5.0 MOVEMENT ANALYSIS

5.1 Site Access and Circulation

The access and circulation proposals are being developed to consider all forms of movement and transport within and around the site. The proposals must integrate the new development with the adjacent developed areas. The proposals are based on the principles defined in Design Bulletin 32 and the companion guide “Places, Streets and Movement” (DETR 1998). Reference should also be made to Norfolk County Council’s “Residential Design Guide” (February 1998), the “Design Manual for Road and Bridges” and key elements highlighted in the Broadland District Council Local Plan Replacement.

The emphasis of the transportation elements for the development, is structured on a hierarchy of promoting sustainable modes in the first instance. The encouragement of using sustainable modes can be supported by means of providing footway and cycleway links and fast track routes for public transport. The provision of site access for the motor vehicle is essential, but where possible, priority will be given to other modes to encourage sustainability, better quality and healthier lifestyle, and a cleaner environment.

The proposed access arrangements have been identified through the planning process in consultation with Norfolk County Council. The consortium is committed to providing links for public transport, pedestrians and cyclists. These can penetrate Blue Boar Lane at Linacre Avenue and near to the Wyevale Garden Centre.

The key access points will be as identified below:

• Bus access through the site onto Blue Boar Lane;
• Pedestrian & cycle access from Blue Boar lane and Salhouse Road, through the site to the link road and Tesco;
• From the existing roundabout on Wroxham Road;
• Provision of a new roundabout from Salhouse Road;
• Access into the site from the Wroxham Road/Salhouse Road link via roundabouts/new junctions.

In considering applications for reserved matters on the adjoining site Broadland District Council will use its best endeavours to ensure the road layout permits appropriate vehicular access to the Blue Boar Development.

5.2 Transport Assessment

To assess the existing highway infrastructure, a provisional Transport Assessment was completed in the Spring of 2005 which tested the site’s accessibility to public transport, pedestrian and cycle routes, in addition to various junctions around the vicinity of the site and their impact due to the new development. These junctions will be reconsidered in addition to others, where necessary, which are deemed to be affected by the distribution of traffic from the development, in light of the recent infrastructure provided adjacent to Tesco. The developer will submit a new, updated Transport Assessment when the planning application for the site is submitted.