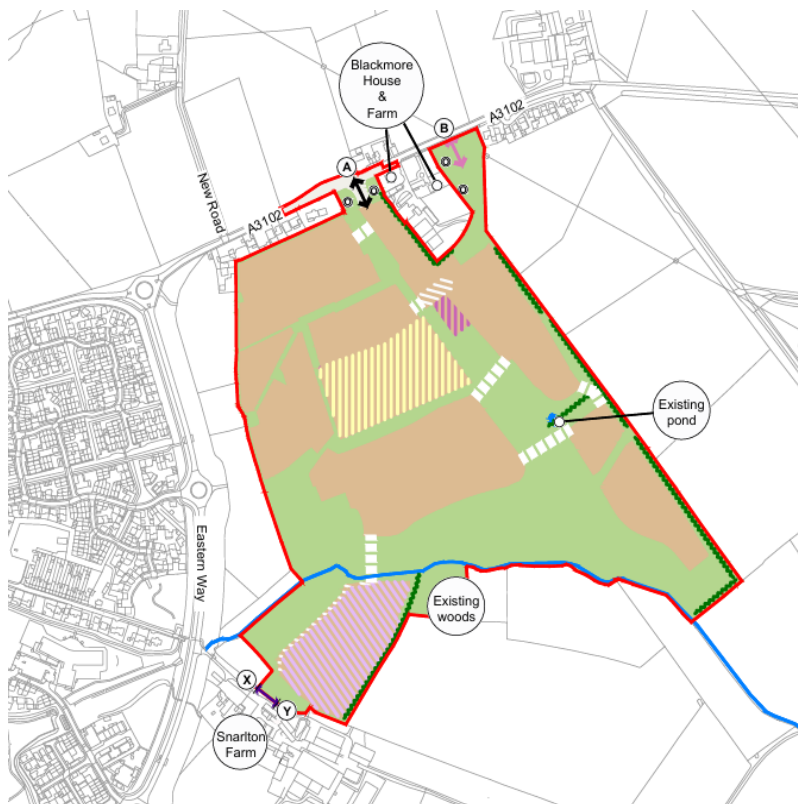


Application Number:	PL/2026/02454
Location:	Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS
Proposal:	Discharge of conditions 9 (Details of a shared walking/cycling route), 10 (Details of a signal-controlled Puffin Crossing off Eastern Way) and 11 (Details of a widened footway along Sandridge Common Road) relating to application PL/2023/11188

[SN12 7QS - Google Maps](#)



Introduction

This response relates to the discharge of Conditions 9, 10 and 11 attached to planning permission PL/2023/11188.

Each condition is set out below, followed by an assessment of the submitted information and a recommendation as to whether the condition can be discharged.

It should be noted that the assessment below relates to the acceptability of the submitted details in planning terms only. Any approved works within the public highway will remain subject to separate technical approval under a Section 278 Agreement, including Road Safety Audit, and (where required) the promotion of Traffic Regulation Orders (TROs). Approval under this discharge of condition does not prejudice those separate processes.

Condition 9 – Shared Walking/Cycling Route (Bridleway MELW41)

Prior to commencement of the construction of the development full details of a shared walking/cycling route along the alignment of Bridleway MELW41 from the site access on to Bridleway MELW41 to Eastern Way in accordance with drawing ITB12069-GA-033 rev E (contained in the Transport Update Note section 'Other Drawings') including all necessary permissions, shall be submitted to and approved in writing by the Local Planning Authority.

The shared walking/cycling route shall thereafter be provided in full prior to the occupation of the 325th dwelling on the site and maintained as such thereafter.

REASON: To ensure walking and cycling accessibility between the site and the western side of Eastern Way.

The submitted drawings in support of this condition are:

ITB 12069-GA-033-S278-02 – S278 Plan.

ITB 12069-GA-033-S278-03 – General Arrangement.

ITB 12069-GA-033-S278-04 – Section 278 Clearance Plan.

WC-HCD-1200-D003 Street Furniture – Bollards Bridleway

The submitted drawings demonstrate the alignment and general arrangement for the shared walking and cycling route. The principle and layout are considered acceptable in planning terms.

The Toucan Crossing and detailed highway works remain subject to Section 278 technical approval, Road Safety Audit and any necessary Traffic Regulation Orders.

With regard to Drawing ITB 12069-GA-033-S278-02 – S278 Plan, it should be noted that the colouring of the plan should indicate areas of existing public highway as yellow, and new areas to be adopted as public highway in pink. The submitted plan has the opposite colouring convention.

Recommendation: Condition 9 can be discharged.

Informative: The applicant is advised that all highway works will require formal approval under a Section 278 Agreement.

Condition 10 – Signal-Controlled Crossing (Eastern Way)

Prior to commencement of the construction of the development full details of a signal-controlled Puffin Crossing off Eastern Way in accordance with drawing ITB12069-GA-056 rev A (contained in the Transport Update Note section 'Other Drawings') shall be submitted to and approved in writing by the Local Planning Authority.

The Puffin Crossing shall thereafter be provided in full prior to the occupation of the 150th dwelling on the site and maintained as such thereafter.

REASON: To ensure safe and convenient crossing of Eastern Way is provided for pedestrians and cyclists in the interests of highway safety and sustainability.

The submitted drawings in support of this condition are:

ITB12069-GA-056-S278-02 – S278 Plan.

ITB12069-GA-056-S278-03 – General Arrangement.

ITB12069-GA-056-S278-04 – S278 Site Clearance Plan.

WC-HCD-1200-D003 Street Furniture – Bollards PRow.

With regard to Drawing ITB 12069-GA-056-S278-02 – S278 Plan, it should be noted that the colouring of the plan should indicate areas of existing public highway as yellow, and new areas to be adopted as public highway in pink. The submitted plan has the opposite colouring convention.

It should also be noted that the wording of the condition was not provided by the HDM Team and a Puffin Crossing is not for use by cyclists.

The submitted details specify a Puffin Crossing, which does not accommodate cyclists. The condition requires provision for both pedestrians and cyclists. A crossing type such as a Toucan Crossing would be required to meet the condition.

The proposal therefore fails to comply with the requirements of the condition.

Recommendation: Condition 10 cannot be discharged.

Condition 11 – Widened Footway (Sandridge Common Road)

Prior to commencement of the construction of the development full details of a widened footway along Sandridge Common Road in accordance with drawing ITB12069-GA-055 rev A (contained in the Transport Update Note section 'Other Drawings') shall be designed and submitted to and approved in writing by the Local Planning Authority.

The widened footway shall be provided in full in accordance with the submitted details prior to the occupation of the 150th dwelling on the site and maintained as such thereafter.

REASON: To ensure safe and convenient access along Sandridge Common Road is provided for pedestrians and cyclists in the interests of highway safety and sustainability.

The submitted drawings in support of this condition are:

ITB12069-GA-055-S278-02 – S278 Plan.

ITB12069-GA-055-S278-03 – General Arrangement.

ITB12069-GA-055-S278-04 – S278 Site Clearance Plan.

WC-HCD-1200-D003 Street Furniture – Bollards Sandridge Common.

The submitted drawings demonstrate a widened footway to 2.0m, which is considered acceptable in planning terms. Detailed construction matters will be secured through the Section 278 process.

Recommendation: the **first part only** of Condition 11 can be discharged, as the second part of the condition restricts the level of occupation until the provision of the widened footway.

Informative: Final construction details will be agreed under a Section 278 Agreement.

Amanda Hall
Highways Development Management Engineer