

[18/00397/FUL](#)

Erection of 160 no. dwellings to provide Service Families Accommodation (SFA), land for public open space, landscaping, internal roads and all infrastructure works, including drainage improvements

Land North of The Packway and East of Larkhill Larkhill Wiltshire SP4 8PY

Highways Consultation Response

The revised submissions appear to address my principal concern about the hierarchy of the roads within the proposed development.

The documents now include sections for all the proposed roads, and these appear to be satisfactory.

The roads on adjacent land drain to significant soakaway structures for which the DIO will retain a maintenance responsibility. There do not appear to be any details provided for the disposal of surface water from the Phase 4 site. Whilst the strategy update note confirms that it will be to a soakaway north of Phase 3, the only detail available appears to relate to the outfall point - a headwall

Access arrangements for maintenance vehicles visiting the soakaway is unclear, but I believe that is a matter to be addressed by condition.

The pedestrian route between this Phase 4 of the development and the permitted site to the north appears to be by way of a stepped route; I found no details to confirm levels, steepness etc of this route.

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I have no objections to the proposals subject to the following conditions:

Prior to the commencement of the development details shall be submitted to and approved by the local planning authority in relation to the stepped footpath and connecting leading from the development road 20 to Phase 3 road 16 and to Road 1. The paths shall be constructed in accordance with the approved detail.

REASON: To ensure that an appropriate footway is provided

The visibility splays shown on Drg SK1001 P1 shall be maintained free from any obstruction at a level 600mm above adjacent levels at all times.

REASON: In the interests of highway safety

The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least binder course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

The development shall not be occupied until the existing access points between Road 7 and the roundabout, including the temporary road, have been closed to all vehicular traffic.

REASON: In the interests of highway safety.

No dwelling shall be occupied until the parking space(s) together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

Development shall not commence until details for the surface water drainage soakaway area and calculations have been approved by the local planning authority. The details shall include details of the access road for maintenance vehicles. The soakaway and access shall be completed in accordance with the agreed details.

REASON: to ensure that the estate roads drain to an acceptable outfall

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