Highway Development Control Consultation Response

Planning Application Ref: PL/2023/10233

Site Address: Hawthorn Works and Former SQ2 Factory Building, Spring Park, Westwells Road, Corsham

Proposal: Erection of a new data centre and plant, vehicle access, parking and highway works, enclosures, landscaping, drainage and attenuation features and other associated works and infrastructure

Date of Consultation Response: 10th January 2024

I refer to the above planning application received on 20th December 2023 for the erection of a new data centre and plant, including a new access, parking and highway works.

The application has been submitted to address a need for some amendments to the approved layout for the area known as P5 within the Spring Park Campus, affecting the permissions on applications 19/11353/FUL, PL/2022/01975 and PL/2022/01057.

This full application seeks to consolidate all changes under one application, rather than propose amendments to the separate applications.

The amendments relate to the provision of a water storage and treatment building, minimal increase in GEA floorspace, and internal changes to the office and data space.

It is noted that there are no changes proposed to the access, parking and turning areas.

The proposed linked buildings, which comprise P5 North and P5 South, provide three floors of data halls together with ancillary offices.

The revised proposals for the buildings do not generate a need for any additional car parking provision, over and above what has been previously proposed and accepted. The main car park of the Campus provides 146 car parking spaces, including 4 for blue badge holders, with a further two blue badge spaces being proposed.

The nature of the data centre is such that it requires minimal levels of staffing and generates low levels of traffic.

The main vehicular access to the data centre is via the existing roundabout on Westwells Road. The majority of vehicles will use this access, but there is provision proposed for small vehicles to exit via a gate onto Rowan Lane. There is also a small service yard served off Rowan Lane which will act as a secondary service and emergency access, but this will only generate infrequent use.

With regard to accessibility, this has been considered as part of the previous applications and it is considered that there is good provision for pedestrians, cyclists and public transport users, such that there would be sustainable travel choices for staff and visitors.

The Transport Assessment has included a Travel Plan Statement which details the provision for sustainable modes of travel, with route and timetable information to be provided to staff. The details of this Travel Plan Statement will need to be conditioned as part of any approval.

The permission for PL/2022/01975 included an alternative provision for access to the firing range, requiring an access to be provided direct from Rowan Lane. The treatment of this access is required to be consolidated and surfaced, and the plan included within the Transport Assessment shows the provision of white lining for give way markings where the firing range access meets with Rowan Lane.

The existing accesses served from Westwells Road will need to be closed off and permanently abandoned, and new sections of footway and the reinstatement of verges will be required to provide a continuation of the existing pedestrian network in the vicinity of the site. This will be subject to a Section 278 Agreement/Permit, for which detailed drawings will need to be submitted and approved.

Having regard to the above, I would recommend that no highway objection is raised subject to the following conditions and informatives being attached to any permission granted:

The development hereby permitted shall not be first brought into use until the whole of the parking area/turning areas for the accesses off Rowan Lane have been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety.

The development hereby permitted shall not be first brought into use until at least the first 5m of the Firing Range access, measured from the Rowan Lane edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety.

No part of the development shall be first brought into use, until the visibility splays shown on the approved plans for the Firing Range access have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.
Reason: In the interests of highway safety.

No development shall commence on site until details of the stopping up of all existing accesses onto Rowan Lane, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.
Reason: In the interests of highway safety.

No development shall commence on site until details of the stopping up of the existing vehicular accesses on Westwells Road and the reinstatement of full height kerbs have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development.
Reason: In the interests of highway safety.

The Travel Plan Statement dated June 2023 (Appendix 9 within the Transport Assessment dated October 2023) shall be implemented on first occupation of the P5 North and South data centre building.
Reason: In the interests of promoting sustainable patterns of travel to and from the development.

INFORMATIVES

The works to secure the stopping up of the access onto Westwells Road with the reinstatement of full height kerbing, verge and footway will need to be subject to a S278 Agreement permit, with detailed drawings being submitted and approved by the LHA.

The works to stop up the existing, and to form the new, accesses onto Rowan Lane will need to be approved by the Public Rights of Way Team as the route of Rowan Lane forms part of the Public Rights of Way network.

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