

**Lakehouse Farm Barns,
Finchingfield Road,
Hempstead,
Essex.
CB10 2PR**

Transport Statement

June 2021

Contents

- 1 INTRODUCTION**
- 2 SITE LOCATION AND EXISTING CONDITIONS**
- 3 DEVELOPMENT PROPOSALS AND HIGHWAY ACCESS ARRANGEMENT**
- 4 SUMMARY AND CONCLUSION**

1 INTRODUCTION

1.1 This Transport Statement is to support a Planning and Listed Building Application for change of use of three detached barns into 3 detached residential dwellings, located at Lakehouse Farm Barns, Finchingfield Road, Hempstead, Saffron Walden, Essex. CB10 2PR.

1.2 The proposed development is to be served by the existing vehicle crossovers off Finchingfield Road. There are no kerb setts along the side of the road and, therefore, dropped kerbs neither exist and are not required into the existing farm building complex. All three barns are on the western side of Finchingfield Road.

1.3 This report provides details of the site and surrounding highway network and considers the highway access, parking provision, traffic generation and highway impact.

1.4 This Transport Statement has been prepared in accordance with the National Planning Policy Framework – Planning Guidance for ‘Travel Plans, Transport Assessments and Transport Statements’.

2 SITE LOCATION

2.1 The site is located at Lakehouse Farm Barns to the west of Finchingfield Road in the Uttlesford District Council Sampford Ward. Lakehouse Farm is located approximately 3.3 miles to the village of Hempstead and approximately 2.7 miles to the village of Steeple Bumpstead.



Site Location in relation to Hempstead and Steeple Bumpstead.

2.2 Lakehouse Barns consists of three barns belonging to the application site. To the south of the barns stands the original farmhouse dated approximately c Late 16 - 17th Century. There is an additional small barn attached to Hunters Barn which is not part of this site or ownership. To the west, south and east of the site is open farmland and a few meters to the north across open farmland is Hempstead Wood and a detached dwelling with garage and other outbuildings.

2.3 Finchingfield road runs north to south passed the site and links the B1054 Saffron Walden to Haverhill road with the B1057 Finchingfield to Haverhill road. The road is approximately 5.1 miles long.

2.4 Finchingfield Road is a narrow rural countryside lane and is approximately 4.0 metres wide with passing places along its route. The road is subject to the national speed limit of 60mph for cars and motorcycles; 50mph for cars towing caravans or trailers; 50mph for buses, coaches, minibuses and goods vehicles.

2.5 There are two existing active vehicular crossovers serving Grove Barn and Eastcott Barn off the Finchingfield Road. There is a third ancient access that has not been used for many years off Finchingfield Road - this is to be reinstated and is to give vehicular and pedestrian access to Hunters Barn. The width of the carriageway running alongside the length of the site is approximately 5.0m wide.

2.6 It is proposed to introduce a new vehicular crossover giving access to Hunters Barn. There used to be an vehicular access at this same point allowing the farmer to access his fields but this has lapsed many years ago. The new access will be subject to an application to the Highways Department.

2.7 There is no street lighting or footpaths along the full length of the carriageway.

2.8 The existing vehicle crossovers leading to each of the three proposed dwellings (Grove Barn, Eastcott Barn and Hunters Barn) are located along a relatively straight road and visibility in both directions is good.

Collision History

2.9 A review of the 'Crash Map UK' website indicates there have been no personal injury collisions near the site on Finchingfield Road. There is a record of two collisions, one slight and one serious, at the junction with the B1054 Haverhill Road - both occurring in 2014 and two collisions, both slight, in 2007 and 2008 on the road towards Finchingfield up to the junction with the B1057.

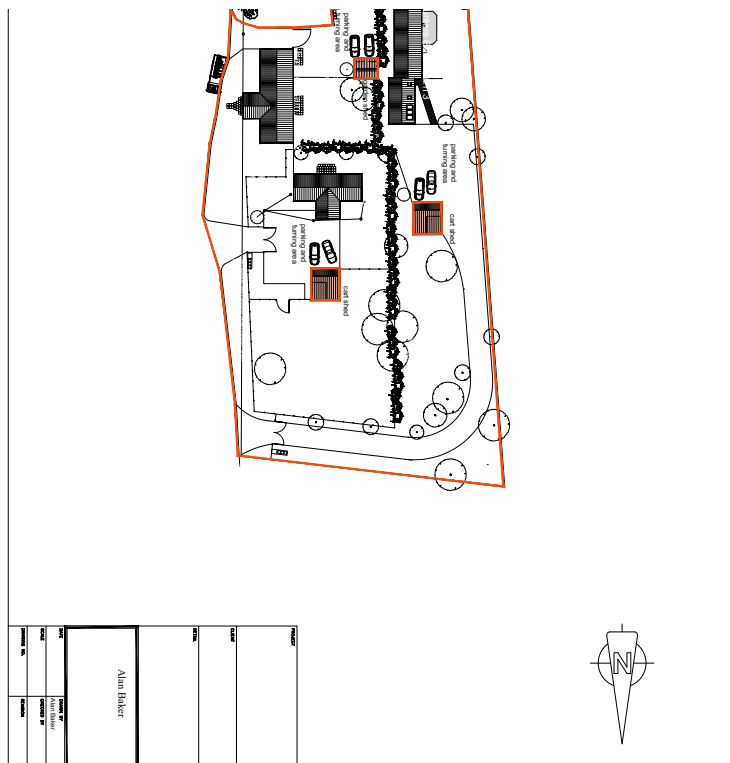
DEVELOPMENT PROPOSALS AND HIGHWAY ACCESS ARRANGEMENT

Development Proposal

3.1 The site currently comprises three large barns located to the north of Lakehouse Farm, Finchingfield Road.

3.2 The proposal is the conversion of the barns into three detached dwellings. Grove Barn and Hunters Barn will have 3 bedrooms and Eastcott Barn will have 4 bedrooms. Each dwelling is to have its own vehicular access off Finchingfield Road.

3.3 The development proposals are shown on the site layout plan shown below.



Access Arrangement

3.5 The proposed development is to be served by the existing vehicle crossover and a newly formed crossover located on the western side of Finchingfield Road. Both the existing vehicle crossover and the proposed crossover serving the development site are located on a relatively straight stretch of Finchingfield Road.

3.6 The national speed limit for this unclassified road is 60mph. This means that a 2.4 x 215m visibility splay is required at both the existing vehicle crossover and proposed vehicle crossover as shown on the drawing below. The drawing indicates that a splay of 2.4m x 215m is achievable to the left and 2.4m x 215m to the right of both vehicle crossovers.

Site Layout Plan – showing vehicular access points to the three dwellings.

3.7 Each access is to be gated with 5-bar field gates hung from oak gate posts. The gates are to be set back from the highway at least 6.0m to allow for vehicles to be parked in front of the gates and not overhang the highway at any point.

3.8 The existing and proposed vehicle crossovers serving the three access points into the site are located on the side of a straight road. It is considered the achievable visibility splay to the left and right of the existing and proposed vehicle crossovers is suitable to serve the development proposal.

3.9 There will be a 2.4m wide parallel band visibility splay measured from along the nearside edge of the carriageway across the entire frontage of the site. This area is to be kept clear of any obstructions at all times.

3.10 Finchingfield Road is an unclassified, rural lane and the existing and proposed access points have adequate visibility onto the highway.

Refuse Collection

3.11 It is proposed that refuse collection for the 3 residential dwellings will be via Finchingfield Road and bin collection areas will be provided near to the vehicular access points. The refuse collection vehicle will not need to enter the site or leave Finchingfield Road to pick up the storage bins. The storage point for the bins will ensure the refuse collection vehicle can get to within 25m of the storage point.

Fire Appliance Access

3.12 The ECC 'Design Guide' states there should be vehicle access for a pumping appliance to within 45m of all points within a dwelling or house. Therefore, appliance

crews access to both Grove Barn and Eastcott Barn will be directly off the highway. Access to Hunters Barn will be via the new access road with a turning area demonstrating that the appliance can get within the prescribed 45m of all dwellings and can access and egress in a forward gear.

3.13 A hammerhead turning area with a radius of 9.0m has been shown for a fire appliance to be able to turn around. See drawing

Parking Provision

3.14 The vehicle and cycle parking provision on site will accord with the minimum standards contained within Essex County Council 'Vehicle Parking Standards (SDP), 2009.

3.15 Eastcott Barn is a 4 bedroom dwelling and is to have a minimum of 3 vehicle parking spaces. Grove Barn and Hunters Barn are 3 bedroom dwellings and are to have a minimum of 3 vehicle parking spaces per dwelling. Each parking space is to measure 2.9m x 5.5m in accordance with ECC standards.

Cart Sheds and Garden Shed

3.16 Included in this application is the proposal to erect two single storey open fronted cart sheds at Grove Barn and Hunters Barn with attached garden/bicycle stores and covered log store area.

3.17 There is insufficient space to erect a cart shed within the grounds of Eastcott Barn, therefore the proposal is to erect a garden shed. This shed is to be on the design of a detached stable building.

3.18 The cart shed and garden shed will provide secure storage for garden machinery and cycle storage requirements for at least 3 bicycles per dwelling.

3.19 Each cart shed and the garden shed is to have an Electric Vehicle Charging point.