



SNETTERTON PARK, HARLING ROAD

OVERVIEW

CLIENT

Snetterton Business Park

SECTORS

Commercial

LOCATION

Eccles, Norwich

PLANNING AUTHORITY

Breckland Council

HIGHWAY AUTHORITY

Norfolk County Council

PROJECT TEAM

Lanpro

PROJECT MANAGER

Stephen Kemp

PROJECT DIRECTOR

Daniel Ekstrand



Image Source: Lanpro drawing number 3876-LAN-ZZ-XX-SK-A-0002 P02

PROJECT

We supported Snetterton Business Park in securing Outline Planning permission for a high-quality, landscaped business park. The proposals included employment-generating uses, professional services, welfare facilities, internal roads, and parking.

We also helped discharge a planning condition relating to future access arrangements, ensuring the development could move forward smoothly.

APPROACH

To support the Outline Planning Application we prepared a Transport Assessment utilising data contained within a previously prepared feasibility study for the redevelopment and expansion of the commercial development in Snetterton to limit the extent of analysis required and the associated cost to our client. The Transport Assessment concluded that the trips associated with the development proposals could be accommodated within the local highway network without need for any off-site highway works. This was accepted by the Highway Authority with details of the internal arrangement to be provided as part of future reserved matters applications.

In relation to the access design, we prepared a suite of drawings which included indicated embankments, drainage, and swept path analysis for the new access road. We sought to re-use the existing access, removing the need for S278 works and reducing the cost to our Client.

OUTCOME

The Outline Planning Application and the discharge of conditions application were subsequently approved.

RELATED PROJECTS

North Weald Airfield, Epping

