

**Item. 9t: page 217-230**

**Location:** Saham Toney

**Proposal:** Five detached dwellings with gardens and garages and off-site footpath

**REFERENCE:** 3PL/2018/0653/O

**Applicant:** Mr Graham Tweed

**Author:** Natalie Levett

**CONSULTATIONS**

Highway Authority:

No objection subject to conditions.

**ASSESSMENT**

**6.0 Access and Highway Safety Implications**

6.1 The NPPF requires new developments to provide safe and suitable access to the site for all people. Policy CP4 seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 sets out the car parking requirements.

6.2 The Highways Authority advised that, whilst the application is submitted in Outline with all matters reserved for future consideration, there has to be a realistic prospect of the development being delivered. In this instance off-site works in the form of a footway will be required to the north of the site to link in with the existing. Paragraph 4.7 of the Design and Access Statement refers to the footway works being carried out if "feasible" rather than providing a commitment in this respect.

6.3 The Highway Authority provided pre-application advice in respect of the previous application, in that, whilst a footway running northwards from the site to the existing provision in Richmond Road appears deliverable, this would involve re-levelling existing banks and cutting back vegetation. It will also introduce kerbing where currently surface water can soak into the adjacent verge and the effect of the scheme on surface water drainage needs to be addressed. As a result, a more detailed plan of the off-site highway works needs to be prepared demonstrating that consideration to the accommodation works has been addressed.

6.4 The applicant provided additional information based upon this. The Highway Authority has advised that the applicant has researched the highway boundary and has demonstrated that it is possible to provide a new footway from the site to the existing provision in Richmond Road as indicated on Drawing1534/03/001 Rev A.

6.5 The Highway Authority stressed that their advice provided in respect of the previous application in that that whilst a footway running northwards from the site to the existing provision in Richmond Road appears deliverable, this will involve re levelling existing banks and cutting back vegetation. It will also introduce kerbing where currently surface water can soak into the adjacent verge and the effect of the scheme on surface water drainage will need to be addressed when the formal details are submitted for approval.

6.6 Given that details of the footway have been submitted, the Highway Authority recommends that conditions and an informative note are imposed at this stage with details of access, parking and turning forming part of the reserved matters application

6.7 With regards to traffic generation, the proposal will inevitably result in some additional vehicular traffic on the surrounding highway network and additional traffic slowing and turning into and out of the site access. However, it is not considered that a residential development of the size indicated would cause severe impacts on the capacity of the surrounding network. The indicative layout also demonstrates that sufficient vehicular parking would be provided for each dwelling on site.

6.8 As a result, it is considered that the proposal has the ability to comply with Policy DC13 and the NPPF.

## **RECOMMENDATION**

The application is recommended for approval, subject to the conditions detailed in the committee report (with a minor alteration to the reason for Condition 8), together with the additional highway conditions outlined below:

Amended Condition 8:

The flood mitigation measures as outlined in Section 5 of the Flood Risk Assessment and Paragraph 6.7 relating to the drainage maintenance scheme shall be implemented. Full details shall be submitted as part of the Reserved Matters application and the proposal shall be carried out in accordance with the approved details.

Reason for condition:-

For the protection of area, in accordance with Policy DC13 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF (2018).

Additional Conditions:

- a) Notwithstanding the details indicated on the submitted drawings, no works above slab level shall commence on site until detailed drawings for the off-site highway improvement works as indicated on Drawing No.1534/03/001 Rev A have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor in accordance with Policy DC13 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF.

- b) Prior to the first occupation of the development hereby permitted, the off-site highway improvement works referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed in accordance with Policy DC13 of the adopted Breckland Core Strategy and Development Control Policies Development Plan Document (2009) and the NPPF.