

TECHNICAL BRIEFING NOTE

24 JULY 2020

**LAND AT REEPHAM ROAD/HOLT ROAD,
NORWICH**

48110

Access and Transportation Strategy

The following briefing note is provided by way of clarification in relation to access and transportation matters for the land above between Holt Road and Reepham Road, Norwich. It will specifically refer to the aspects of the development connection junctions with the existing highway network and land ownerships.

Overall Access Strategy

The Access and Transportation Strategy report dated March 2020 produced by ourselves for the development site explored the access and junction formats for the development of up to 1000 dwellings and commercial class uses.

An appraisal of the junction requirements to connect to the highway network was undertaken to establish their format in accordance with Design Manual for Roads and Bridges (DMRB) and local Norfolk County Council (NCC) guidance, to ensure they meet the technical aspects of highway design.

In my opinion the junctions offer a satisfactory connection to the existing highway network and assist in the free flow of traffic on Holt Road. The junction format for Holt Road is consistent with other proposed junctions on the A140 and limits congestion at other local junctions near to the Airport and A1270 Broadland Northway. Access junctions onto Reepham Road and Holly Lane also offer satisfactory access arrangements.

At the present time no capacity checks have been completed due to the inability to obtain accurate traffic data however, the assessment of the junctions has been derived from traffic data taken from the Norfolk County Council "Norwich Northern Distributor Road Application for Development Consent Order, document reference 5.6" to obtain the traffic flows, which provides a sound reference for base traffic data.

The design of the junctions, is in accordance with the DMRB which provides the appropriate design criteria. Whilst the designs have not been through an appropriate Road Safety Audit as yet, the fact that there are no departures of standard from the criteria in the DMRB reflects that the designs should be safe in terms of providing adequate visibility, geometry and consistency in accordance with national guidance.

Land Ownerships

Land Registry data has been reviewed for the land parcels proposed for development, as well as the adopted highway boundary information received from NCC on 23 July 2020. A review of the highway designs against the land ownerships and also the data from the Highway Boundaries Team at NCC has been completed. It can be confirmed that our proposals for access on Reepham Road, Holly Lane and Holt Road all fall within the clients land ownership and/or adopted highway data as presented to us.

The assessment of land ownership therefore concludes, based on the data presented to us, that the proposals are within the clients or highway authority's ownership, ensuring deliverability of the proposed junctions.

Martin Doughty, Director, BEng(Hons), CEng, FICE, FCIHT, MAPM
on behalf of Richard Jackson Ltd
Date 24.7.20