Item 10(b)

Location: ATTLEBOROUGH: Land East of Hargham Road

Proposal: Residential development

REFERENCE: 3PL/2019/0500/0

Applicant: Norfolk County Council

Author: Rebecca Collins

CONSULTATIONS

Highways Authority:

Further to the information recently submitted, the Highway Authority has reviewed the transport addendum. The highway authority does not approve any of the transport information submitted and whilst plans/scheme information have been submitted the highway authority does not consider that the information is appropriate for inclusion in conditions. The highway authority accepts the principle of development in this location and considers that appropriate access junctions and off site works can be conditioned without reference to a plan.

The Highway Authority has the following comments which it recommends should be secured/detailed by condition where appropriate:

1. The highway authority has not agreed to extend the 30mph speed limit. Any extension would result in the existing 40mph limit being reduced to approx. 250m, which is considered too short. An extension to the 30mph limit would also not comply with our speed limit strategy due to the lack of development on the west side of Hargham Road, even if this development created a strong frontage.
2. DMRB should be used to determine appropriate visibility splays and so this scale of development would require a 4.5m setback x 120m (for a 40mph speed limit).
3. The drawings refer to an existing tree being retained in the required visibility splay, this would not be acceptable. The required splays must be cleared of all obstructions and dedicated as highway. The existing frontage ditch would also need to relocated / culverted outside of any new highway.
4. Any private accesses / shared private drives will require visibility splays measuring 2.4 x 120m.
5. Hargham Road should be widened to 6.0m across the entire site frontage and a 2.0m footway provided aligned with the required visibility splays.
6. New estate road junctions with Hargham Road should have 10.0m radii. A 6.0m wide carriageway for the access roads is acceptable. The highway authority doesn't require an emergency access at the north west corner.
7. The radii at the Hargham Road / New Road junction should be maintained as 10.0m and not reduced to 8.0m.
8. The footway between the site and London Road will need improving to ensure that a consistent standard is provided and a good standard of footway/cycleway provision is ensured to the town centre and high school etc.
9. A Travel Plan is also required.
National Health Service:

A developer contribution will be required to mitigate the impacts of this proposal. The STP calculates the level of capital contribution required, in this instance (phase 1) to be £309,881. This equates to £1,549 per unit.

**ASSESSMENT**

Subject to the imposition of conditions, as requested by the Highways Authority and an updated section 106 request in accordance with the NHS latest consultation response then the proposal is considered acceptable and recommended for approval.

**RECOMMENDATION**

Subject to the conditions already listed in the officer’s committee report (and additional highways authority conditions, as suggested above), as well as section 106 agreement to secure the matters as set out in the officers report (as well as the amended NHS contribution, as set out above) the application is recommended for APPROVAL.