

Transport Note

**Land between Todd's Corner and Shangri-La,
Stevenage Road, Todds Green, SG1 2JE**

March 2025

Erection of a pair of detached dwellings with access, private gardens,
landscaping and area for biodiversity net gain

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1. INTRODUCTION

SITE LOCATION AND SETTING

The site is centred on OS NGR TL 22065 26399, post code SG1 2JE.

The site is surrounded by medium density residential housing, with agricultural infrastructure, arable fields and an Industrial site in the surrounding area.

The A1(M) is located ~200m east.

Site Location edged in red



Site Location edged in red

SITE DESCRIPTION



The site consists of part of a field used as a paddock for horses.

The proposed development site is devoid of buildings and enclosed by a post and wire fence on the eastern, northern and southern boundaries. The western boundary is currently unfenced, and adjoins the remaining paddock land.

It is proposed to utilise the existing vehicular access that serves the site. It is considered that this would be appropriate from a highway safety standpoint as it would allow sufficient visibility in each direction, whilst sufficient space exists within the site to allow vehicles to enter, turn and leave in forward gear.

Please refer to the Highways Considerations Drawing attached as Appendix 1 for details of parking and vision splays, and refer to the Swept Path Analysis attached to this document as Appendix 2.

In terms of parking, at least three spaces are proposed in connection with each dwelling. This would ensure compliance with the Council's Parking Standards SPD. Dedicated internal cycle storage has been made available in each of the proposed dwellings.

Details regarding electric vehicle charging points are shown on the attached drawings.

Bin collections can easily occur along with other properties along Stevenage Road, and a bin collection point is shown on the attached drawings.

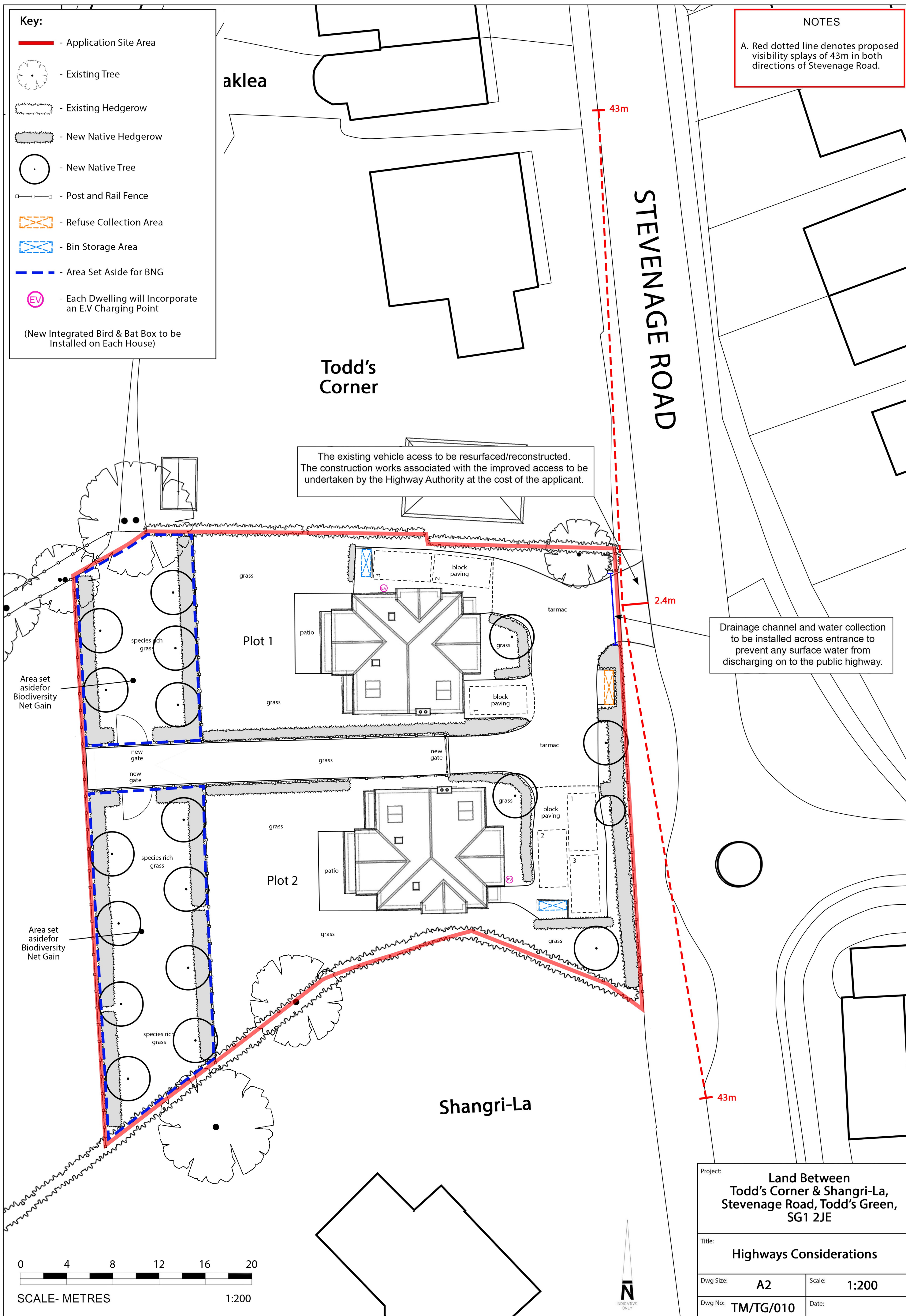
Details of bin storage for each dwelling are shown in the submitted drawings.

Todds Green has seen a good deal of recent development which has significantly increased its size. This includes the Franklin Park development of 135 dwellings to the south of Shangri-La Farm, a development of 17 houses at Courtlands Riding School, with a further 5 dwellings recently granted planning permission on land to the south of Chantry Farm.

A Facilities Plan is attached as Appendix 3 to illustrate the site location in relation to facilities and essential services

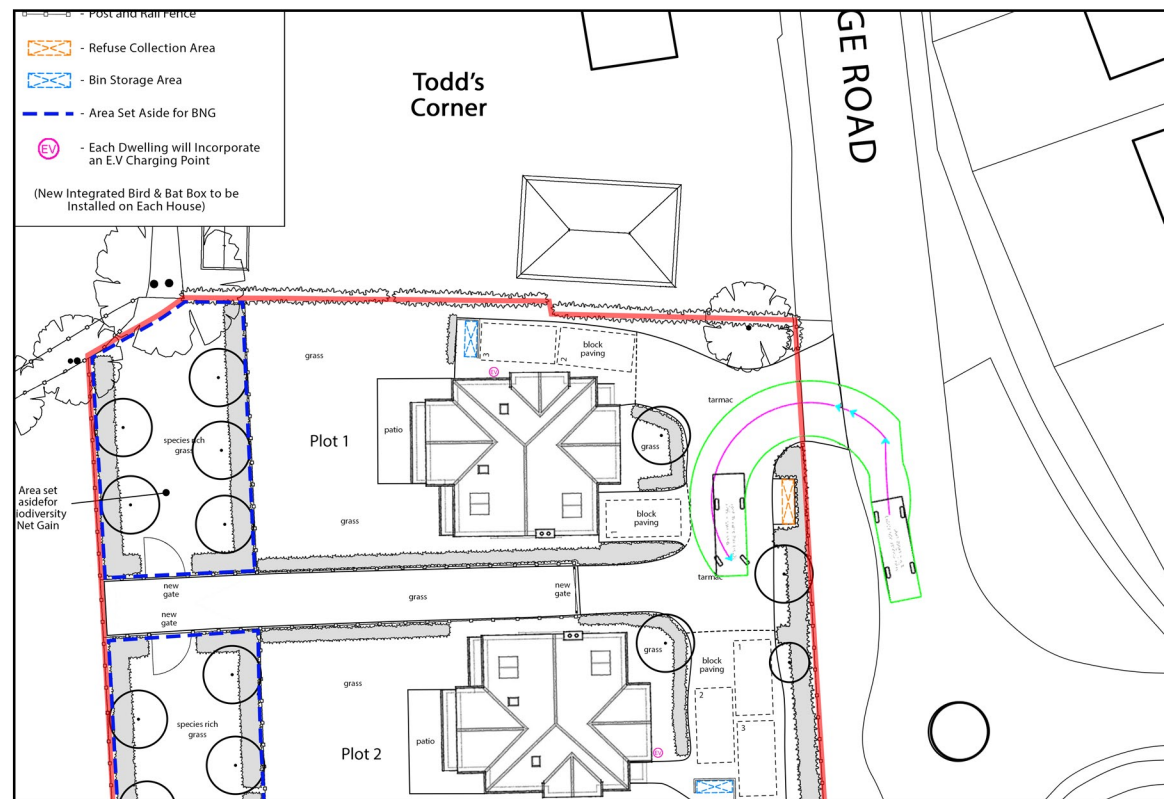
March 2025

Appendix 1:
Highways Considerations Drawing - A2 1-200

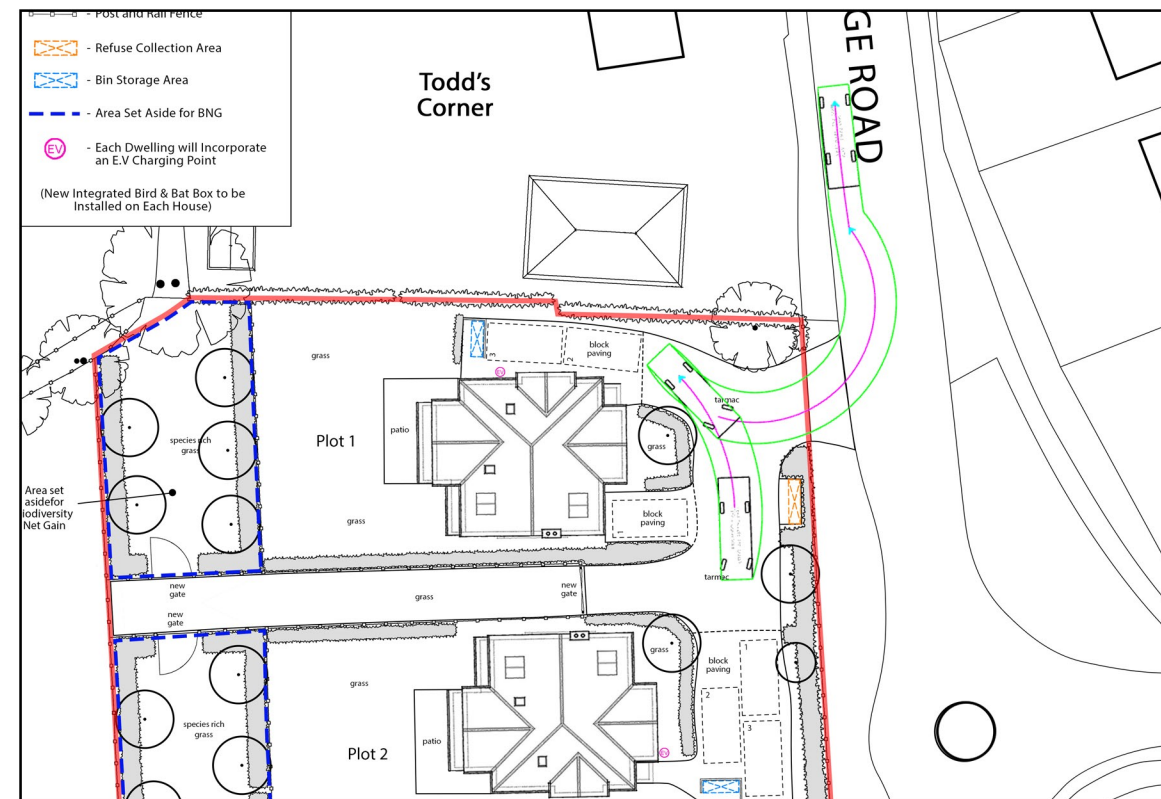


Appendix 2:

Swept Path Analysis Delivery Vehicle- A3 1-500

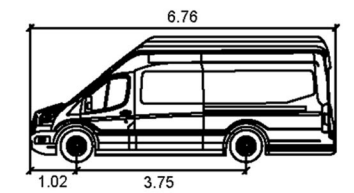


Delivery Vehicle Entering Site from the South



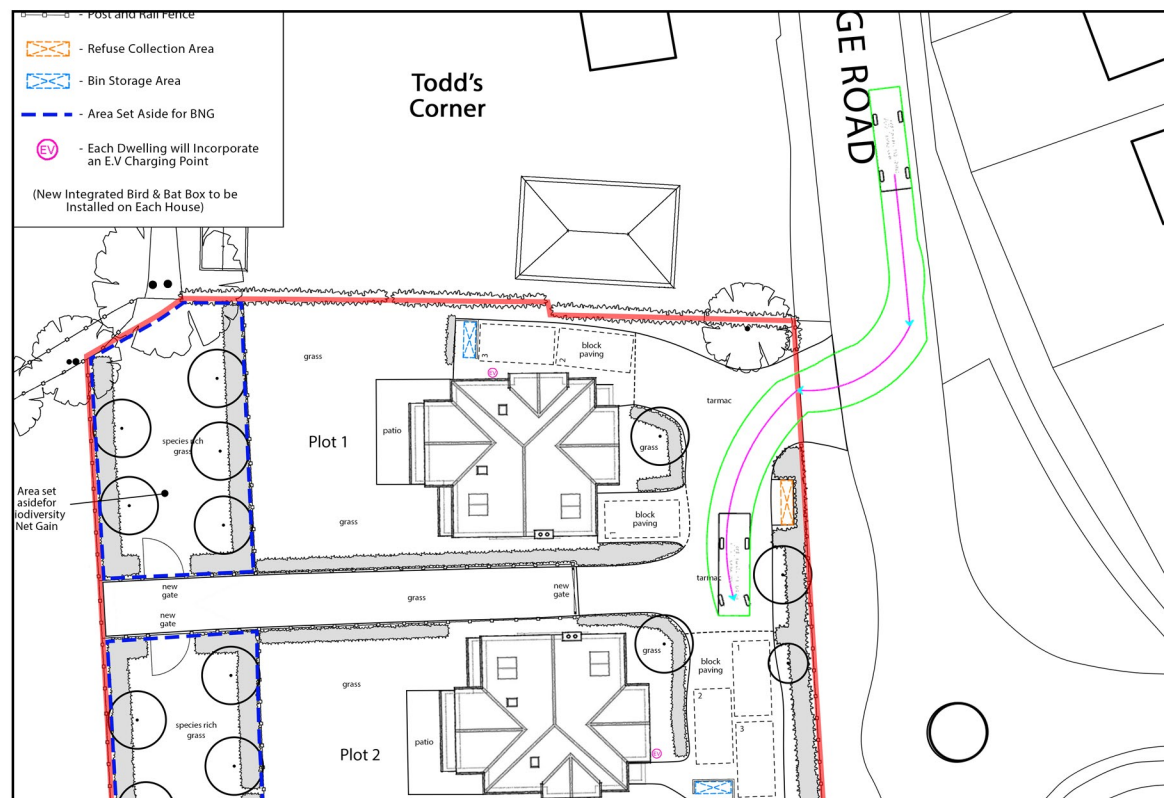
Delivery Vehicle Exiting Site to the North

Delivery Vehicle

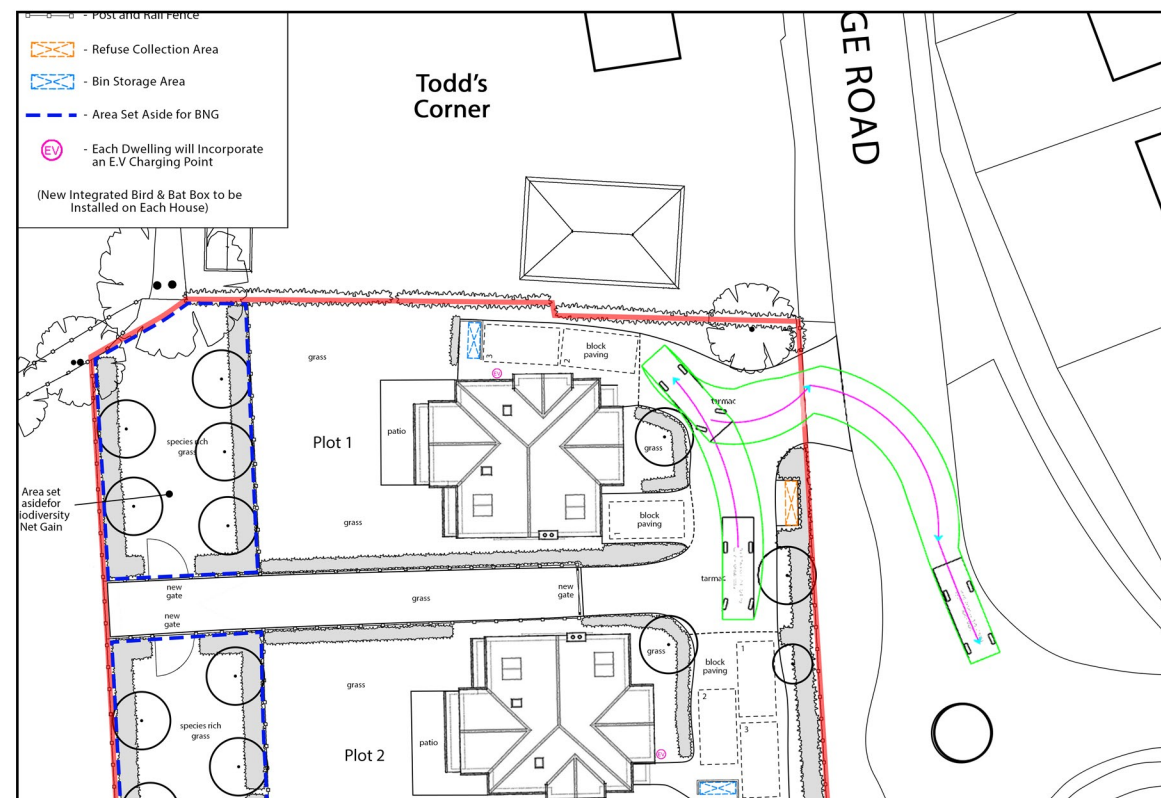


Ford Transit 250 (2019)

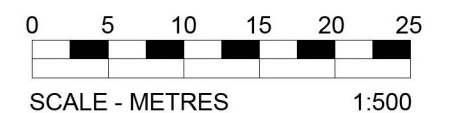
Width	: 2.06	meters
Track	: 1.97	
Lock to Lock Time	: 6.0	
Steering Angle	: 35.2	



Delivery Vehicle Entering Site from the North

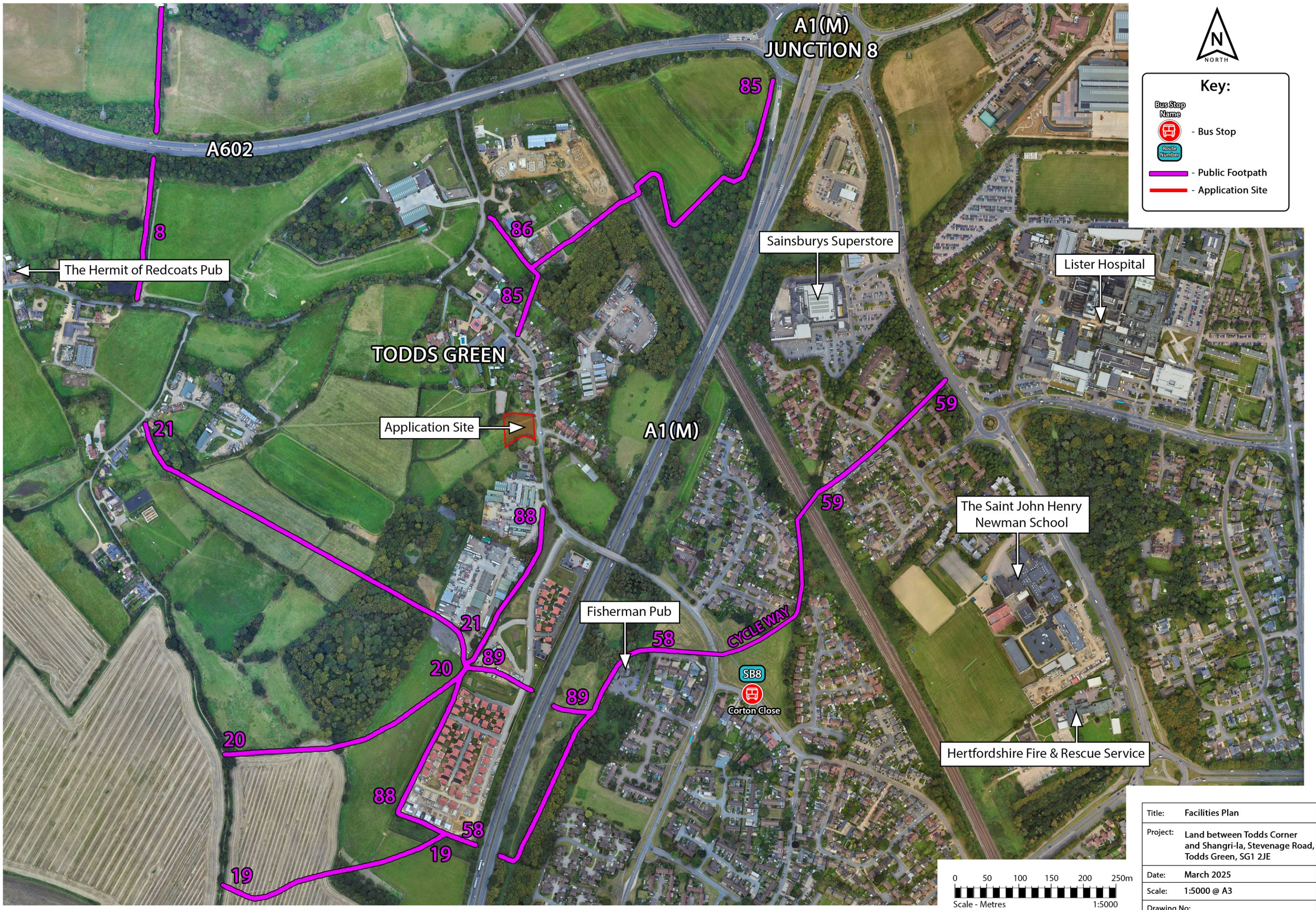


Delivery Vehicle Exiting Site to the South



Project:	Land Between Todd's Corner & Shangri-La, Stevenage Road, Todds Green, SG1 2JE	
Title:	Delivery Vehicle Swept Path Analysis	
Dwg Size:	A3	Scale: 1:500
Dwg No:	TM/TG/011	Date:

Appendix 3: Facilities Plan



Title:	Facilities Plan
Project:	Land between Todds Corner and Shangri-la, Stevenage Road, Todds Green, SG1 2JE
Date:	March 2025
Scale:	1:5000 @ A3
Drawing No:	