

## TRANSPORT ASSESSMENT

### 10 St. Stephens Road, Yiewsley UB7 7RL

#### 1. Introduction

This Transport Statement has been prepared in support of a planning application for the demolition of the existing bungalow at 10 St Stephens Road, Yiewsley, UB7 7RL and the construction of a pair of semi-detached three-storey dwellings.

The purpose of this statement is to assess the transport and highway implications of the proposed development and demonstrate that the proposal can be accommodated safely within the existing highway network without giving rise to significant adverse impacts on highway safety, capacity, or sustainable transport objectives.

---

#### 2. Site Location and Existing Conditions

The application site is located on St Stephens Road within an established residential area of Yiewsley.

The surrounding road network comprises predominantly residential streets serving local housing developments. St Stephens Road is characterised by low vehicle speeds and residential traffic movements typical of a suburban environment.

The site currently contains a single residential bungalow with associated vehicular access and parking arrangements.

Footways are provided along the surrounding road network, facilitating pedestrian movement and connectivity to local facilities, services, schools, public transport routes and employment areas.

---

#### 3. Proposed Development

The proposal comprises:

- Demolition of the existing bungalow;
- Construction of two semi-detached three-storey dwellings;
- Provision of off-street parking;
- Provision of electric vehicle charging infrastructure;

- Formation of a new vehicular crossover (VXO) serving the right-hand dwelling;
- Retention of the existing telegraph pole located adjacent to the site frontage.

The development has been designed to integrate with the existing highway environment while maintaining safe access arrangements.

## 4. Access Arrangements

### *Existing Access*

The site currently benefits from an established vehicular access from St Stephens Road.

### *Proposed Access*

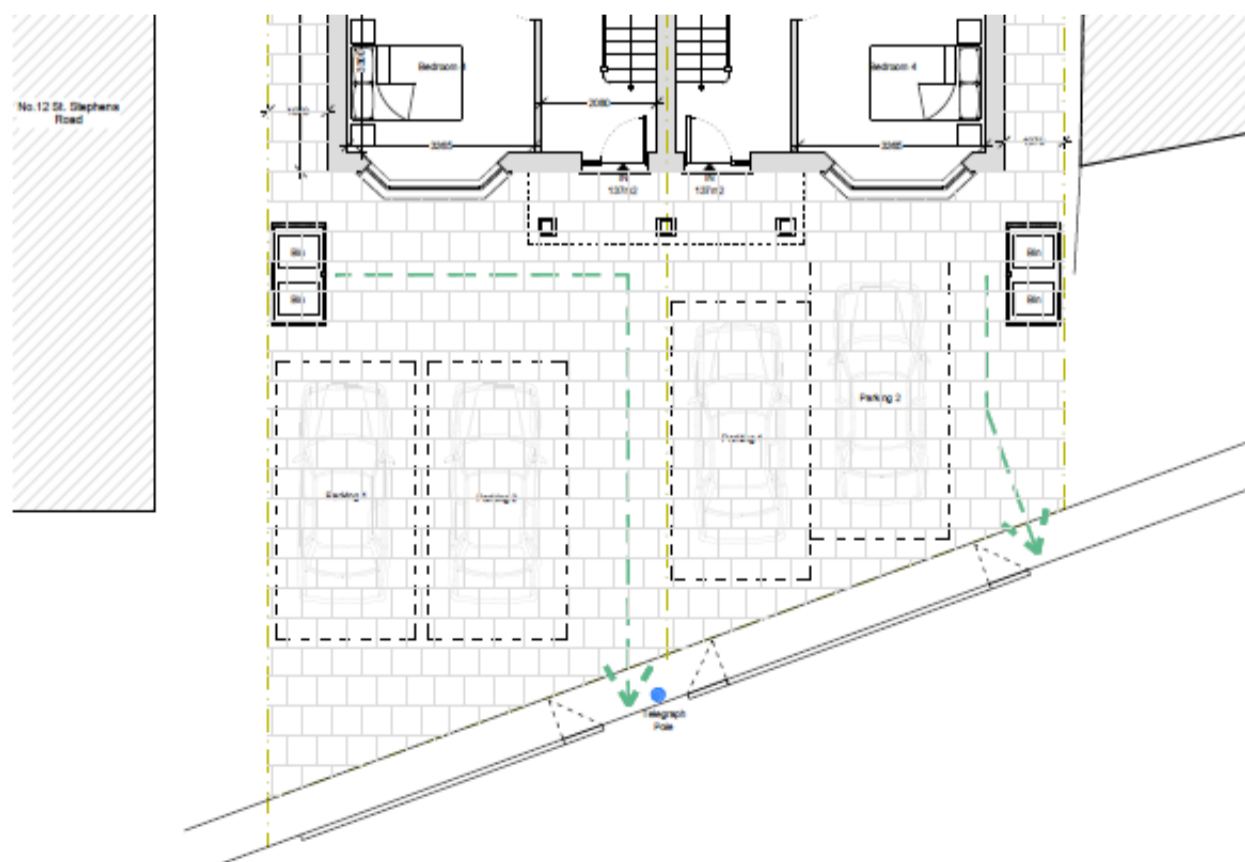
The proposed development will utilise separate vehicular access arrangements for the two dwellings.

A new vehicular crossover (VXO) will be created to serve the right-hand dwelling, providing direct and convenient access to the proposed parking area.

Visibility from the proposed access points is considered appropriate for the character and speed environment of St Stephens Road.

The retained telegraph pole has been incorporated into the site layout and does not obstruct the proposed access arrangements or compromise highway safety.

The final design of the crossover will be undertaken in accordance with the requirements of the Local Highway Authority.



## 5. Parking Provision

The proposed development provides:

- Two off-street parking spaces for each dwelling;
- A total of four parking spaces across the development.

The parking provision is considered appropriate for the size and occupancy levels of the proposed family dwellings and will ensure that parking demand generated by the development can be accommodated within the site.

The provision of off-street parking will minimise the potential for overspill parking on surrounding residential streets.

---

## 6. Electric Vehicle Charging Infrastructure

In support of sustainable transport objectives, the development will provide:

- One electric vehicle charging point for each dwelling.

The provision of dedicated EV charging facilities will encourage the uptake of electric vehicles and contribute towards the reduction of transport-related carbon emissions.

The proposal therefore aligns with current national and local planning policies promoting low-emission transport.

---

## 7. Traffic Generation

The proposed development replaces one existing dwelling with two dwellings.

As a result, the net increase in residential traffic movements is expected to be minimal.

Residential developments of this scale typically generate a low number of vehicle trips throughout the day, concentrated during morning and evening peak periods.

Given the modest scale of the proposal, any increase in traffic movements on St Stephens Road and the surrounding highway network is expected to be negligible and will not materially affect highway operation or capacity.

The development is therefore not expected to result in any significant transport impacts.

## 8. Highway Safety

The proposed development has been designed to ensure safe access and egress for vehicles and pedestrians.

The scheme incorporates:

- Adequate off-street parking provision;
- Safe vehicular access arrangements;
- Retention of pedestrian routes along the public highway;
- Electric vehicle charging infrastructure;
- Appropriate consideration of existing street furniture, including the retained telegraph pole.

Given the small scale of the development and low forecast traffic generation, no adverse impacts on highway safety are anticipated.

---

## 9. Sustainable Transport

The site is located within an established residential and commercial area with access to local amenities and public transport services.

Future occupants will have opportunities to travel by:

- Walking;
- Cycling (2no. cycle store per dwelling);
- Public transport;
- Electric vehicles.

The inclusion of EV charging points further supports sustainable travel choices and aligns with wider environmental objectives.

---

## 10. Construction Traffic

The demolition and construction phases will result in temporary construction vehicle movements associated with the delivery of materials and removal of waste.

These activities will be short-term in nature and managed through normal construction practices.

Contractors will be encouraged to:

- Minimise vehicle idling;
- Coordinate deliveries where practicable;
- Maintain clear access to the public highway;
- Ensure construction vehicles do not obstruct neighbouring properties.

Construction traffic impacts are therefore expected to be temporary and limited.

---

## 11. Conclusion

This Transport Statement has assessed the transport implications associated with the demolition of the existing bungalow and the construction of two semi-detached three-storey dwellings at 10 St Stephens Road, Yiewsley, UB7 7RL.

The assessment concludes that:

- The proposed development represents a small-scale residential scheme;
- Two off-street parking spaces will be provided for each dwelling;
- One electric vehicle charging point will be provided for each dwelling;
- A new vehicular crossover (VXO) will provide access to the right-hand dwelling;
- The existing telegraph pole will be retained and accommodated within the site design;
- The development will generate only a negligible increase in traffic movements;
- No significant impacts on highway safety or network capacity are anticipated.

Accordingly, the proposed development is considered acceptable in transport and highway terms and complies with relevant national and local planning policy objectives

*END OF DOCUMENT*