

Blofield Parish Council (Appendix 2)

Application 20161483 - Development of a retail supermarket of no more than 2500m² up to 192 dwellings, open space and vehicular access on Land at Yarmouth Road, Postwick/Brundall

Blofield Parish Council comments on the revised application dated 25th May 2017.

Below are previous Broom Boats comments submitted in October 2016 and new / revised comments are in **BOLD**

Outside out parish so Neighbourhood Plan policies do not apply.

(Still relevant)

However with the proposed supermarket there ought to be continuation of the footpath from Blofield Motor Company in Blofield up to McDonalds to provide safe access to both the supermarket and McDonalds from Blofield, along with providing those residents in the new development with safer access to Blofield services (schools and high street shops).

(The new proposed footpath commences at Blofield Motor Company and stops at the supermarket – would still like to see it continue to McDonalds to provide safe pedestrian access to the fast food outlet)

Could the footpath also include a cycle path (in keeping with the Manor Park proposal). The land has been identified for recreation in the BDC DPD document.

(Unfortunately the application states that the land required to make this happen is in private ownership and the bridge makes this unachievable – however part of the footpath will be shared cycle / footpath where possible ... ideally all efforts ought to be explored to enable a connected path / cycle way to serve the supermarket / fast food outlet)

If permitted it is noted there are no crossing points - an oversight ? Would have severe concerns about pedestrian safety trying to cross Yarmouth Road to reach the supermarket.

(A single pedestrian island is now located close to the supermarket and a pedestrian crossing in the vicinity of Brundall FP6, therefore comment no longer relevant)

The site would not be a sustainable development as it is not within 20 minutes walking distance of local facilities.

(Comment still stands)

If permitted:

Speed limits along Yarmouth Road need to be limited to 30 MPH for the entire stretch of the road, along with considered traffic calming measures to prevent speeding along Yarmouth Road.

(This comment still stands – no mention of altering the speed limit and would like to see speed activated signage installed close to the entrance to McDonalds to encourage slower driving along Yarmouth Road with improved signage to highlight

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the entrance / exit of the Petrol Filling Station and more importantly the Fast Food outlet, especially as the proposed development now includes a total of 4 accesses, 2 to the north for the supermarket and 2 to the south for the MUGA / housing development)

This proposal is for 192 houses with possibly 534 car parking spaces? This is a significant increase in traffic movements at an already congested roundabout where a number of accidents have occurred over the past year - the roundabout needs to be assessed again in light of the cumulative effect of all the existing builds / proposed developments. 150 parking spaces at the Supermarket. Traffic surveys at Cucumber Lane - it is imperative that a accumulation effect is now conducted - to assess each planning application on its own will lead to gridlock and affect the quality of life for existing residents in Blofield, Blofield Heath and Brundall who need to use the existing roundabout.

(Traffic assessments now include a lot of the committed development and as a result is now predicting an increase in traffic movements at the Yarmouth Road arm of 48% with Cucumber Lane increasing by 19.3% in the worst case scenario, resulting with an average queue length for access to the A47 will be 25 cars on the Yarmouth Road arm with 23 cars on the Cucumber Lane arm. Interestingly the Transport Assessment includes the following statement :

“It should also be noted, that as part of Highways England future investment strategy, an improvement plan has been identified for the existing A47 / Yarmouth Road priority junction at Blofield. This would involve upgrading the existing priority layout into a roundabout, which would provide an improved all movement junction, that provides both road safety and journey time savings. Therefore, there is potential for the proposed layout to provide a more attractive route, which could result in a re-distribution of traffic away from the A47 / Cucumber Lane roundabout to access the Brundall / Blofield locations.”

Also Highways do not foresee the food retail site on land to the North of Yarmouth Rd in Blofield being built out and so this site has been discounted from the traffic assessment, only the hybrid employment area and 175 homes have been included. Offsite highway improvements conditioned with the Manor Farm application have subsequently been removed by Highways England as no longer being needed but no alternative scheme has been suggested to improve access to the A47 in the mean time. Seems we are completely at the mercy of the “roundabout” at the eastern end of the village.)

Assumed that Brundall Primary School is the main catchment for this proposal, is there space for the accumulated impact of 200 homes at the Memorial Ground, 192 homes on this development, the existing growing pastures development plus already planned development in Blofield for 107 homes at Garden Farm, 30 at The Courthouse, 64 at Wyngates, 13 at Piggeries, 175 at Manor Park - will this lead to over subscription in our current schools and so should this 3 proposal trigger the build of a new school that can accommodate the growing population ? Same comment would apply to doctors' services between the two parishes

(Comment still stands)