3. SUMMARY AND CONCLUSION

3.1. Richard Jackson Ltd have previously reviewed the transport implications of 259 dwellings on land east of Holt Road, Horsford, Norfolk. This TAA has considered revised access proposals following discussions with NCC.

3.2. The proposed layout for the 259 dwellings has been revised by the architect following comments received from NCC and the updated layout is included in this TAA for reference.

3.3. The proposals for improving Holt Road/Green Lane have been updated from a priority arrangement to a compact roundabout, which is the preferred format of NCC. Consideration has been given to the position of the highway boundary along with road signage, technical and safety comments as requested by NCC.

3.4. The junction has been checked for vehicular capacity with development at 2021 and no operational issues are forecast. Queue lengths on the approach from the north are not expected to reach the give-way line at the junction of Holt Road/Haveringland Road.

3.5. In conclusion, the proposed development would be in accordance with the aims and objectives of Local and National Transport Planning policy and would not have a severe impact on the local transport network.
EXISTING PRIVATE ACCESS TO BE MAINTAINED

EXISTING SPEED LIMIT CHANGE LOCATION TO BE MOVED NORTH APPROXIMATELY 150-200m FROM EXISTING LOCATION AND INCORPORATED INTO VILLAGE GATEWAY FEATURE TO BE ACCOMMODATED WITHIN THE EXISTING HIGHWAY BOUNDARY. TYPE AND POSITION OF FEATURE TO BE DETERMINED IN CONSULTATION WITH THE HIGHWAY AUTHORITY AT DETAILED DESIGN.

NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
3. ROAD MARKINGS SHOWN INDICATIVELY AND FOR INFORMATION ONLY.
4. BASED ON TOPOGRAPHICAL SURVEY BY RANDALL SURVEYS LLP DRAWINGS 13905/TM/1 TO 8 DATED MARCH 2016.
5. HIGHWAY IMPROVEMENTS ARE SHOWN INDICATIVELY AND ARE SUBJECT TO DETAILED DESIGN.

Landscape

47172-PP-004 F

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2. ALL LEVELS ARE IN METRES ABOVE ORDNANCE SURVEY DATUM.
3. ROAD MARKINGS SHOWN INDICATIVELY AND FOR INFORMATION ONLY.
4. BASED ON TOPOGRAPHICAL SURVEY BY RANDALL SURVEYS LLP DRAWINGS 13905/TM/1 TO 8 DATED MARCH 2016.
5. INCLUDES EXTRACT FROM SITE LAYOUT BY BOYER, DRAWING 16.2105/010 F DATED 24/01/17.
6. HIGHWAY WORKS ARE SHOWN INDICATIVELY AND ARE SUBJECT TO DETAILED DESIGN.
7. DRAINAGE AND STREET LIGHTING TO BE APPRAISED AT DETAILED DESIGN STAGE.

Richard Jackson Ltd
847 The Crescent, Colchester, Essex CO4 9YQ
Suite 409, 1 Alie Street, London E1 8DE
6 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP
York House, 3 Station Court, Great Shelford, Cambs CB22 5NE
The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF
Tel: 01223 314794
Tel: 020 7448 9910
Tel: 01603 230240
Tel: 01172 020070
Website: http://www.rj.uk.com

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

Project Title
LAND EAST OF HOLT ROAD, HORSFORD

Drawing Title
GREEN LANE/SITE ACCESS CHANGE OF PRIORITY

Client Title
DAVID WILSON HOMES (EASTERN)

Scale
1:500 @ A3

Drawn
D PALMER

Date
29/06/16

Job Manager
M GEDDES

Checked
M GEDDES

Approved
M GEDDES

Drawing No.
47172-PP-005

Revision
D

Drawing Status
INFORMATION
APPROVAL
COSTING
TENDER
CONSTRUCTION
AS CONSTRUCTED