

Highway Development Control Consultation Response

Planning Application Ref: 18/05429/FUL

Site Address: Land at Ridgeway Farm (to the rear of Athelstan Park), Crudwell, Wiltshire

Proposal: Full planning application for the erection of 36 residential dwellings and associated works.

Date of Further Consultation Response: 21st November 2018

I refer to the revised plans submitted 23rd October 2018 in respect of the above planning application, which includes a reduction in the number of dwellings from 39 to 36 Revised description with reduced level of development

The site falls outside of the defined settlement boundary of Crudwell, and as yet there is no made Neighbourhood Plan or agreed allocation of the site in the draft Wiltshire Housing Site Allocations Plan.

The layout of the development has been amended to address a number of the comments made in the previous highway consultation response, and the car and cycle parking provision and arrangement is now acceptable. The provision for bin storage, and bin collection points, have been amended and are also now acceptable.

The revised Transport Statement has assessed the visibility at the junction of Tetbury Lane with the A429, and splays of 2.4m x 57m to the north and 2.4m x 54m to the south are considered appropriate, however, as the visibility to the south is often restricted by on street parking within the layby, and the radius kerblines at the junction are offset, this may need to be addressed as part of the development.

With regard to the proposed a priority give way road narrowing detail, in the vicinity of Oakdene and Boschendal, whilst the principle of these works are considered acceptable, this would need to be the subject of further consultation and submission of details, due to its location across a private access. The proposed road narrowing detail and the proposed footway on the southern side of Tetbury Lane, to secure continuous footway provision along the length of Tetbury Lane, would need to be the subject of a legal agreement with the Council, and a safety audit undertaken as part of the process. Improvements to street lighting would also need to form part of the agreement obligations.

As previously raised the proposed footpath link to the Public Rights of Way to the north eastern side of the site has been indicated on the layout, but there are no details of how this would be achieved, as it is noted that the land required to make the connection to the Public Rights of Way falls outside of the application site.

Having regard to the above, in the absence of any approved Neighbourhood Plan and allocation within the Core Strategy, I feel that there would have to be a policy objection, together with an objection on the pedestrian provision.

I would therefore recommend that the application be refused on highway grounds based on the following reasons:-

The site falls outside of the settlement framework for Crudwell, and as such is contrary to Core Policies 1 and 2 of the Wiltshire Core Strategy 2015.

The land required to provide a connection to the Public Right of Way to the north eastern side of the site is not included within the application site, nor is the land apparently within control of the applicant such as to ensure that a satisfactory connection can be achieved to provide for pedestrian access and connectivity around the village, contrary to the key aims of sustainable transport.

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