

Highways Development Management

Shire Hall
Gloucester
GL1 2TH

Joe Seymour
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham Glos
GL50 1PP

email: richard.jefferies@gloucestershire.gov.uk

Please ask for: Richard Jefferies

Our Ref: B/2018/041561

Your Ref: 18/02053/FUL

Date: 23 April 2019

Dear Joe Seymour,

TOWN AND COUNTRY PLANNING ACT 1990 HIGHWAY RECOMMENDATION

LOCATION: 48 Swindon Road Cheltenham Gloucestershire GL50 4AS

PROPOSED: Demolition of existing buildings and redevelopment of site comprising 7 apartments and 2 semi-detached houses

I refer to the above planning application following concerns raised from planning committee dated 18th April 2019.

Members deferred this application due to concerns over parking and highway safety.

Normal Terrace is a class 4 highway (No through road) which varies in width from 3.7m - 4.9m with limited areas to turn, however this is an historic existing situation that already occurs, the proposed development is to be a car free development site as displayed on revised submitted Site Plan ref: 21835/03E, furthermore the development site is located in a highly sustainable area with excellent links to public transport, providing a sustainable transport method to a number of employment areas as well as further regional and national sustainable transport options.

A permit does not give residents the 'right' to park their car immediately in front of their house or even on their own street (particularly in Normal Terrace given how narrow it is) and it only provides them with an opportunity to park anywhere they can find a space in zone 11.

I recommend that no highway objection be raised subject to the following condition being attached to any permission granted:-.

1. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 9 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up in accordance with paragraph 108 of the National Planning Policy Framework.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Yours sincerely,

Richard Jefferies
Technician