

To: Ed Senior, Senior Planning Officer
From: Louisa Simpson, Highway Development Services Team Leader
Subject: PA/2023/1124 – Planning permission for the development of 599 no. dwellings and lake, along with associated infrastructure, including landscaping, public open space and play area, pedestrian and cycle links, pumping station and sub-station
Date: 15 March 2024

I have reviewed the additional information submitted and would offer the following comments.

Burringham Road/Scotter Road Roundabout

The junction modelling for Burringham Road/Scotter Road roundabout needs to be revisited and compared with the junction modelling included in PA/2023/1585, as there are significant differences in the RFC in the am peak. The differences in the pm peak output are minimal. I would also recommended that the geometry of this junction is double checked as although it is broadly similar to that modelled in PA/2023/1124, with the exception of the effective flare length for Scotter Road (N). The geometry should also be double checked with that used in PA/2015/1396 and PA/2013/1000 as there are significant differences to the geometry used in all models, yet no physical changes have been implemented at the roundabout since the modelling for those two applications were submitted.

Site access

The submitted TA now refers to the developer providing the roundabout on Burringham Road which will be the main access into the site but assumes that they will not be responsible for providing the new road connections into the proposed southern junction. My understanding from discussions with colleagues is that the developer should be providing both the roundabout and the connections into the southern junction. It should be possible to secure these via a suitably worded condition.

Burringham Road improvements

There is still no reference to extending both street lighting and the speed limit along the site frontage on Burringham Road as part of the proposals. Whilst the extending the street lighting can be picked up as part of the S38/278 agreement with the council and through a suitably worded conditions, a S106 contribution is required to amend the speed limit.

I note from the response to Active Travel (14/02/24) that there is a proposal for a S106 contribution for the delivery of improved active travel infrastructure along Burringham Road. This is a welcome addition, although I am not certain what the proposed contribution will be.

Other

It can be beneficial if a Stage 1/2 Road Safety Audit can be submitted as part of the planning application, as any required improvements can then be secured via condition. However, I am happy to recommend a condition requiring a RSA to be undertaken and agreed recommendations implemented. This can also be picked up as part of the Construction Approval process.

I would agree that confirmation is required that the 3m paths are shared use and not just footways.