Highway Development Control Consultation Response

Planning Application Ref: PL/2023/11102

Site Address: Manor Farm, The Street, Grittleton, Chippenham, SN14 6AN

Proposal: Variation of condition 7 - Vary visibility splays to as shown on submitted drawing 230602-TP-3200 P01 - Access Visibility
"Conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works."

Date of Consultation Response: 24th January 2024

I refer to the above planning application received on 12th January 2024 regarding a variation of condition 7 imposed on the permission on 18/07128/FUL and 21/01331/VAR.

The condition 7 relates to the provision of visibility at the site access junction, and states:

“No part of the development shall be brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 0.9m above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.
REASON: In the interests of highway safety”

The achievement of the visibility splay, as approved, relied on the realignment of the boundary wall which was within the application boundary at the time of the original full application.

The subsequent variation application excluded the blue land previously identified within the applicants’ control, and therefore the full visibility splay was unachievable with a realignment of the listed wall.

The revised visibility proposals, indicated on Drawing No. 230602-TP-3200 P01 which has been submitted with this variation of condition application, indicates a 43m visibility splay, in compliance with the guidance in Manual for Streets, but these splays do not extend to the nearside carriageway edge. However, the effect of this configuration for the splays has been considered and assessed on site, and given the nature of vehicular movements in the vicinity, it is considered that the revised splay would offer an acceptable level of visibility for the safe use of the access.

To aid cyclists approaching from the west, and to guide movements, a solid white line is proposed to define the driveable edge of carriageway to avoid conflicts with boundary walls and overhanging vegetation to the east. This arrangement has been agreed with the Highway Authority.

Having regard to the above, and to regularise the permission for the development access, I have no objections to the proposed amended visibility splay condition, as repeated below:

The site access and visibility splays shall be carried out in accordance with drawing 230602-TP-3200 P01, and maintained as such thereafter.
REASON: In the interests of highway safety”

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