

Proposed Site Plan

Scheme Evolution

1. Removal of access from Fowlmere Road has allowed existing hedgerow to be retained.
2. Widening and improvements to Lodge Road to meet Highway Authority's requirements.
3. Development road moved out of green belt.
4. Homes fronting Lodge Road set back to provide front gardens with trees and planting.
5. Creation of a cluster of units around a courtyard, akin to a traditional farmyard layout.
6. Removal of the cul-de-sac.
7. Positions of homes adjusted to address the public open space.
8. Sizes and forms of the houses adjusted to follow existing village precedents.



Proposed Scheme



Proposed Streetscene along Lodge Road



Typical 2 Bedroomed House Plans and Front Elevations

Transport Survey

Concern: Farm Lane being used as a cut-through between Lodge Road and Gravel Pit Hill

Surveys undertaken to assess vehicles at the entry points of Lodge Road, Lower Street and Farm Lane using number plate matching

Survey 1 – Morning peak

1. Morning peak assessed from 08:00-09:00.
2. Only 2 vehicles in the morning peak hour used Farm Lane as a cut-through.

Survey 1 – Evening peak

1. Evening peak assessed from 17:00-18:00.
2. Only 1 vehicle in the evening peak hour used Farm Lane as a cut-through.

Transport Survey

Concern: Farm Lane being used as a cut-through between Lodge Road and Gravel Pit Hill

Surveys undertaken to assess vehicles at the entry points of Lodge Road, Lower Street and Farm Lane with number plate matching

Survey 2 – Morning period

1. Morning period assessed from 07:00-10:00.
2. Only 5 vehicles in the morning period used Farm Lane as a cut through.
3. Several vehicles with journey times exceeding 10 minutes, suggesting they may have stopped at a destination.

Survey 2 – Evening period

1. Evening period assessed from 15:00-19:00.
2. Only 9 vehicles in the evening period used Farm Lane as a cut through.
3. Several vehicles with journey times exceeding 10 minutes, suggesting they may have stopped at a destination.

Transport Survey

Concern: Farm Lane being used as a cut-through between Lodge Road and Gravel Pit Hill

Automatic Traffic Counter survey at Lodge Road, Lower Street and Farm Lane for a week long duration.

Survey 3 – Automatic Traffic Counter survey

1. 5-day average figures for the peaks are similar to the survey day for vehicle matching.
2. Generally, vehicle movements were found to be low across the busiest hours with a vehicle every 6-15 minutes on Lodge Road and every 15 minutes on Farm Lane.
3. Drivers are unlikely to meet a car travelling in the opposite direction on Farm Lane.
4. The natural tightness of Farm Lane appears to deter the majority of drivers from using it as a cut-through from Lodge Road.

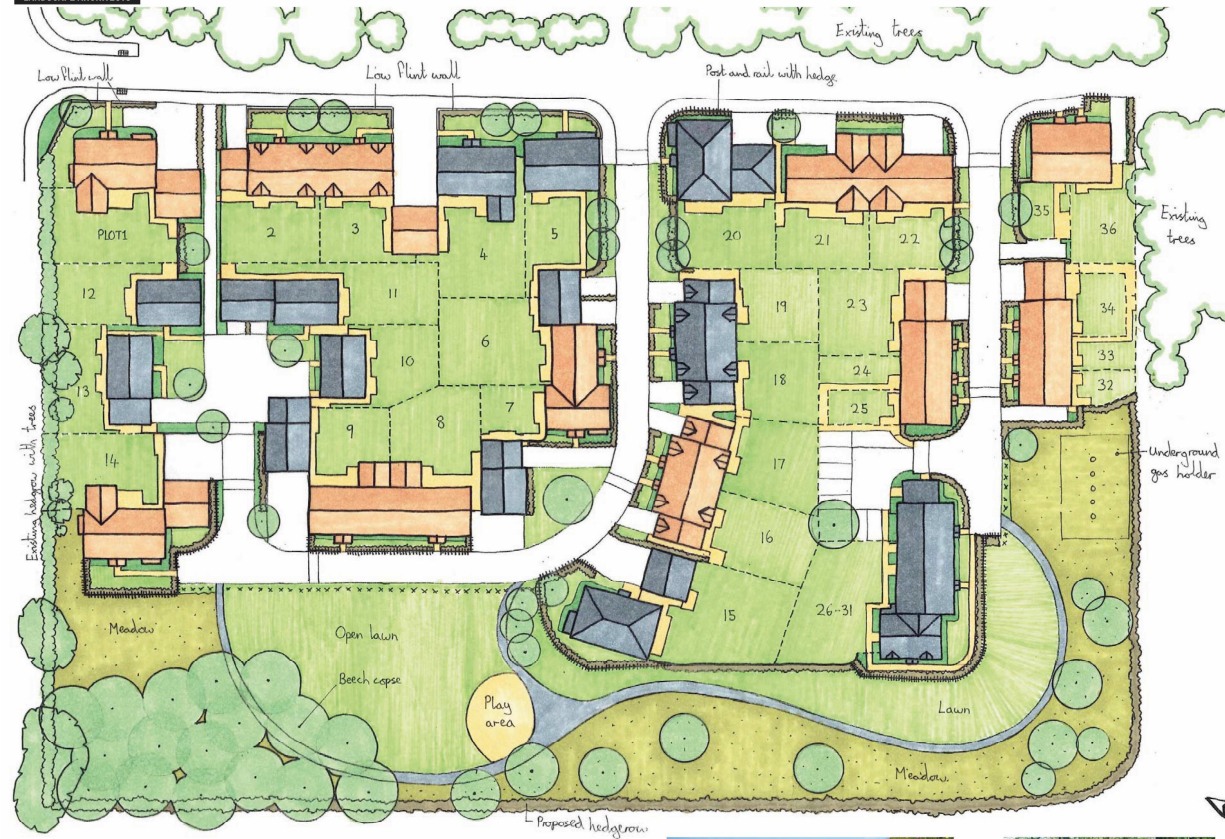
Transport Summary

1. The scheme contains two access junctions from Lodge Road.
2. Following our previous consultation, a scheme that incorporated access from Fowlmere Road was consulted on with highways officers. Highways officers requested that this access be removed and instead, that improvements be made to Lodge Road.
3. Improvements include a new footway and widening of Lodge Road along the length of the site to facilitate ease of movement towards Fowlmere Road.
4. Additionally, an enhanced footway and crossing point along Fowlmere Road will be provided to link the new homes to the existing village footways.
5. A total of 78 car parking spaces will provide an average of 2 spaces per home with additional on-street visitor parking.
6. A traffic survey was undertaken to determine how Lodge Road, Lower Street and Farm Lane is being used by drivers.
7. The survey found very few instances of drivers using the lanes as a 'cut-through' with just 1-2 movements per hour in the busiest morning and evening peak periods.
8. Generally, vehicle movements were found to be low across the busiest hours with a vehicle every 6-15 minutes on Lodge Road and every 15 minutes on Farm Lane.

Proposed Site Landscaping

LIZ LAKE
ASSOCIATES
LANDSCAPE ARCHITECTS

office@lizlake.com www.lizlake.com



Calcareous grassland meadow



Beech copse akin to 'Beech Hanger'

Scheme Summary

Residential Scheme

1. Provision of 22 new market homes.
2. Provision of 14 new affordable homes.
3. Retained hedgerows on Fowlmere Road.
4. Landscape within the Green Belt enhanced and integrated with the scheme.
5. Enhancing the character of the edge of the village and conservation area.
6. Relocation of the agricultural buildings away from the village residents
7. Reduction in the numbers of HGV traffic within the village.

3.

Scheme Proposal – Grain Store

Planning Overview

