

Land off Bull Green Lane, Toft Monks

Access Review



The site is being put forward for residential development through the GNLDP Draft Local Plan Reg 18 consultation process.

The proposals are for eight residential dwellings, with associated access, parking and infrastructure.

The access is off Bull Green Lane. The speed limit is 30mph within the vicinity of the site access. The speed limit increases to 60mph to the south west, beyond the existing dwellings to the north of Bull Green Lane.

The proposed access has a visibility splay of 2.4m x 59m in both directions, in accordance with Norfolk County Council requirements. This splay is equivalent to speeds of 37mph and is the splay NCC often request on 30mph roads. The visibility splay can be achieved within highway land.

The site will be accessed via a private drive. Parking will be provided for each unit, with visitor spaces also provided. Cycle parking provision will also be provided.