Highway Development Control Consultation Response

Planning Application Ref: PL/2023/11078

Site Address: The Haven, Tanners Bridge, Garsdon, Malmesbury, SN16 9NT.

Proposal: Alteration of existing boundary wall, to form new gated access to property and new driveway.

Date of Consultation Response: 08/02/2024

I refer to the above planning application dated 16/01/2024 seeking permission for the alteration of the existing boundary wall to form a new gated access to property and new driveway.

The site is located Tanners Bridge, a C classified road which is subject to a speed limit of 60mph. The property currently has parking within the curtilage to the east, and access to a paddock is currently through this area also. It has been clarified previously that the intention for the access is to provide improved access for the paddock to the rear of the property.

The proposals seek to place a new access to the west of the property with a gated driveway, for access to the paddock area to the rear, this would remove any requirements for access from the eastern parking area.

The proposed access would require the surface to be a consolidated material for at least the first 5m to ensure that no loose material enters the public highway from the access, and the gate should be set back a minimum of 5m from the public highway.

The visibility splay required would be on a set back of 2m due to the minor access proposals and the lightly trafficked access and all splays would be required to be kept clear of vertical obstruction over 900mm. A splay has been demonstrated which does not meet the required standards for the speed on the road. However, the proposed access location for the paddock would be considered a safer option with regard to visibility and separate the domestic and agricultural access for the property. Pedestrian Visibility of 2m x 2m has been indicated from the driveway, this should be kept clear of obstructions over 600mm.

I am also aware that there is a flooding issue in the vicinity of the proposed access, however if surface water drainage from the access to the public highway can be satisfactorily prevented by virtue of additional private drainage or the vertical levels of the access can be provided to prevent surface water draining onto the public highway then this prevent any exacerbation of an existing issue. A strategy for surface water drainage has been proposed on an indicative drainage plan, the details of which would be agreed following further investigation of invert levels the plan has a note with regard to approval of drainage as a Section 104 agreement, I am not sure that the local water authority would deal with this as it is highway surface water drainage, therefore I would urge the applicant to contact the Drainage Team at Wiltshire Council with regard to any land drainage or surface water drainage requirements.

The proposed access would be located between two existing substandard residential access points, and as such would be afforded better visibility from Tanners Bridge as well as from the access with the public highway. I would therefore not feel that an occasional use agricultural access in this location would represent a significant highway safety reason for refusal and would not wish to object to the proposed access subject to the following conditions and informative:

VISIBILITY SHOWN ON DRAWING
No part of the development shall be first 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 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.
Reason: In the interests of highway safety

PEDESTRIAN VISIBILTY SPLAY
The development hereby permitted shall not be first brought into use/occupied until splays have been provided on both its sides of the access based on co-ordinates of 2m x 2m. The splays shall always be kept free of obstruction above a height of 600mm.
REASON: In the interests of highway safety.

DRAINAGE ON TO HIGHWAY
Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.
Reason: To ensure that the highway is not inundated with private water.

GATES
Any gates shall be set back 5m from the edge of the carriageway, such gates to open inwards only.
REASON: In the interests of highway safety.

SURFACING
The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, 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

INFORMATIVE
The application involves a creation of a new 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. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

If you have any queries regarding the above advice, please contact:
Highwaydevelopment@wiltshire.gov.uk