



The primary vehicle access to the South Site will be via a new three-arm roundabout on Stifford Clays Road. This access is anticipated to generate a maximum of approximately 88 two-way vehicle movements during peak hours, equating to just over one additional vehicle per minute during the busiest periods.

As part of the access design, there is an opportunity to enhance existing walking, cycling, and public transport links. A dedicated pedestrian and cycling route could be provided, through the site, connecting the top of the site to the existing shared-use path on the south side of Stifford Clays Road. Additionally, the design could incorporate a new bus stop lay-by in this area, enabling future residents to conveniently access public transport services directly from the development.

Further opportunities exist to integrate the site with the surrounding active travel network. A potential access point onto the existing public right of way along the eastern boundary would establish a direct pedestrian and cycle connection between the site and the walking and cycling infrastructure to the east, and to the nearby playing fields. Additionally, an emergency vehicle access, combined with pedestrian and cycle access, would be provided at the southern end of the site, linking routes through the site to Long Lane.

South Side
Highways, Access,
Cycleways and
Pedestrian Ways