

BRECKLAND COUNCIL

PLANNING COMMITTEE – 11TH JUNE 2012

REPORT OF DIRECTOR OF COMMISSIONING

(Author: Nick Moys, Principal Planning Officer (Major Projects))

ATTLEBOROUGH: PROPOSED RESIDENTIAL/EMPLOYMENT DEVELOPMENT, LONDON ROAD

Applicant: Taylor Wimpey Ltd

References: 3PL/2011/0528/H

DERERRED ITEM REPORT

1. This report concerns a planning application relating to a mixed use residential and employment development on land off London Road, Attleborough. The application seeks full permission for 375 dwellings and associated roads and open spaces, and outline permission for the development of 3.9 hectares of land for employment purposes.
2. These proposals were considered by Planning Committee on 11th April 2012, when it was resolved to defer the application to enable further consideration to be given to transport matters, in consultation with the applicant and the Highway Authority. Concerns about the potential amenity impact of 2½ storey houses on London Road were also raised. The proposals were re-considered by Planning Committee on 14th May 2012, when it was again resolved to defer the application.
3. In response to concerns raised, the applicant has re-visited the proposed traffic management measures proposed in conjunction with the development. Revised plans have been submitted which propose an extension of the traffic management measures further eastwards along London Road towards the town centre. As before, these measures would include narrowing of the carriageway, extending the 30mph speed limit, wider footways/cycleways, pedestrian crossings and street tree planting. Speed reactive signs and enhanced cycling links are also now proposed. As noted previously, it is considered that these measures would help to secure safe access to the development, and provide benefits to the locality generally.
4. No changes are proposed to the number or location of accesses into the site. For the reasons outlined previously, it is considered that the access arrangements proposed are an appropriate response to the anticipated traffic effects of the development taking into account highway safety, residential amenity and viability considerations. Norfolk County Council has raised no objection to the proposed access arrangements.
5. Off-site highway measures are proposed to mitigate the impact of the development on the town centre road network. As before, it is proposed to increase road capacity on the approach to town centre by the signalisation of the junction of Exchange Street/Connaught Road. These junction improvements have been drawn up in consultation with the Highway Authority. The Highway Authority has also re-affirmed its view that the applicant's assessment of traffic impact is robust and provides an appropriate basis for consideration of the application. The requirement for junction improvements would be triggered on the occupation of the 150th dwelling, which is anticipated to be 3-4 years after the start of development. By this

time, it is expected that a comprehensive range of traffic measures to accommodate growth in the town will have been agreed through the Attleborough and Snetterton Heath Area Action Plan. To provide a degree of flexibility the applicant has suggested that permission could be granted subject to a requirement to complete the junction improvements or to make a financial contribution of equivalent value if this was considered to be more appropriate. If drafted in this way, it is considered that the planning permission would not prejudice future traffic management initiatives.

6. In response to concerns about the visual impact of the development on the London Road frontage, the number of 2½ storey houses proposed here has been reduced from seven to five. The remaining units would be interspersed evenly amongst the 2 storey houses. It is considered that the revised street scene would be compatible with the character of surrounding development.
7. **RECOMMENDATION:** It is recommended that planning permission is granted subject to conditions and a section 106 agreement. Conditions recommended would include approval of reserved matters, landscaping, design, tree protection, railway noise mitigation, biodiversity enhancement, construction management, access, off-site highway improvements, surface water drainage, groundwater protection and contamination investigation. A section 106 agreement is being drafted which includes obligations relating to affordable housing and on-site open space, and financial contributions towards education and library services, and off-site highway works.