Highway Development Control Consultation Response

Planning Application Ref: PL/2023/05141

Site Address: Land off Forest Road, Wooton Rivers, Marlborough, SN8 4NL.

Proposal: Construction of an additional cattle building.

Date of Consultation Response: 02/10/2023

I refer to the above application dated 27/06/2023 seeking permission for the construction of an additional cattle building. Further information has been submitted on request which details an upgrade to the access surfacing as well as widening locally to allow manoeuvres within the provided swept path of the largest vehicle likely to utilise the site access.

The site is located with existing access onto Forest Road, a C Classified section of public highway subject to a speed limit of 60mph. The access is shared with a PROW Bridleway WRIV5 and I believe the Countryside Access Team have been consulted in this regard, for which I have had contact with regard to the PROW.

I attach my previous comments for information:

It is proposed to construct a new cattle housing facility on site of some 414sqm to enable the housing of approximately 40 more cattle within the site. I am aware that there is already an existing use and buildings on site which provide for cattle housing and some storage, I would wish to understand the associated vehicle movements with regard to the existing situation and the proposals in order to allow a judgement to be taken on the proposals in terms of intensifying the existing access use. I am aware that currently there is an issue with the existing use and the tracking of loose materials and mud on the public highway which would represent a highway safety issue and should be sought to improve this situation through this application.

There are no proposals to alter the existing access with the public highway, however I believe that the proposals could exacerbate the existing situation and would require mitigation with regard to mud/loose material entering the public highway. I note that a track is proposed around the new building and leading to the existing buildings, this if surfaced correctly could have the potential to remove the existing issues alongside an improved access and improvements to the public highway in the immediate vicinity of the access. Photographic evidence shows that as well as mud/loose material being deposited on the highway, there are also areas where the verges appear to have been over-run, which is deemed as damage to the public highway and likely brought about by the types of vehicle accessing the site.

Therefore, I will require detail of the existing and proposed vehicle movements along with the type and size of vehicle accessing the site. Swept path analysis for the largest vehicle should be provided in and around the access to and from Forest Road to enable an assessment of appropriate mitigation measures. If this information or further mitigation cannot be provided in the form of local widening and consolidated access, then I would be required to refuse the application in respect of the current damage to the public highway and the consideration that any intensification would further exacerbate the situation bringing about highway safety concerns.

As requested, further information has been supplied with regard to the proposals and access. Swept path for the largest vehicle likely to access the site has been provided which shows that further consolidation of the access is required in order to facilitate vehicle

movements and prevent loose materials entering the public highway. A plan detailing the proposed access alterations has been submitted which shows widening of the consolidated area at the point of access with the public highway and leading to the site, the incline on the access has been noted and to prevent surface water from the site entering the public highway it is proposed to place a high spot at the point where the gate is located with a fall into the site for a short section.

The proposed improvements in this location will require the applicant to discuss any need for diversion or temporary closure of the PROW to enable the surfacing to be carried out. The new surfacing at the access will require the applicant to gain consent by virtue of permit to allow the works to be carried out.

Therefore, I would not wish to raise an objection to the proposals subject to the following informatives:

INFORMATIVE – VEHICLE ACCESS
The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

ACCESS - PROW
No construction / demolition vehicle access may be taken along [WRIV5] without prior consultation with the Wiltshire Council Rights of Way Warden on rightsofway@wiltshire.gov.uk. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.
Reason: To ensure the public right of way remains available and convenient for public use.

If you have any queries regarding the above advice, please contact:
Nicola Tilley on 01225 713478, Nicola.Tilley@wiltshire.gov.uk