

Application Number:	PL/2024/09976
Location:	Land off Southampton Road and Junction Road, Alderbury, Wiltshire
Proposal:	Outline planning permission with all matters reserved apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments

I refer to the revised plans received in respect of the above outline application, with all matters reserved expect for access.

The revised submission proposes a new 6m wide access onto Southampton Road with 6m radii and 2m wide footways to both sides. The access road is proposed to serve a development of up to 47 dwellings.

Access

A revised Drawing No. B/WALDERBURY.1/01 Rev D has been submitted to indicate a proposed 6m wide carriageway to serve the development, which is now considered acceptable as the means of access to serve the site.

Site Layout

Detailed approval of the internal site layout is not sought at this time, however, the site layout plan indicates lengths of straight sections of carriageway which exceed 70 metres, and therefore would be unlikely to be appropriate to achieve a target maximum speed of 20mph. Appropriate shifts in alignment should be included within the road layout to ensure speeds are kept to a minimum.

I would also advise that the plan should be of a recognised scale of 1:500.

Improvements to Footway

As previously requested, the footway from the site to the junction with Junction Road, approximately 164m, must be improved to provide a usable width of 2m.

This work can be achieved within the limits of the existing public highway, as shown hatched on the extract below.



As the application has been submitted in outline only, it is accepted that the requirement for the improvements to the footway through the widening to 2m can be conditioned.

The highway works will also need to include any crossing points from the site to the southern side of Southampton Road. All highway works will need to be the subject of a S278 Agreement.

Public Transport Contributions

The proposed development will increase the demand for access to public transport, and I consider that a contribution to secure some improvements are appropriate.

It is suggested that an upgrade to the Westbound bus stop, outside the development, to provide a real time information display (like some of the other bus stops in Alderbury) would be appropriate. A financial contribution of £8,000 is therefore sought.

Travel Plan

A Travel Plan (September 2024) has been submitted which details the travel options for the site occupiers and the measures to encourage sustainable travel. The general principles of the Travel Plan are accepted, but a condition will be required on any permission granted to secure an updated Travel Plan. A Travel Plan monitoring fee of £7,000 will also need to be secured.

Summary and Recommendations

Having regard to the above, the proposed means of access to serve the development is considered to be acceptable, with matters of layout to be considered through any subsequent reserved matters application.

It is recommended that any permission be withheld pending the completion of a Section 106 Agreement to secure a financial contribution of £8,000 towards improvements to the Westbound bus stop and to secure a £7,000 monitoring fee for the Travel Plan. The S106 Agreement should also include an obligation to enter into a S278 Agreement for the highway works to secure the widening of the footway to 2 metres from the site access to the junction with Junction Road.

The following conditions are also recommended.

Visibility

No part of the development shall be first occupied until the visibility splays shown on the approved plan, Drawing No. B/WALDERBURY.1/01 Rev D, have been provided with no obstruction to visibility at or above a height of 300mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

Access

No part of the development shall be first occupied until the access has been provided in accordance with Drawing No. B/WALDERBURY.1/01 Rev D.

Reason: In the interests of highway safety.

Footway improvements

No part of the development shall be first occupied until improvements to the footway on Southampton Road to provide a 2m wide surfaced path have been provided between the site access and Junction Road to the south-east.

Reason: In the interests of sustainable development.

Travel Plan

No unit shall be occupied until those parts of the Residential Travel Plan capable of being implemented prior to occupation have been implemented. Those parts identified for implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented if any part of the development is occupied. The Residential Travel Plan Co-ordinator shall be appointed (within a month of occupation) and carry out the identified duties to implement the Residential Travel Plan for a period from first occupation until at least 5 years following occupation of the last residential unit.

Reason: In the interests of reducing the amount of private car movements to and from the development.

Construction Management Plan

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition and post-construction photo survey

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Pre-condition Survey

A photographic pre-condition highway survey to be carried out on the adjoining highway network (extent to be agreed) and copies of pre- and post- condition surveys to be supplied to WC.

The applicant should be informed that the Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

Amanda Hall
Highways Development Management Engineer