

1.0 Introduction

- 1.1 Motion has been appointed to provide highways and transport advice in relation to development proposals at the former allotment site in Geldeston. The site is situated to the north of the Wherry Inn public house and currently benefits from an unmade vehicle access from The Street.
- 1.2 The site is being promoted for residential use as part of the Greater Norwich Local Plan and it is considered that the site could accommodate 4-5 residential dwellings. Access to the site is currently taken from an unmade access from The Street, adjacent to the Wherry Inn public house car park, which would be upgraded to provide vehicle access to the site.
- 1.3 This Technical Note considers the potential vehicle access arrangements to the site.

2.0 Access Arrangements

- 2.1 The site is situated within the village centre of Geldeston, to the north of The Wherry Inn public house and Geldeston Village Hall. The Wherry Inn public house is served by a car parking area directly to the west of the building.
- 2.2 The Street is a lightly-trafficked street with pedestrian footway along the southern side. Given the village setting, the local character of The Street includes numerous private driveways and gated accesses on both sides of the carriageway. The Street is subject to a 30mph speed limit, however, given the rural village location of the site it is expected that vehicle speeds will be lower than this.
- 2.3 Personal injury accident records (available from crashmap.co.uk) for the most recent five-year period of data available, show no traffic accidents occurred on The Street in the vicinity of the site. Based on the accident records it is evident that The Street operates in a safe manner and without any inherent highway safety issues.
- 2.4 The allotment site benefits from an unmade vehicle access from The Street adjacent to the Wherry Inn public house car park. Drawing 1803037-01 shows a potential vehicle access arrangement to the allotment site, upgrading the existing unmade access to provide a private driveway vehicle access to the site. Appropriate manoeuvring space would be provided on the site such that vehicle can enter and exit the site onto the Street in a forward gear.
- 2.5 The development proposals would provide 4 to 5 residential dwellings. Any future planning application would be supported by a Transport Statement which would consider the vehicle trip generation of the proposals. However, based on the limited scale of development, the proposals would not result in a material number of vehicle trips during either the morning or evening peak hour or throughout the day,
- 2.6 It is acknowledged that the public house building to the east of the proposed access may restrict visibility to the east. However, the proposed access is located to the west of the existing public house car park access and therefore will have greater visibility to the west than currently achieved at the public house car park. The accidents records demonstrate that no incidents occurred at the public house car park access or in the vicinity of the site during the most recent period of data available
- 2.7 As the development proposals would not result in a material change in trips in comparison with existing vehicle trips on The Street and from the adjacent public house car park it is considered that they would not result in a material change in the operation of the local highway network or highway safety.

3.0 Conclusion

- 3.1 This Technical Note has been prepared in relation to the former allotment site in Geldeston which is being promoted for residential and could accommodate 4-5 residential dwellings. This Note has considered the potential vehicle access arrangements to the site.
- 3.2 The Note has demonstrated that:
- ▶ The site is accessed from The Street which is a lightly-trafficked street with pedestrian footway along the southern side;
 - ▶ Given the village setting, the local character of The Street includes numerous private driveways and gated accesses on both sides of the carriageway;
 - ▶ Personal injury accident records show no traffic accidents have occurred on The Street in the vicinity of the site;
 - ▶ Drawing 1803037-01 shows a potential vehicle access arrangement to the allotment site, upgrading the existing unmade access to provide a private driveway vehicle access to the site;
 - ▶ Based on the limited scale of development the proposals would not result in a material number of vehicle trips during either the morning or evening peak hour or throughout the day;
 - ▶ The development proposals would not result in a material change in trips in comparison with existing vehicle trips on The Street and from the adjacent public house car park it is considered that they would not result in a material change in the operation of the local highway network or highway safety
- 3.3 On the basis of the above it is concluded that an appropriate vehicle access to the site could be achieved from The Street and the allocation of the site should not be resisted on highways or transport grounds.