**Highway Development Control Consultation Response**

**Planning Application Ref:** PL/2023/05471

**Site Address:** Land South West of Park Road, Malmesbury, Wiltshire

**Proposal:** Approval of all reserved matters comprising of the erection of 23 dwellings together with associated infrastructure and landscaping following Outline Planning Permission ref 20/08341/OUT

**Date of Consultation Response:** 25th July 2023

I refer to the above planning application which seeks the approval of all matters reserved as part of the outline approval, 20/08341/OUT. The means of access was approved in detail as part of the outline approval.

The access road is proposed at a 5.5m width with a 1m service margin to the western side of the carriageway. A 2m service margin is shown to the eastern side of the carriageway, however, this was agreed at outline stage to be a 2m wide footway which would continue around the turning head at link to the emergency access. This footway would provide a valuable link from Park Road through the estate road and into White Lion Park for pedestrians.

The car parking provision is considered acceptable, and in line with the current parking standards for each dwelling. The layout provides two dedicated visitor parking bays, and it is accepted that the width of the carriageway will provide for an element of on-street visitor parking. There has, however, been no detail submitted of the cycle parking provision for each dwelling, and this will be requested as a condition on any approval.

The outline approval includes conditions relating to the submission of full engineering details for the highway improvement works to Park Road and the on-site access roads, together with details for the drainage of the site. These works will be the subject of both a Section 278 and S38 Agreement to secure the appropriate construction and adoption of the highway works.

Having regard to the above, **and subject to the submission of a revised plan** to indicate the provision of a continuous footway to the eastern side of the access road extending to the emergency access, I would raise no highway objections subject to the following condition being attached to any permission granted:-

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the dwellings hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

If you have any queries regarding the above advice, please contact Amanda Hall on 01225 713323, amanda.hall@wiltshire.gov.uk