Highway Development Control Consultation Response

Planning Application Ref: PL/2023/08583

Site Address: Land off Park Road, Malmesbury, SN16 0QW

Proposal: Discharge of conditions 6, 7, 9, 10, 11, 12, 14 & 15 relating to 19/05898/OUT ("Outline application for up to 50 residential units, internal road, parking, open space and associated works, with all matters reserved other than access")

Date of Consultation Response: 6th November 2023

I refer to the above planning application received on 5th October 2023 regarding the discharge of planning conditions imposed on the permission for 19/05898/OUT, of which conditions 12, 14 and 15 are of interest to the Highway Development Team. The relevant conditions are repeated below, with the highway comments/recommendations following.

A separate reserved matters application for this development has been submitted under reference PL/2023/07797, for which highway comments have been made, advising of a holding objection as the highway layout, as submitted, is not considered acceptable for future adoption.

12) No development shall commence on site until a Flooding Emergency Access and Egress Management Plan (the Management Plan), taking account of guidance in the Planning Practice Guidance on how to ensure safe access and egress to and from the development and including details of the lockable bollards as shown on approved drawing No H656/03 Rev E and the arrangements for their access by the emergency services, has been submitted to, and approved in writing by, the local planning authority. The access and egress provisions from the approved Management Plan shall be implemented prior to the first occupation of any dwelling on the site and emergency access and egress shall be maintained in accordance with the approved Management Plan thereafter.

This condition is of interest to the Highway Development Team, in respect of the detail of access from the public highway, and the route between the existing public highway of Park Lane and the development access road extension to Park Road.

The submission does not provide sufficient detail of the proposed Flooding Emergency Access and Egress Management Plan as there are no full details of the access route, its construction or the means of exit onto both Park Lane and Park Road.

The only detail is referred to in the Mayer Brown document referring to the Discharge of conditions 10.11 and 12 where the proposed emergency access track is described *as "a minimum 3.7m wide track through the existing field to the north-west of the site which will connect to Park Lane at the existing gate (refer to Figure 6.1 below). The emergency access route falls within land within the Applicant's control."*

It further describes the track as being *"constructed with grasscrete, Netpave or similar and the gate will have a coded padlock which all future residents will be given the code to."*

There is no real detail of how the access routes will be managed, particularly in respect of residents being given coded access to padlocks, which could see the routes being abused.

Whilst reference has been made to the connection to Park Lane at the existing gate, there are no details submitted of this point of access, and the assurance it is of appropriate

geometry and with adequate visibility. It is noted that Drawing No. H656/03 Rev E referred to in the condition has also not been submitted to demonstrate the proposed form of connection to the site access road.

Given the limited level of engineering details of the proposed emergency access route and its connections to the public highway, as well as the Management Plan, I would not recommend that condition 12 is discharged at this time.

14) No development hereby permitted shall commence until full engineering details of the highway improvement works to Park Road and the realignment of the carriageway into the development site in accordance with approved drawing H656/02 Rev.F, have been submitted to, and approved in writing by, the local planning authority. The development shall then be carried out in accordance with the approved details. No dwelling hereby permitted shall be first occupied, until the visibility splays shown on the approved plans at the junction of Park Road with the site access road have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction thereafter.

The submission includes details of the alignment of the access road (including swept path analysis), and the forward visibility splay, but it does not include the full engineering details of the change in the road alignment and the highway improvements to indicate the construction details, kerbing, sections etc. which are required for the full technical approval of the proposed arrangement.

I am therefore unable to recommend that condition 14 be discharged at this time.

15) No development hereby permitted shall commence until details of the internal estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to, and approved in writing by, the local planning authority. The works shall be implemented in accordance with the approved details and timetable.

As explained above, in relation to the reserve matters application, the layout proposed does not achieve an acceptable form for adoption, in terms of geometry, visibility, parking and swept path analysis, and therefore I would not recommend that condition 15 be discharged at this time.

However, I can confirm that the swept path analysis for a fire tender and refuse vehicles is considered acceptable and the swept path analysis for a large car is also considered acceptable, with the exception of the movements associated with Plot 20 which requires a significant encroachment on the footway behind.

Full construction details for the proposed estate road, including street lighting etc. have not, however, been submitted.

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