



## **Highways and Transportation Matters in regard to Planning Application 20/00683/OUT Submitted to Cheltenham Borough Council (CBC) – Executive Summary**

Cotswold Transport Planning, instructed by William Morrison (Cheltenham) Ltd provided all of the requisite highways and transportation inputs in connection with the proposed development of 43 houses off Oakhurst Rise in Cheltenham. This document provides a non-technical, bullet point summary of the key conclusions arising from CTP's assessment of this proposal.

### **Background**

- This planning application supersedes two previous planning applications for residential development on this site for 91 and 69 dwellings in 2018 and 2019 respectively.
- At the Appeal of the second application, heard in August 2019, the position of the LPA (recorded in SOCG 24<sup>th</sup> June 2019) was that all transport considerations were agreed
- Both of the previous applications were supported by Gloucestershire County Council (GCC) Highways Development Control team, as is the current 43 unit application

### **Key Conclusions**

1. **Provision** for highway access and transportation is **compliant** with the relevant policies in the NPPF, the JCS and the now adopted Local Plan.
2. Proposed **access** from Oakhurst Rise **thoroughly assessed** and concluded to be **safe** and **suitable** to serve this development.
3. Site located within **acceptable walking and cycling distances** to a range of services and amenities, as well as public transport connections; therefore **sustainable** in transportation terms.
4. Layout **designed** in accordance with **prevailing highways and transportation guidance** and subjected to a **Stage 1 Road Safety Audit**. The layout found to be **sound** and is concluded to be **acceptable**.
5. The development will result in an **immaterial increase in local traffic flows** in real terms, and a **negligible impact on** the operation of the **local highway network**. The **impact of** this development **cannot be classified as severe**.

### **(Additional Note - for the benefit of CBC's Planning Committee – if required)**

*It is confirmed that traffic surveys were previously undertaken at traffic junctions formed between the A40 (London Road) and Holy Apostles, Six Ways and Hales Road. Traffic surveys at these junctions were undertaken and assessed as part of earlier, larger, planning applications and the impact of the development considered and concluded to be acceptable. This development, a smaller proposal of 43 units, fall significantly below any historical thresholds where traffic surveys would be required (the previous Department for Transport threshold requiring applicants to undertake surveys being a development of 80 dwellings or more). On the basis that these surveys have been done before, and the new development proposals are less than previous, one can only conclude that the impact of the development is less than before and already assessed as being acceptable.*