

**To:**

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**Please ask for:** MJO

**Our Ref:** C/2026/060535-3

**Your Ref:** 25/03800/FUL

**Date:** 14 August 2026

Dear Martin Perks

**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015 | Article 18 Consultation with Highway Authority**

**Proposal:** Erection of an Aldi food store, a Costa drive-thru, associated car parking and other associated works  
**Location:** Bourton Industrial Park Bourton-on-the-Water Gloucestershire GL54 2HQ  
**Applicant:** Hackling Holdings Ltd, Aldi Stores Ltd And Costa Ltd

Gloucestershire County Council, the Highway Authority, acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals, the Highways Development Management Manager — on behalf of the County Council — under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, makes the following comments.

### Introduction

The Highway Authority has reviewed the submitted Highways Response Technical Note 02 (HRTN02), Stage 1 Road Safety Audit and Designers' Response, revised Travel Plans, Public Rights of Way proposals, bus stop proposals, updated Flood Risk Assessment and associated supporting information submitted in response to the Highway Authority's previous consultation responses dated 2 June 2026 and 6 July 2026.



The applicant has continued to engage positively and constructively with Gloucestershire County Council officers throughout the consultation process and significant progress has been made in addressing matters previously raised by the Highway Authority.

The Highway Authority acknowledges that many of the concerns identified within earlier consultation responses have now been satisfactorily addressed or are capable of being secured through appropriately worded planning conditions and obligations.

### **Highway Capacity**

The Highway Authority's position regarding traffic generation and network capacity remains unchanged.

The revised traffic modelling and trip generation assessment demonstrate that, subject to delivery of the proposed signalisation of the A429 / Meadow Way junction, the development would not result in severe residual cumulative impacts upon the local highway network.

The Highway Authority therefore raises no objection on highway capacity grounds.

### **Active Travel and Public Rights of Way**

The applicant has developed a significantly enhanced active travel package comprising a Zebra crossing on Meadow Way, pedestrian crossing facilities on Bourton Link, improved connections to the Public Rights of Way network, enhanced accessibility measures, improved pedestrian connectivity and associated wayfinding.

The Highway Authority welcomes the progress that has been made in this regard.

The applicant has also responded positively to comments raised by Gloucestershire County Council's Public Rights of Way team. Proposed improvements now include enhanced connectivity between HBW1 and HSL10, hardstanding and dropped kerb improvements at the existing crossing point on the A429, surfacing improvements, accessibility enhancements and improved links between the development and the wider PROW network, including connections towards Lower Slaughter.

The submitted Stage 1 Road Safety Audit reviewed the proposed active travel and PROW infrastructure improvements and did not identify any road safety concerns associated with the proposed Public Rights of Way improvements.

The Highway Authority has consulted Gloucestershire County Council's Public Rights of Way team, which has confirmed that the submitted proposals are acceptable in principle and that the proposed connection, surfacing and accessibility improvements are appropriate.



Accordingly, the Highway Authority considers that previous concerns relating to active travel provision and Public Rights of Way connectivity have largely been addressed.

The Highway Authority notes that there may remain opportunities to secure wider improvements to HSL10 and the route towards Lower Slaughter through the planning process where appropriate.

## **Public Transport**

The applicant has now provided detailed proposals for two potential bus stop locations, comprising:

- a reinstated bus stop and shelter on Meadow Way; and
- a new bus stop and shelter on Bourton Link adjacent to the development frontage.

Both locations have been reviewed through the Stage 1 Road Safety Audit process.

The Highway Authority has consulted Gloucestershire County Council's Integrated Transport Unit, which has confirmed that both locations are operationally acceptable in principle and can be served by the existing bus network. The Integrated Transport Unit has further advised that it would support a flexible approach whereby the final bus stop location is agreed through a planning condition following further engagement with stakeholders.

The Highway Authority therefore considers that the public transport strategy is capable of being satisfactorily secured through planning conditions and no longer represents a fundamental reason for objection.

## **Travel Plans**

Updated Travel Plans have been submitted for both the Aldi and Costa elements of the development.

The revised Travel Plans include additional measures requested by the Highway Authority, including personalised travel planning, sustainable travel newsletters, staff information boards, travel information packs, monitoring arrangements and appointment of a Travel Plan Coordinator.

The Highway Authority welcomes these amendments and considers that previous concerns relating to the Travel Plans have been satisfactorily addressed.

## **Surface Water Drainage**

The Highway Authority notes that Gloucestershire County Council's Lead Local Flood Authority has reviewed the updated Flood Risk Assessment and Drainage Strategy and raises no objection subject to planning conditions.



Accordingly, the Highway Authority raises no objection in relation to flood risk or site drainage matters.

### **Stage 1 Road Safety Audit**

The applicant has submitted a completed Stage 1 Road Safety Audit together with a Designers' Response covering the proposed off-site highway improvement package.

The Audit reviewed the proposed Zebra crossing, pedestrian crossing facilities, bus stop options and Public Rights of Way improvements. The Audit identified a limited number of matters relating principally to vegetation maintenance, parking management and bus stop design considerations. The applicant has provided a Designers' Response addressing each recommendation.

The Highway Authority acknowledges that the Stage 1 Road Safety Audit process requested within previous consultation responses has now been completed.

### **A429 / Meadow Way Signalised Junction**

The proposed signalisation of the A429 / Meadow Way junction remains a critical component of the development's mitigation strategy.

The Highway Authority notes that the principle of signalising the A429 / Meadow Way junction was previously established through planning permission 15/03318/OUT, which recognised the need for signalisation once development traffic exceeded agreed thresholds. The current application site forms part of the wider allocation and development area associated with that consent.

The Highway Authority also acknowledges that a live Section 278 process is underway and that progress continues to be made towards finalising the junction design.

Consultation with Gloucestershire County Council's Development Engineering team indicates that no fundamental issues have currently been identified that would render the junction scheme undeliverable in principle. However, the updated Stage 2 Road Safety Audit, associated Designers' Response and ongoing technical reviews remain outstanding.

As such, while the Highway Authority recognises that the principle and necessity of the junction improvement have already been established and that the scheme appears capable of delivery in principle, the Authority is not yet in a position to provide its final recommendation on the junction mitigation package pending completion of the remaining technical review processes.



## Conclusion

The Highway Authority welcomes the significant progress made by the applicant since the previous consultation response.

The Authority now considers that previous concerns relating to:

- active travel provision;
- Public Rights of Way connectivity;
- public transport infrastructure;
- Travel Plans; and
- surface water drainage

have either been satisfactorily addressed or are capable of being secured through planning conditions and obligations.

The Highway Authority acknowledges that the principle of the A429 / Meadow Way signalised junction has previously been accepted through planning permission 15/03318/OUT and notes that the associated Section 278 process continues to progress.

However, the updated Stage 2 Road Safety Audit, Designers' Response and associated technical reviews remain outstanding. Pending completion of those reviews, the Highway Authority is not yet in a position to provide its final recommendation on the application.

## Recommendation

The Highway Authority recommends that determination of the application be deferred pending:

- submission of the updated Stage 2 Road Safety Audit for the A429 / Meadow Way junction;
- submission of the associated Designers' Response;
- completion of the ongoing Section 278 technical review process; and
- consideration of any matters arising from those submissions.

Upon receipt of the above information, the Local Planning Authority is requested to formally reconsult Gloucestershire County Council as Highway Authority so that a final assessment can be undertaken.

Yours sincerely,

MJO  
Principal Highway Development Officer

