

Project Ref: LF/SJB/201440

[Rev 01]

Date: 04 March 2021

Transport Note – Chameryhall Lane, South Walsham

This note has been prepared by Rossi Long Consulting (RLC) for Repton Property Developments Ltd. to summarise the work undertaken to date regarding the provision of suitable access to land north of Chameryhall Lane, South Walsham.

It is understood that the site has previously been considered by the HELAA Assessment as suitable for up to 30 dwellings, with preferred access taken from Burlingham Road to the north-east of the site.

We also understand that the site is a preferred allocation in the emerging Reg. 19 Greater Norwich Local Plan which proposes to allocate the site for at least 25 dwellings. Attached to this note is a site access drawing prepared by RLC to investigate the feasibility of potential access from the site on to Chameryhall Lane to the south.

Consideration has been made to achieving appropriate visibility splays within client owned land. As shown on the aforementioned drawing, visibility of approximately 160m can be provided, which accords with 85th percentile speeds of 53mph.

Whilst it is appreciated that the speed limit on Chameryhall Lane is de-restricted (i.e. 60mph), a speed survey recently undertaken suitably demonstrates that the 85th percentile speeds recorded were lower than the 60mph speed limit.

Infact vehicular speeds were 51/52mph, which is less than the 53mph for which visibility splays of 160m were provided for on the attached drawing; therefore, the visibility splays can be considered appropriate for this location.

As can also be seen by the attached drawing, a 4.8m wide access road is shown to be provided with radii of 6m. These can be enlarged should NCC Highways require or housing numbers increase.

Also taken into consideration is junction spacing with Burlingham Road and the existing layby on Chameryhall Lane to the west. In summary, the layby will likely either have to be stopped up or relocated to the west. It is understood that NCC own the field to the north and west of Chameryhall Lane, so there should be no third-party land required should the layby have to be relocated.

It is also anticipated that pedestrian access will be required at some stage to Burlingham Road. This could be provided via a small strip of land shown on the Architect's drawing to the north-east of the site, or possibly by the public highway on Burlingham Road.

Whilst there is a short gap in footway provision from Chameryhall Lane to Burlingham Road, the carriageway is one-way at this point which should permit a reduction in carriageway width to provide the required footway.

Therefore, the work undertaken as set out above demonstrates that an access can be provided to GNLP0382 that can serve this site and land within allocated policy SWA1 (land to the north of GNLP0382).

The recommended next steps are to undertake further discussions with the Local Highway Authority, Norfolk County Council to consider an appropriate solution.

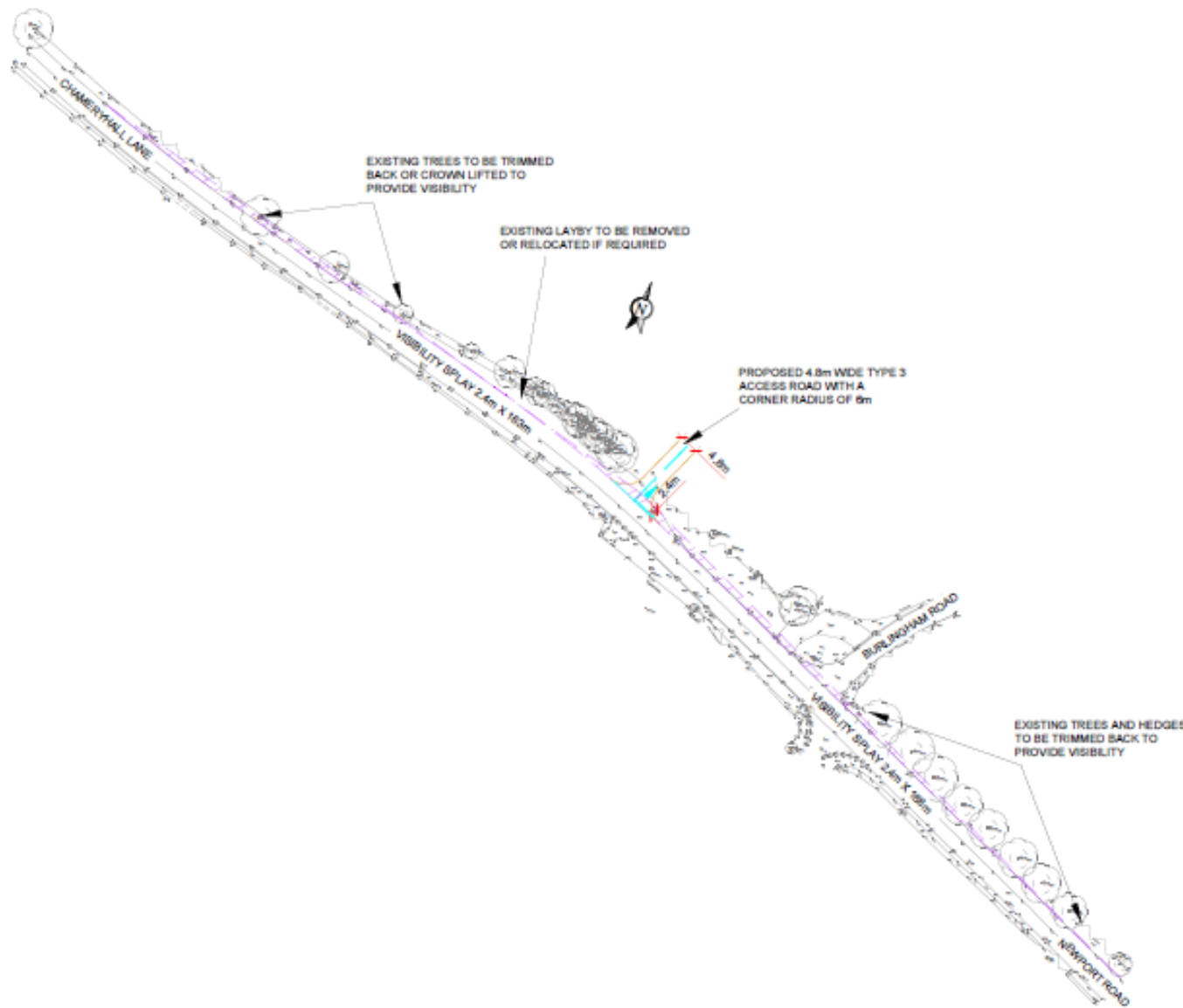
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CONSTRUCTION RISK:
 NO SIGNIFICANT RISK

ENVIRONMENTAL DAMAGE RISK:
 NO SIGNIFICANT RISK

QUALITY RISK:
 NO SIGNIFICANT RISK

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REV	DESCRIPTION	DATE	BY	APP

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GWR
 NORFOLK COUNTY COUNCIL

COUNTY HALL, MARTINEAU LN, NORWICH NR1 2DH

PROJECT
 LAND EAST OF BURLINGHAM ROAD SOUTH WALSHAM

JOB
 NEW ACCESS ROAD JUNCTION VISIBILITY SPLAY

DATE	APPROVED	DATE	SCALE/DATE
TL	LP	JULY 19	1:1000
ACTIVITY			
50 - WORK IN PROGRESS			
PROJECT NO.	DESCRIPTION	DRAWING NO.	REV
191258	RLC-00-00-DR	C-001	P 1

TO BE REVIEWED