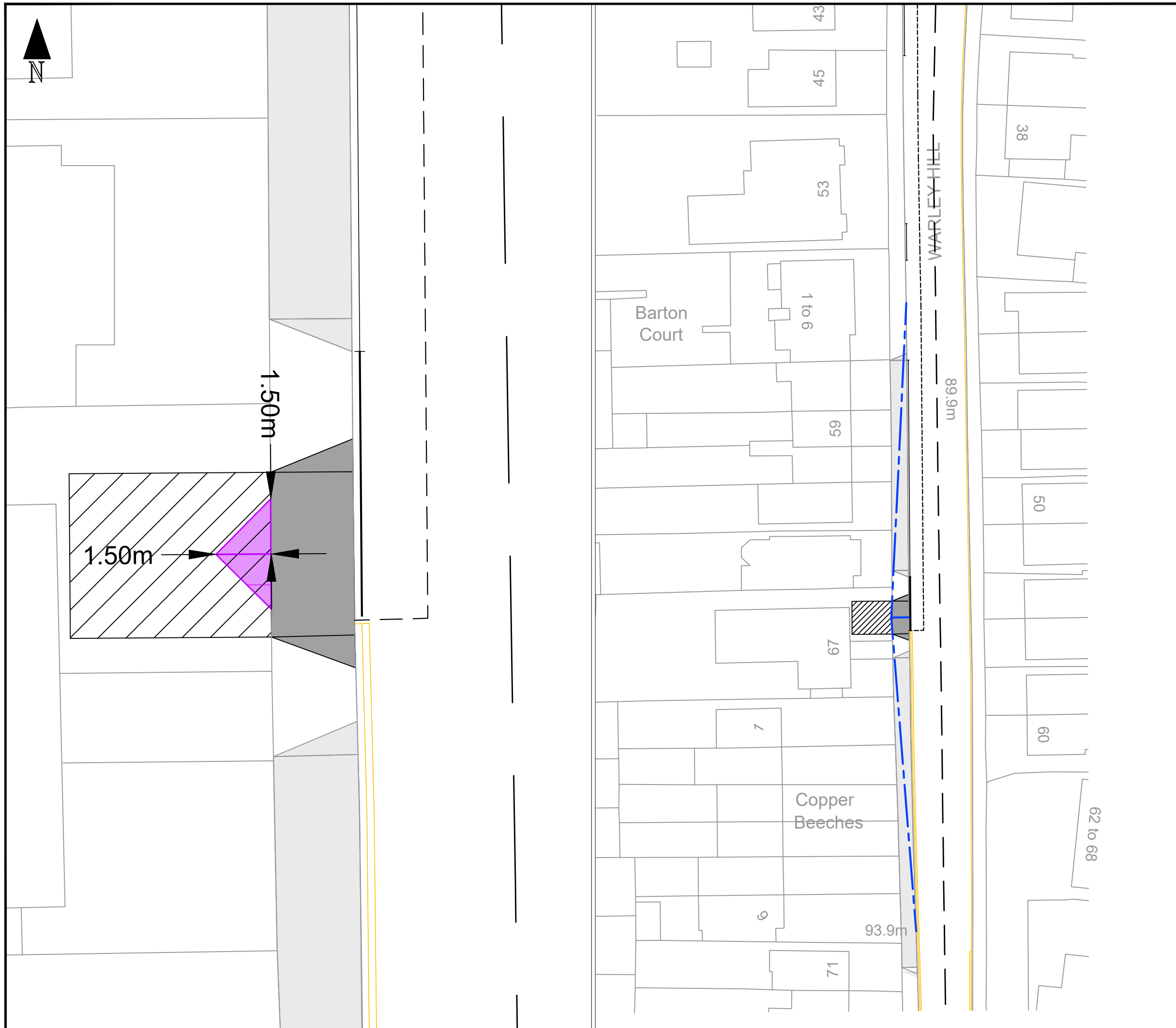
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DRAWN BY **AEG** CHECKED BY **KH** DATE **15.09.23**



PROJECT REF	DWG NO	REV
23090	001	A

APPENDIX B



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
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KEY:

- 1.5m x 1.5m Pedestrian Visibility Splay
- 2.4m x 43m Driver Visibility Splay (in accordance with MfS standards for a 30mph road)

REV	DETAILS	DRAWN	CHECKED	DATE
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CLIENT	
Rustramax Pension Fund Ltd	
PROJECT	
67A Warley Hill, Brentwood	
DRAWING TITLE	
Visibility Splays	
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AEG	KH
DATE	
15.09.23	
<small>Gilmoora House, 57-61 Mortimer Street, London, W1W 8HS www.pulsartransport.co.uk</small>	
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REV	



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