

Highway Development Control Consultation Response

Planning Application Ref: PL/2023/03359

Site Address: Land West of Ashton Road, Ashton Keynes, Wilts, SN6 6QT

Proposal: Construction and operation of anaerobic digestion facility, ancillary infrastructure and construction of new access from Ashton Road

Date of Further Consultation Response: 25th September 2023

I refer to the Transport Technical Note (TTN) received on 7th September 2023 in response to the Highway Consultation response of the 21st June 2023, regarding the above planning application.

Appendix 02 of the TTN indicates an updated site layout with gates being shown set back an approximate distance of 35m from the Ashton Road carriageway edge, which is sufficient to enable an HGV to pull clear of the highway.

The same Appendix 02 drawing also indicates the location of the proposed staff parking spaces to the west of the access road, with a defined route for pedestrians to cross to the offices located on the eastern side of the access road.

Whilst I consider the quantity of spaces to be acceptable, I do feel that the parking spaces should be better related to the office accommodation, avoiding unnecessary pedestrian crossing movements.

With regard to the location of the source of feedstocks, Appendix 03 of the TTN indicates the general location of interested feedstock counterparties to give an indication of the relationship with the application site. The Appendix 03 also identifies the likely primary traffic routes to demonstrate access to and from the site can be made avoiding local minor access routes, which would be a concern for the safety and amenity of local residents.

As previously commented, the access roads to the north of the application site, including a section of Ashton Road, falls outside of the Wiltshire Council administrative boundary, and the neighbouring authorities will be expected to make comments regarding the impact on their highway network.

Having regard to the content of the TTN and the comments above, I consider that the applicant has addressed the outstanding matters raised. I therefore recommend that no highway objection is raised subject to the following conditions being attached to any permission granted:-

Prior to commencement of development full construction details of the proposed access arrangement, in broad compliance with Drawing 29419/P/101 Rev G, shall be submitted to and approved by the Local Planning Authority. The access shall be constructed prior to the construction of any part of the AD facility.

REASON: To ensure a safe and sufficient access is provided in the interests of highway safety and in compliance with Core Policy 60, 61 and 62.

The applicant should note that the upgrading of the access will require the approval of the Highway Authority. The applicant should make early contact with the Vehicle Access Team to establish if the construction can be completed under a S184 licence, or alternatively

require a S278 Permit. Contact vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets>

No development, other than the formation of the access, shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 160metres to the north and south from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety and Core Strategy Policy 60, 61 and 62.

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles;
3. detailed construction traffic forecast, including any abnormal load requirements;
4. vehicle/plant/delivery scheduling;
5. a detailed programme of the construction;
6. loading and unloading of plant and materials;
7. storage of plant and materials used in constructing the development;
8. wheel washing facilities;
9. measures to control the emission of dust and dirt during construction;
10. a scheme for recycling/disposing of waste resulting from demolition and construction works;
11. measures for the protection of the natural environment;
12. hours of construction, including deliveries; and
13. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction management statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Pre-condition Survey

A photographic pre-condition highway survey to be carried out on the C2, Ashton Road and for a distance of 50m either side of the junction of the C2 Ashton Road with the B4696/C85 Spine Road East/West, with copies of pre and post condition survey to be supplied to WC. The applicant should be informed that the Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

No development shall commence on site (including any works of demolition), until a Construction METHOD Statement, which shall include the following:

1. HGV Routing plan;
2. Traffic Management Plan (including signage drawing(s));
3. Number (daily/weekly) and size of delivery vehicles;
4. Details of vehicle log keeping and access to logs;
4. Number of staff vehicle movements;

5. Details of planned mitigation measures to address the impact of additional HGV vehicle impacts upon local roads;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Informative: Planned mitigation measures may typically include the carrying out of an initial dilapidation survey of the existing road network, followed by planned and frequent inspections and commitment to address site created degradations.

If you have any queries regarding the above advice, please contact Amanda Hall on 01225 713323, amanda.hall@wiltshire.gov.uk