



Case Study

Abbey Farm, Swindon, Wiltshire

Background

Cole Easdon Consultants (CEC) provided expert transport planning, flood risk, drainage and utility servicing advice which was essential to the grant of outline planning permission for this 350-dwelling development proposal on an unallocated site in north Swindon. The residential-led development includes a primary school and local convenience store. CEC assisted with the provision of information to potential developers when the clients subsequently brought the land to market and has since been retained by the successful developer to provide detailed design input for forthcoming reserved matters applications.

Client

Private land owners.

CEC Input

- Transport Assessment (TA)
- Input to Environmental Statement (ES)
- Framework School Travel Plan
- Residential Travel Plan

- Flood Risk Assessment & Drainage Strategy
- Infrastructure Services Report
- Representation at Public Exhibition

Securing outline planning approval for this unallocated development, without going to Appeal, was no mean feat. CEC liaised with the Borough Council's highway officers and the Highways Agency (now Highways England) throughout the process.

Strategic and micro-simulation traffic modelling and standalone junction modelling techniques were employed. Outputs from the modelling exercises and CEC's engagement with highway and planning officers at the Borough Council enabled the necessary off-site mitigation works to be minimised.

CEC's flood risk and drainage consultants secured no objection responses from the Borough Council and the Environment Agency, and collectively CEC liaised with other disciplines on the clients' team, including planning consultants, landscape consultants and ecologists.





We also liaised with the various utility service providers with respect to understanding the implications of the development on their networks' capacity and negotiated with a private bus operator to secure an in-principle agreement with respect to extending an existing bus route to the site.



Benefits of Our Involvement

- Proactive engagement with the Borough Council, Highways Agency, Environment Agency, utility providers and bus operator, to secure agreement on various parameters wherever possible, prior to submission of the application.
- Timely response to requests for further information arising from master plan changes and additional requests for information by the highway authorities.
- Minimisation of financial costs to the client with respect to mitigation measures.

“CEC are very knowledgeable and professional with a friendly, helpful approach. They are quick to understand what is required and provide exactly what is needed .”

Les Durrant, Group Chairman & Managing Director, DPDS

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