
From: Philip Smith <PSmith@swindon.gov.uk>
Sent: 04 July 2019 13:24
To: Burman, Lee
Subject: 19/04598/OUT Land south of Hook Street Lydiard Tregoze
Attachments: 1904598OUT Land south of Hook Street Lydiard Tregoze.docx; 19/04598/OUT Land south of Hook Street Lydiard Tregoze

Dear Lee

Please find attached comments to the above application.

regards

Philip Smith
Service Manager – Planning Policy

Planning, Regulatory Services and Heritage
Swindon Borough Council

Tel: 01793 466 443
www.swindon.gov.uk

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Mr Lee Burman
Area Team Leader (North)
Economic Development and
Planning
Wiltshire Council

Please ask for: Philip Smith
Direct Dial No: 01793 466443
Email: psmith@swindon.gov.uk
Our Ref: WGSPFP/01/16/02/03
Your Ref: 19/04598/OUT
Date: 3rd July 2019

By e-mail

Dear Lee

Re: 19/04598/OUT Land south of Hook Street Lydiard Tregoze

We have been notified of the above application for 9 dwellings on land within Wiltshire Council which includes a small area of highway land within Swindon Borough.

Policy Comments

I endorse the comments made by the Spatial Planning team. In particular I endorse the comments that the current lack of a 5-year supply in Swindon Borough is immaterial in this case.

The application has been submitted on behalf of Primegate properties who it is understood hold options for the substantial land known as Hook St South. Furthermore, Primegate properties have actively promoted the wider site through the Local Plan Review process. Whilst the current application should be assessed on its own merits, and not pre-judging the current Wiltshire Local Plan Review, it would seem to conflict with the strategic potential of the wider site. The proposal would be piecemeal development in the area which if approved would set a precedent for further piecemeal development given the land under control of the applicants.

I therefore raise an objection to the proposal.

I also enclose comments from the Senior Transport Development Management Engineer. Additional comments from the Conservation Officer may be forthcoming and be sent under separate cover.

The views expressed in this letter represent an officer's opinion only and are not binding on any future decisions made by elected members of the Council.



Yours faithfully,

Phil Smith
Service Manager – Planning Policy



From: Alison Curtis <ACurtis@swindon.gov.uk>
Sent: 02 July 2019 14:22
To: Andy Brown; Philip Smith
Subject: 19/04598/OUT Land south of Hook Street Lydiard Tregoze

Andy,

Thank you for the notification of the above application from Wiltshire Council. I note the application is for outline permission for up to 9 dwellings together with parking and amenity space (All Matters Reserved).

Hook Street forms the boundary between the two authorities, I provide no comments on the internal layout, as this is within the remit of my Wiltshire colleagues.

The proposal is located on the edge of the Swindon urban area, with accessibility to some facilities by sustainable transport.

Whilst all matters are reserved, the accompanying Transport Statement has illustrated that provision of a safe access to serve the site is capable of being provided, although some doubt is raised over the provision of the visibility splays. Drawing numbered 6870/203 Rev A in Appendix 1 of the Transport Statement is not sufficient to illustrate the splays as the splays continue without reference to carriageway edge or any other definitive feature. The illustrated access works includes the relocation of the existing 30mph speed limit to the northwest.

In order to improve connectivity, a 2m wide footway is illustrated from the aforementioned access, with a crossing facility to the new footway on the opposite side of the road by Oatlands. These principle of these works is accepted but will be subject to detailed design.

I have not looked in detail at the proposed trip generation, but from 9 dwellings is not considered material on this part of the network.

RECOMMENDATION

As the application is outline with all matters reserved and the main application site is within the authority of Wiltshire, I recommend that no highway objection is raised subject to the following conditions being attached to any permission granted:

ACCESS

Prior to the construction of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with details that shall have been submitted and approved in writing by the local planning authority and thereafter maintained. The details shall include, but not be limited to: geometry, visibility splays, relocation of posted speed limit, vehicular and pedestrian access provision, type of bound surface, swept path analysis, drainage and lighting.

Reason: To reduce potential highway impact by ensuring the access is suitably laid out and constructed

JUNCTION COMPLETION

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first [#m] of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason: To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works and for the duration of the development.

SUSTAINABLE TRANSPORT LINKS

Before the development hereby permitted is occupied, details of the footway connecting the site with Oatlands shall be submitted to and approved in writing by the Local Planning Authority, implemented in accordance with the approved details and thereafter maintained unless and until adopted as publically maintainable.

Reason: To promote and encourage sustainable transport and travel in accordance

CONSTRUCTION MANAGEMENT PLAN

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall:

- i. specify the type and number of vehicles;
- ii. specify the point of construction access and access route to the site;
- iii. set out details of the parking of vehicles of site operatives and visitors;
- iv. set out arrangements for the loading and unloading of plant and materials;
- v. set out arrangements for the storage of plant and materials used in constructing the development;
- vi. set out arrangements for wheel washing facilities;
- vii. specify the intended hours of construction operations;

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

Notes:

Works in Public Highway

The proposed development will require works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the Local Highway Authority before commencing works on the development. HighwayAgreements@Swindon.gov.uk

Wheel Wash and Winter

The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m². Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer. In the first instance, please contact, Duty Winter Service Engineer, 01793 466354 to discuss and confirm site specific requirements. https://www.swindon.gov.uk/info/20040/road_safety_maintenance_and_repairs/737/find_out_about_road_gritting

Alison Curtis
Senior Transport Development Management Engineer

Transport Development & Street Works Management
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