Project: Calne Baptist Church Redevelopment
Castle Street, Calne, SN11 0DX

Planning Condition 3 - Highway Condition Survey (Pre-commencement)

Project Ref. C1073

Date: June 2023 rev. P02



Revision	Issued for	Date	Author
P01	Planning	13/06/2023	CP
P08	Planning	24/08/2023	CP

1.0 Introduction

This document provides information required by Condition 3 of planning application ref. PL/2022/06692. This relates to the proposed redevelopment of Calne Baptist Church (figure 1).

The pre-commencement condition states *inter alia:*

> *'The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures :*
> *...*
> ● *Pre-condition photo survey - Highway dilapidation survey …'*

The information provided has been prepared to provide a record of the existing highway condition and is to be agreed with Wiltshire Council's Transport Development Management Team prior to the development commencing.

2.0 Highway Condition Survey

To address the requirements of the planning condition, a visual survey of the roadway in the immediate environs of the site has been undertaken comprising the footway and carriageway along Cox's Hill and Castle Street. This was to identify and damage and defects with a photographic record.

This will be compared with a survey and photographic record for the same area upon completion of the development. If further or new damage is found and can be attributed to the development activities then the developer to will take the necessary actions to remedy the issue.

3.0 Existing Conditions

As identified in the Construction Environmental Management Plan and following series of photographs, the footway and carriageway within the study area are in reasonable condition although there are identified defects.

The survey photographs were taken on 13th June 2023 at 16.45, in sunny and dry conditions. They are presented in two parts, the first views (W1-28) are west along Cox's Hill, Castle Street and Chaveywell Court, and the second, east (E1-2) along Castle Street and Cox's Hill.

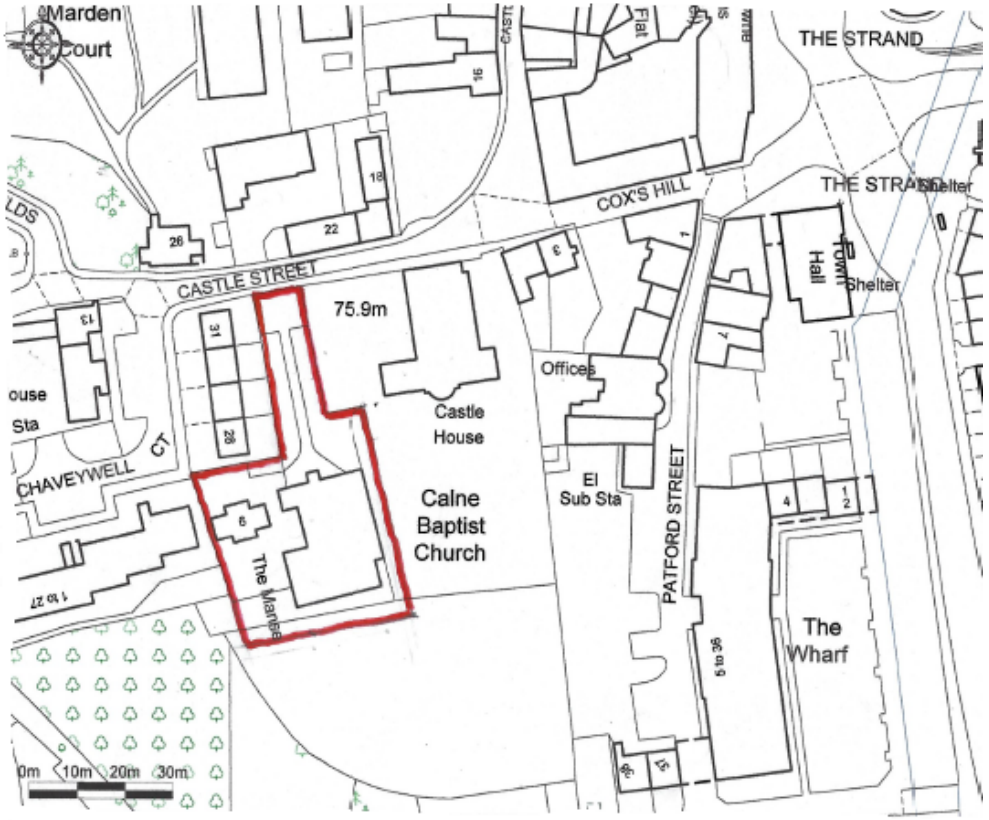

Figure 1.The site location off Castle Street.



North

Figure 3. Survey photo locations.



View W1.

View west up Cox's Hill. There are patch repairs to the tarmac at the lower junction and evidence of cracking.



View W2.

View west up Cox's Hill. There are no apparent defects in the roadway.



View W3.

View west up the upper end of Cox's Hill. There are no apparent defects in the roadway



View W4.

View west at the upper end of Cox's Hill where it meets with Castle Street. The roadway appears to be in good condition.



View E1.

View east into the section of Castle Street that extends northwards. The junction of Cox's Hill is on the left. The tarmac has been repaired although is generally in good condition.



View E2.

View east down towards Cox's Hill. Repairs to the tarmac are evident but it is generally good condition.



View W5.

View of Castle Street where the tarmac has been repaired but is good condition.



View W6.

The tarmac appears to be in good condition.



View W7.

View west up Castle Street with the tarmac appearing to be in good condition.



View W8.

View west up Castle Street from outside Castle House were there is evidence of patch repairs to the tarmac.



View W9.

The tarmac has been repaired and close to the entrance to the parking court at the rear of Castle House a porthole has begun to form.



View W10.

The tarmac is cracked and pothole is forming.



View W11.

View of cracked tarmac and potholes in the carriageway between Castle House and Christmas Cottage.



View W12.

Gully and deteriorating tarmac at the entrance to the rear parking court outside Castle House and opposite Christmas Cottage.



View W13.

The carriageway outside no. 18 Castle Street where the tarmac appears to be in good order although has been patch repaired.



View W14.

The stretch of carriageway immediately outside the entrance to Calne Baptist Church which is in good order but has been patch repaired.



View W15.

As per View W12.



View W16.

Castle Street where the tarmac appears to be in good order.



View W17.
The carriageway at the site entrance where the tarmac has been repaired and is showing signs of stress.



View W18.
View from the site entrance west towards the driveway entrance adjacent to the Old Gate House at no. 26 where a large pothole forming.



View W19.
The carriageway is in a poor state of repair with a large pothole forming at the driveway entrance adjacent to the Old Gate House at no. 26.



View W20.
The deteriorating tarmac the driveway entrance adjacent to the Old Gate House at no. 26.



View W21.
Patch repairs to the tarmac outside the driveway entrance adjacent to the Old Gate House at no. 26..



View W22.
Patch repairs to the tarmac outside the driveway entrance adjacent to the Old Gate House at no. 26..



View W23.
Several patch repairs existing in the section of carriageway at the junction of Castle Street and Chaveywell Court.



View W24.
The junction of Castel Street and Chaveywell Court where several existing patch-repairs to the tarmac have been undertaken.



View W25.
View of the carriageway outside The Old Gate House (no. 26) where the tarmac has been repaird



View W26.
View west up Castle Street at the junction with Chaveywell Court where the tarmac is in good order but across the junction has been a repaired.



View W27.
View down Chaveywell Court were the carriageway tarmac has been repaired.