Highway Development Control Consultation Response

Planning Application Ref: PL/2023/07758

Site Address: Cotswold Community School, Cotswold Community, Ashton Keynes, SN6 6QT

Proposal: Discharge of Condition No 14 (Vehicle Tracking) 16/02609/OUT on Outline application for redevelopment of the Cotswold Community to provide 75 dwellings and associated works including replacement of 27 existing dwellings and the conversion of existing listed buildings.

Date of Consultation Response: 27th November 2023

I refer to the above planning application received on 13th September 2023 regarding the discharge of condition 14 (specifically in relation to vehicle tracking) imposed on the permission for 16/02609/OUT.

Condition 14 is of relevance to the Highway Development Team, and is repeated below, with Highway comments/recommendation following.

14 Prior to the digging of the foundations for the first dwelling hereby approved details of the 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 by the Local Planning Authority. The development shall not be first occupied until the 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 have all been constructed and laid out in accordance with the approved details.
REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the roads are laid out and constructed in a satisfactory manner.

Details have been submitted to the Highway Authority in relation to swept path analysis for a number of different sized vehicles that would be required to access the site. These details indicate that the internal layout can satisfactorily accommodate the required manoeuvres.

The swept path analysis at the right turn lane junction is being assessed through the Section 278 Agreement submission, which is still with the Council's consultants to formally approve.

Whilst the internal swept path analysis has been previously considered, and accepted, through the reserved matters application, the right turn lane junction does indicate a requirement for larger vehicles to traverse the opposing lane and the right turn lane, and this would be need to be considered as part of the S278 technical approval for the right turn lane and subject to a Road Safety Audit.

Therefore, I am unable to recommend that the swept path element of the engineering details is acceptable at this stage, and therefore unable to recommend that condition 14 be discharged.

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