



WEST WINCH PARISH COUNCIL

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1st March 2021

Dear Sir

Planning objection - 13/01615/OM Outline Application: development of up to 1,110 residential units (Class C3); primary school (Class D1); local centre (Class A1, B1, D1, D2); public open space, landscaping and highway access onto A47 and A10. | Land West of Constitution Hill Constitution Hill North Runcton Norfolk PE33 0QP

West Winch Parish Council **object** to the proposed initial phasing and access of the development via the proposed roundabout on A10 before the opening of the West Winch Housing Relief Road (WWHAR).

Please find attached a copy of a Technical Note prepared by our independent traffic consultant.

We felt we had to take this route as Hopkins traffic consultant Atkins, in their Modelling Report dated 24th November 2020, concluded there would be minimal impact and delays with the only access for the development being a roundabout on the A10 before the new relief road is built and in use.

This statement seemed absolutely ridiculous to those of us who live in West Winch and Setchey.

As you can see in this Technical Note prepared by Mark Allen from Create Consulting Engineers Ltd there are errors in Atkins Report which need pointing out. We were sure that NCC, the Highway experts would have checked this original report and commented as such, but obviously not.

Mr Allen is happy to discuss his findings with BCKLWN planning officers.

We ask that the Atkins Modelling Report is discounted as inaccurate.

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13/01615/OM Continued/....

The A10 has no capacity for further traffic. The Borough Council stated in its SADMP that the A10 is the primary transport corridor through West Winch. It is heavily trafficked, especially around morning and evening 'rush hour' peaks, and during the holiday season, which creates issues around congestion, noise, air quality and road safety. Large numbers of HGV's use the road, and as a whole the road generates an unpleasant environment for local residents, pedestrians and cyclists. The road also acts as a barrier separating residents from one another, from existing services and local community facilities such as the local church. It is clear that if the new growth in and around the centre of West Winch is to be a success the current situation needs to change.

Development should not be commenced until there is confirmation that funding and land has been secured for the WWHAR.

The initial phase should have access to the A47 as initially proposed.

Yours faithfully

Sarah Watts

Clerk to West Winch Parish Council

ATTACHED Technical Note.