

Email from Stuart Blake (Norfolk County Council Highways) to Richard Squires (South Norfolk Council) – 22/10/2025

RE: Dickleburgh & Rushall Neighbourhood Plan - examination hearing / Highways issues

Hi Richard,

Thank you for your email. I hope you're keeping well.

The core issue with this allocation is that it does not adjoin the public highway. Establishing a connection would require third-party land, which lies outside the red line boundary of the proposed allocation.

The suggested route to the highway relies on a constructed development that has not yet been adopted as highway, as well as a further site with outline consent but with no further detail available. As such, there is no certainty that this link will be delivered. For us to support the allocation, a direct connection to the highway is essential, and therefore an adopted link between the site and the existing highway boundary must be available in order to allocate the site.

In addition, the newly constructed estate road appears to be approximately 4.8 metres wide, with a single 1.8 metre footway. To support the proposed scale of development (62 dwellings), we would typically expect an estate road of 5.5 metres in width with footways on both sides.

Unfortunately, based on the above concerns, we must continue to object to this allocation.

I'm happy to discuss this in further detail if necessary.

Kind regards

Stuart

Stuart Blake, Engineer - Major and Estate Development