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 Further Consultation Response: 19th March 2024

I refer to the Highway Technical Note dated 21st February 2024, submitted in response to the previous comments of the 6th November 2023 regarding the above planning for the discharge of conditions.

The above-mentioned Technical Note has been submitted, along with other revised drawings for the site access road layout, for the related reserved matters application, PL/2023/07797, for which highway comments have been made, maintaining a holding objection as aspects of the proposed revised highway layout are not considered acceptable.

The relevant highway related conditions for which a discharge of condition is sought are repeated below, with the further highway comments/recommendations following.

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.

No further information has been submitted as part of this current submission, and therefore I repeat my previous comments below.

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.

No further information has been submitted as part of this current submission, and therefore I repeat my previous comments below.

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 reserved matters application, I have provided comments that there are aspects of the layout that are not considered acceptable, particularly in relation to visitor parking provision. As such I would not recommend that condition 15 be discharged at this time.

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