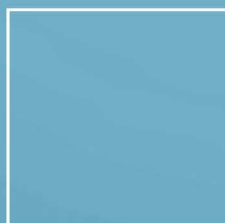
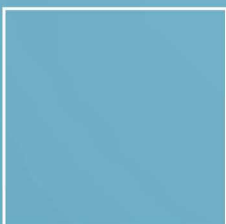


GNLP Part 2 Hearing Statement

Matter 10, (dd) Land north of Chamery Hall Lane, South Walsham (GNLP0382)



Issue Sheet

Prepared on behalf of Repton Properties

Land north of Chamery Hall Lane, North Walsham

Hearing Statement

February 2022

Prepared by:

Signature:

Name: Beccy Rejzek

Title: Associate Director MRTPI

1 Introduction

- 1.1 This Hearing Statement is prepared on behalf of Repton Properties, Norfolk County Council's (NCC) development company. NCC own the site referred to as 'Land north of Chamery Hall Lane' (GNLP0382).
- 1.1.1 We have set out below responses to the Inspector's questions set out under 'Matter 10 Housing and mixed use allocations - new sites without planning permission that are allocated for less than 500 dwellings'.
- 1.1.2 As requested, a response is provided only where necessary to supplement the information supplied in previous representations made by Norfolk Property Services (NPS) on behalf of Repton Properties.

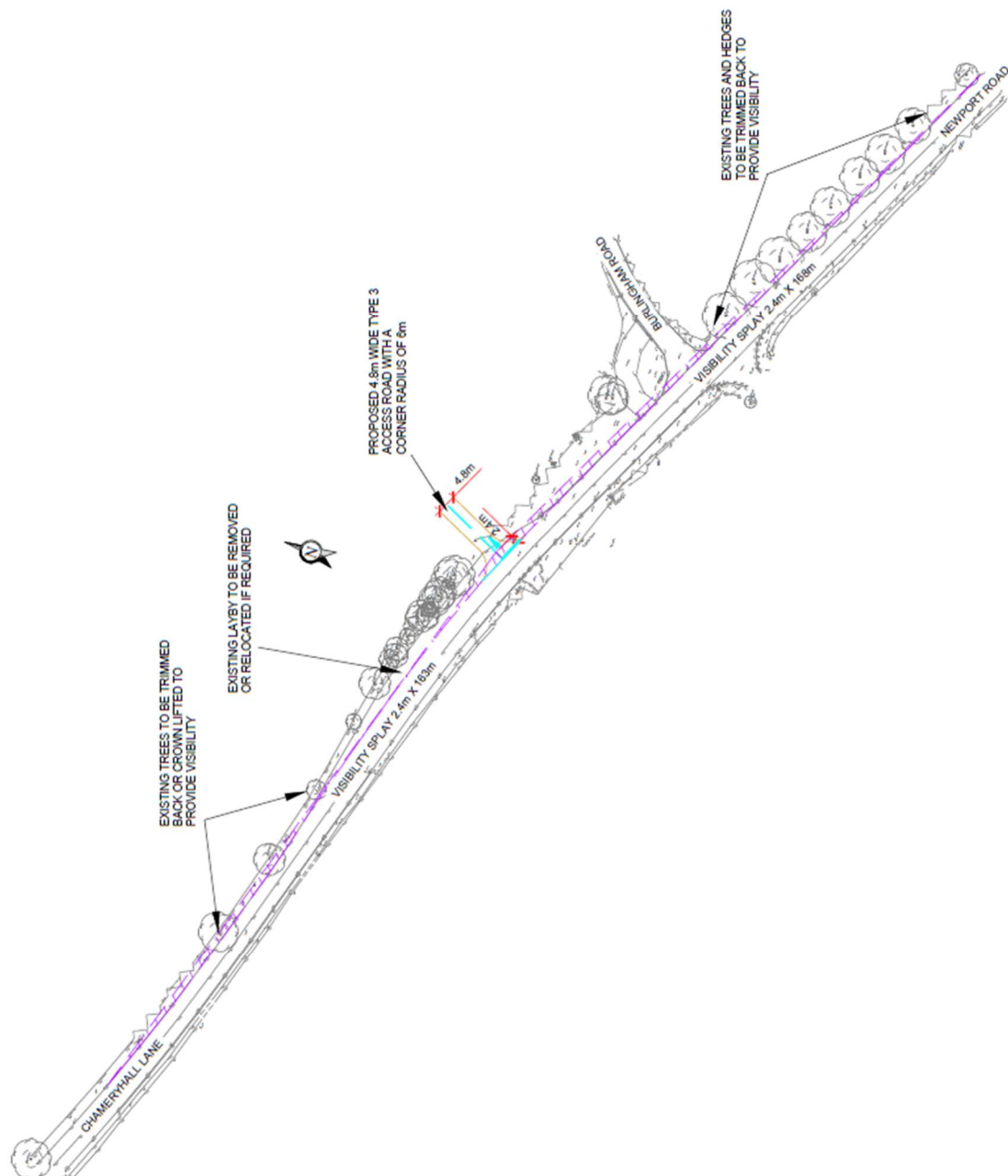
2 Matter 10

1. Is the allocation justified and is it supported by the evidence?

- 2.1.1 Yes, the allocation is justified, please refer to previous representations.

2. Have the environmental and other constraints to development and the implications for infrastructure been properly assessed and, where necessary, can appropriate mitigation be achieved?

- 2.1.2 The environmental and other constraints to development have been properly assessed and appropriate mitigation can be achieved as set out in previous representations.
- 2.1.3 In terms of the implications for infrastructure, our previous representations have demonstrated that access to the site can be satisfactorily achieved from Burlingham Road as confirmed by planning permission 20161643 for the SWA1 site. Whilst both policies GNLP0382 and SWA1 envisage access from Burlingham Road, when read together, there is an opportunity to consider access to the combined sites from Chamery Hall Lane to the south. As such, we suggest the policy wording of GNLP0382 should be flexibly worded to allow for this to be considered.
- 2.1.4 Previously submitted technical work (210304_201440_Transport Note_Rev01) undertaken by Repton's Highways Consultants, Rossi Long Consulting, identifies an access solution from Chamery Hall Lane to GNLP0382 and SWA1. This demonstrates that appropriate visibility of approximately 160m can be provided and a 4.8m wide access road with radii of 6m can be achieved. There is flexibility to enlarge this if required. The existing layby on Chamery Hall Lane, to the west is within the control of the landowner and can be stopped up or relocated to the west. As such there is an acceptable access solution from Chamery Hall Lane.
- 2.1.5 Rossi Long have prepared two plans:
- 191258-C-001_P2 [JUNCTION VISIBILITY SPLAY PLAN]
 - 211087_C-010_P2 [OFFSITE HIGHWAY FOOTWAYPLAN]
- 2.1.6 These are included below.



P#	PROJECT NAME UPDATED	TL	LF	3.01.22
P#	PRELIMINARY ISSUE	TL	LF	10.07.19
REV	DESCRIPTION	DATE	BY	AUTH

RF
Rossi Long
Consulting

15 Meridian Way, Norwich, Norfolk, NR7 0TA
T: 01603 706 420 F: 01603 706 421 www.rossling.co.uk

1607

NORFOLK COUNTY COUNCIL

— 222 —

COUNTY HALL, MARTINEAU LN, NORWICH NR1 2DH

AND WEST OF

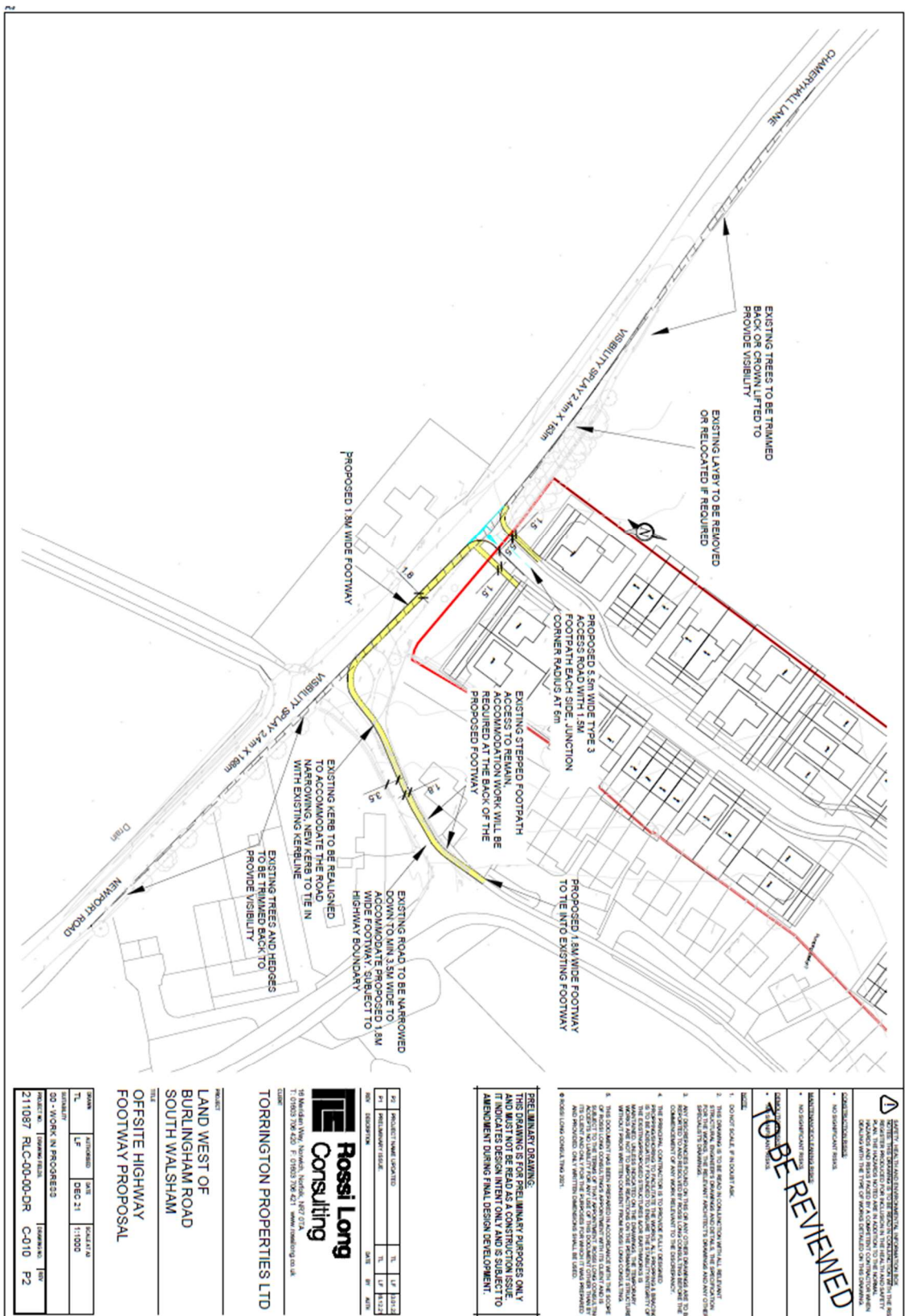
BURLINGHAM ROAD

SOUTH WALSHAM

NEW ACCESS ROAD

JUNCTION VISIBILITY DISPLAY

UTILITY			
50 - WORK IN PROGRESS			
OWNER	AUTHORIZED	DATE	SCALE AT AS
TL	LF	JULY 19	1:1000
PROJECT NO.		DRAWING NO.	
191258		C-001 P2	



2.1.7 A Stage 1 Road Safety Audit has now been undertaken based upon the above drawings by 3rd party independent auditors, CJ Safety Audit (REPORT REF: RLC21/JMJ/RSA1 January 2022).

2.1.8 The road safety audit confirms the proposed access arrangement from Chamery Hall Lane is acceptable, subject to the two items raised in the report below which can be addressed.

"General

3.1 No comment

Road Alignment

3.2 Comment - for consideration at detailed design

Location: Outside existing properties No. 22-26 Burlingham Road

The auditors note that the width of Burlingham Road will be reduced to 3.5m at this point, which is too narrow for a vehicle, particularly a delivery vehicle, to park whilst still leaving room for others to pass. As a consequence, drivers will probably park on the footway, which may cause damage. It is therefore recommended that the footway at this point be made over-runnable by vehicles. This would entail a stronger construction and perhaps a reduced height kerb for the length of the narrowing.

3.3 No comment

Junctions

3.4 Problem

Location: Proposed access junction

Summary: Obstructed visibility can result in fail to give way accidents

Visibility to the right for emerging vehicles is stated to be 2.4x163m, which is correct for the measured 85thile speed. However, it is noted that this visibility envelope passes over part of the layby in that area, where a parked vehicle would have a detrimental impact on junction visibility.

Recommendation

Reduce the length of the layby such that a y-distance of 163m is available outside of the layby.

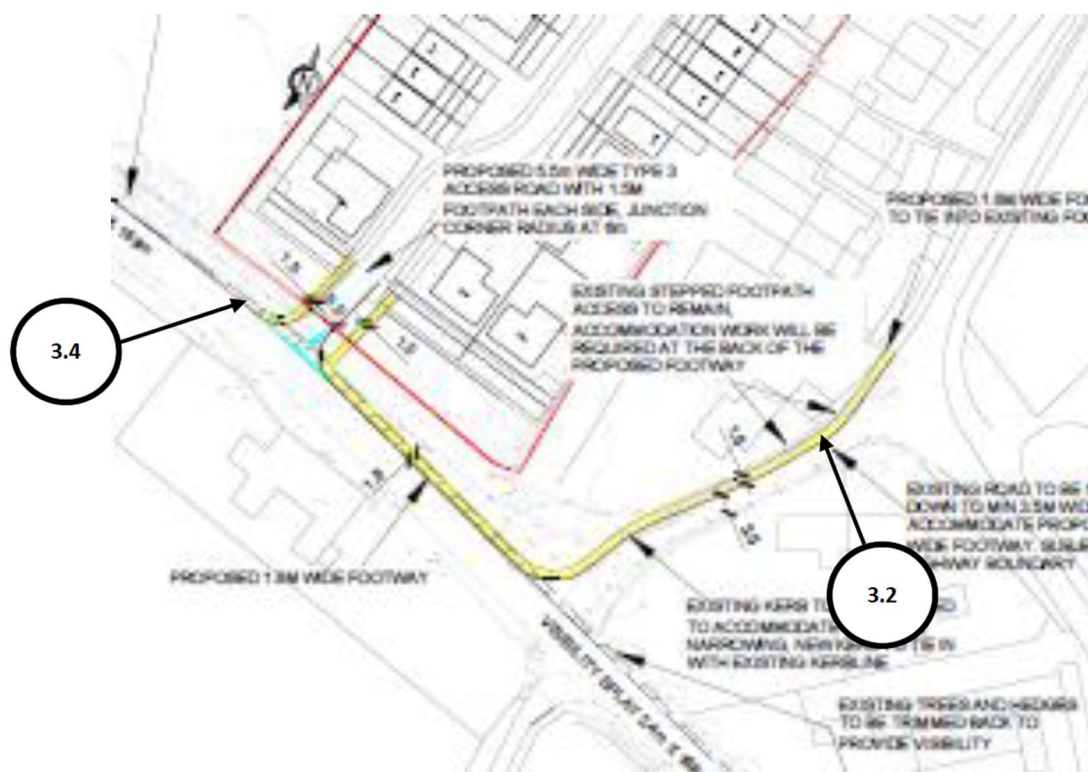
Non-Motorised Users

3.5 No comment

Signing and lighting

3.6 No comment"

2.1.9 The RSA shows the location of the two identified issues at 3.2 and 3.4 on the drawing below:



- 2.1.10 In summary, an evidence based approach demonstrates that satisfactory access can be taken from Chamery Hall Lane. The two minor issues identified in the Stage 1 RSA can be overcome through the measures suggested in the RSA. Repton Properties confirm that if vehicular access were to be taken from Chamery Hall Lane, this would be in combination with a pedestrian/cycle access via SWA1 to Burlingham Road.
- 2.1.11 To date, the GNLP have provided no evidence as to why access cannot be taken from Chamery Hall Lane, although we understand that it is the Highway Authority's preference for access to be taken from Burlingham Road.

Suggested Policy Change

- 2.1.12 In order to provide a robust approach to the comprehensive masterplanning of both GNLP0382 and SWA1, Policy GNLP0382 should be flexibly worded as follows:

Policy GNLP0382

Land north of Chamery Hall Lane, South Walsham (approx. 1.12ha) is allocated for residential development. The site is likely to accommodate approximately 25 homes. More homes may be accommodated, subject to an acceptable design and layout as well as infrastructure constraints. The development will be expected to address the following specific matters:

- 1. Access (vehicular and pedestrian) to be onto either Burlingham Road, through the existing SWA1 allocation, or onto Chamery Hall Lane (with pedestrian access onto Burlingham Road) with a masterplan provided to ensure a cohesive development with SWA1.*
- 2. Provision of adequate footpath improvements to ensure a safe and continuous pedestrian route between the development and the school, which may involve improvements to junctions throughout the village*

3. Has the availability, viability and deliverability of the site been robustly assessed?

- 2.1.13 Yes, the site is available, viable and deliverable as set out in previous representations and Statement of Common Ground. The updated position is that a formal pre-application

enquiry has now been submitted to Broadland District Council and a meeting is awaited. The intention is to submit a full planning application for the comprehensive development of this site and adjacent SWA1 in mid 2022.

4. Does the evidence support the delivery of the housing units on the expected trajectory? (Document 3.2C)

2.1.14 Yes

5. Are the detailed policy requirements that would apply to the allocation justified and effective?

2.1.15 Our response in relation to question 2 above is relevant. The policy as proposed would be made more effective through the policy change suggested at 2.1.9 above.