Highway Development Control Consultation Response

Planning Application Ref: PL/2023/08067

Site Address: High View and Bonakers Farm Idmistion Road Porton

Proposal: Demolition of existing dwelling and annexe and construction of 4 dwellings

Date of Consultation Response: 21/11/23

Dear Julie,

I refer to the above proposal for the demolition of the existing bungalow containing two dwellings known as High View and the construction of four new dwellings, resulting in an overall increase of two dwellings. The new dwellings will be served by an existing junction onto Idmiston Road which currently serves High View and Bonakers Farm. A new access into the site is proposed off the private track further to the east away from the junction, and the existing access off the track will be closed off.

The junction falls within the 30mph speed limit and, to accord with the guidance in Manual for Streets, visibility splays of 2.4m by 43m in both directions to the nearside carriageway edge at a height of 600mm are necessary. Following an assessment of the junction it appears that the visibility to the left (south) past the adjacent Memorial Hall is acceptable. The required visibility to the right (north) also appears to be achievable albeit with the cutting back of some vegetation on the verge (which has correctly been annotated as within WC ownership). A drawing has been submitted with the application which demonstrates the achievable visibility splays, although the full extent of the splay is not shown. I am satisfied that the required visibility can then be conditioned accordingly.

Improvements are proposed to the access track, the first 20 metres approximately will be reconstructed and resurfaced with a row of granite setts marking the change to a gravel surface beyond. The tarmac surface will be drained with the addition of two gullies which will connect to a new soakaway. The applicant will be required to apply for a S184 licence to undertake the work to the highway at the junction end of the track. The hedge on the southern boundary of the track should be cut back to maximise the full available width to ensure that two vehicles can pass for at least the first 10 metres. The applicant must ensure there is sufficient visibility for and of vehicles exiting the site onto the private track.

In terms of the location of the site and the local highway network, I wish to repeat previous comments as follows. I note the concerns raised with regard to the suitability of Idmiston Road to serve the development; however, I do not share the concerns as the width of Idmiston Road is considered to be perfectly adequate to accommodate opposing travelling vehicles. It is acknowledged that a length of Idmiston Road becomes heavily parked on during school drop-off and pick-up times. This is an existing situation which will not be significantly exacerbated by the proposed construction of four dwellings (two additional dwellings).

There is an existing footway which links the site to St Nicholas Primary School approximately 300 metres to the north which is considered to be a reasonable walking distance. There are facilities in Porton village centre including a convenience store around 440 metres to the south west on Winterslow Road which can be reached on foot via dedicated footways. There are bus stops on Idmiston Road and Winterslow Road.

The internal layout is considered acceptable in terms of parking and turning spaces.

I recommend that no highway objection is raised subject to the following conditions should permission be granted:-

> No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres to the north and 43 metres to the 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 600mm above the level of the adjacent carriageway.
> REASON: In the interests of highway safety.
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> The development hereby permitted shall not be first brought into use until at least the first 10m of the access track, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel) as shown on drawing ref: PR.05. The access shall be maintained as such thereafter.
> REASON: In the interests of highway safety

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. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries (whilst being mindful of the proximity of the local Primary School).

> 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.

<u>Informative</u>

The application involves the resurfacing of the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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 our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

Kind regards, Julie Cleave - HDC