Highway Development Control Consultation Response

Planning Application Ref: PL/2023/09930

Site Address: Punters Farm, Malmesbury, SN16 9JP.

Proposal: Proposed Residential Development Comprising 21 Dwellings and New Vehicular Access, Landscaping and other Associated Infrastructure Works.

Date of Consultation Response: 04/01/2024

I refer to the above planning application dated 04/12/2023 seeking permission for the proposed residential development comprising 21 dwellings and new vehicular access, landscaping and other associated infrastructure works.

The site is located within an existing residential development site, which is currently the subject of a S38 agreement not yet adopted by the LHA. The access would therefore be taken from within an existing site ad would require an additional S38 agreement as such. Two points of access are proposed for the development with the northern access being retained as private and the southern access and internal cul-de-sac being offered for adoption, a third access point is proposed to the north of the site for access to the proposed tennis club vehicle parking.

A transport Statement has been submitted in support of the application which details the traffic generation and accessibility of the site. The statement indicates that the traffic generated would be within the scope of the previously assessed site for 270 dwellings where only some 200 dwelling have been provided and therefore it has been accepted that the network capacity would not be further affected by the proposals as the proposed development quantum would sit comfortably within the previously assessed development.

The proposed access points have been demonstrated as suitable by virtue of swept path analysis for the largest vehicle to access the site. With regard to access, it would be useful to provide footpath links to the east to access Tetbury Hill and to the south to link with the school site. These should be investigated further at this stage in order to secure any links for further pedestrian accessibility.

The additional access for the tennis club is mentioned briefly within the design and access statement, with little detail on the intensity of use, at this stage this could only be considered as a field access until further applications for the tennis club have been received.

The vehicle accesses for the site have been provided with visibility splays commensurate with a 20mph zone, this would be acceptable. The access points have been located in areas where existing visitor parking bays were located, these have been catered for within the internal layout.

The swept path analysis for the internal layout and accesses has been demonstrated for a fire tender at 8.68m length and it can be seen that access is achievable. The turning head in the private road extension between plots 11 and 12 runs risk of being blocked by parking, the turning head provided within the adoptable extents is sufficient to allow a large refuse vehicle of 11.2m length to turn and no turning is provided in northern private drive, the fire tender is expected to reverse into the access, which would be acceptable for both sections of private road.

EV charging is required to be included in parking provision in line with Buildings Regulation Document S and NPPF. Vehicle and cycle parking provision quantum meets with the required standards and is therefore acceptable.

Pedestrian connectivity should be established so there is access to the tennis club and the track to Tetbury Hill or a link should be left available for connection to a future expanded primary school. The internal layout appears to be proposed as shared surface, which given the speeds and the nature of the proposed road would be acceptable.

Given the development to the west of the centre of Malmesbury has been approved I would wish to raise no objection to the principle of development, subject to further information being submitted as set out below:

- Additional access information for the proposed tennis club access.
- Further investigation of pedestrian links to the east toward Tetbury Hill and south towards the school.
- EV Charging for allocated vehicle spaces at a minimum of 1 space per dwelling with allocated parking.

Once further information has been submitted I will be in a position to make any recommendations for conditions and informatives providing the submitted detail is acceptable.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@wiltshire.gov.uk