

Planning Case Officer
Wiltshire Council

23 October 2025

By Email Only

To whom it may concern,

Address: 90a Wood Lane, Chippenham

Proposal: Erection of five dwellings with associated works

Highgate Transportation Limited (HTp) has been instructed by Horizon Homes to prepare this Technical Letter of Support relating to the forthcoming planning application for five three-bed dwellings at 90a Wood Lane, Chippenham.

This follows a previous application for five three-bed dwellings under reference PL/2022/00586 which was approved on 20th May 2022 but has now lapsed. The approved site layout plan supporting this application and the Decision Notice are provided in **Appendix 1**.

The subject site is located between two adjacent development plots - to the northwest, the live application for five dwellings (three new build and two refurbishments) at 90-92 Wood Lane (reference PL/2025/04121), and to the southeast, Leonora House. All three plots are under the applicant's control, enabling a coordinated access approach. The access arrangements for the live application rely on access through this application site.

It will be confirmed that:

- i. The proposal is consistent with the previously approved scheme PL/2022/00586 in highways terms
- ii. The access arrangements are appropriate and integrate with adjacent development plots
- iii. The parking provision is acceptable and can be conveniently accessed

It will be demonstrated that the access and parking arrangements are acceptable in highways terms.

Proposed Development

The proposed development that this planning application supports is consistent with the previously approved scheme (PL/2022/00586). The current proposal involves the same conversion of the existing dwelling to provide five three-bed residential units, with comparable parking provision and access arrangements to those previously granted planning permission. It is clear that the principle of residential development has been established.

The proposed site layout plan (reference 19.016-002B) is provided in **Appendix 2**, and an extract is provided as **Figure 1**.

Figure 1 – Proposed site layout plan



The proposals include:

- i. Ten parking spaces
- ii. Cycle storage provided within the curtilage of each dwelling.
- iii. Electric vehicle charging points
- iv. Shared access from Wood Lane and integration with adjacent development plots

Parking

Wiltshire Council's parking standards require two spaces per three-bedroom dwelling. The development provides [2x5=] 10 parking spaces, consistent with the previously approved scheme under reference PL/2022/00586.

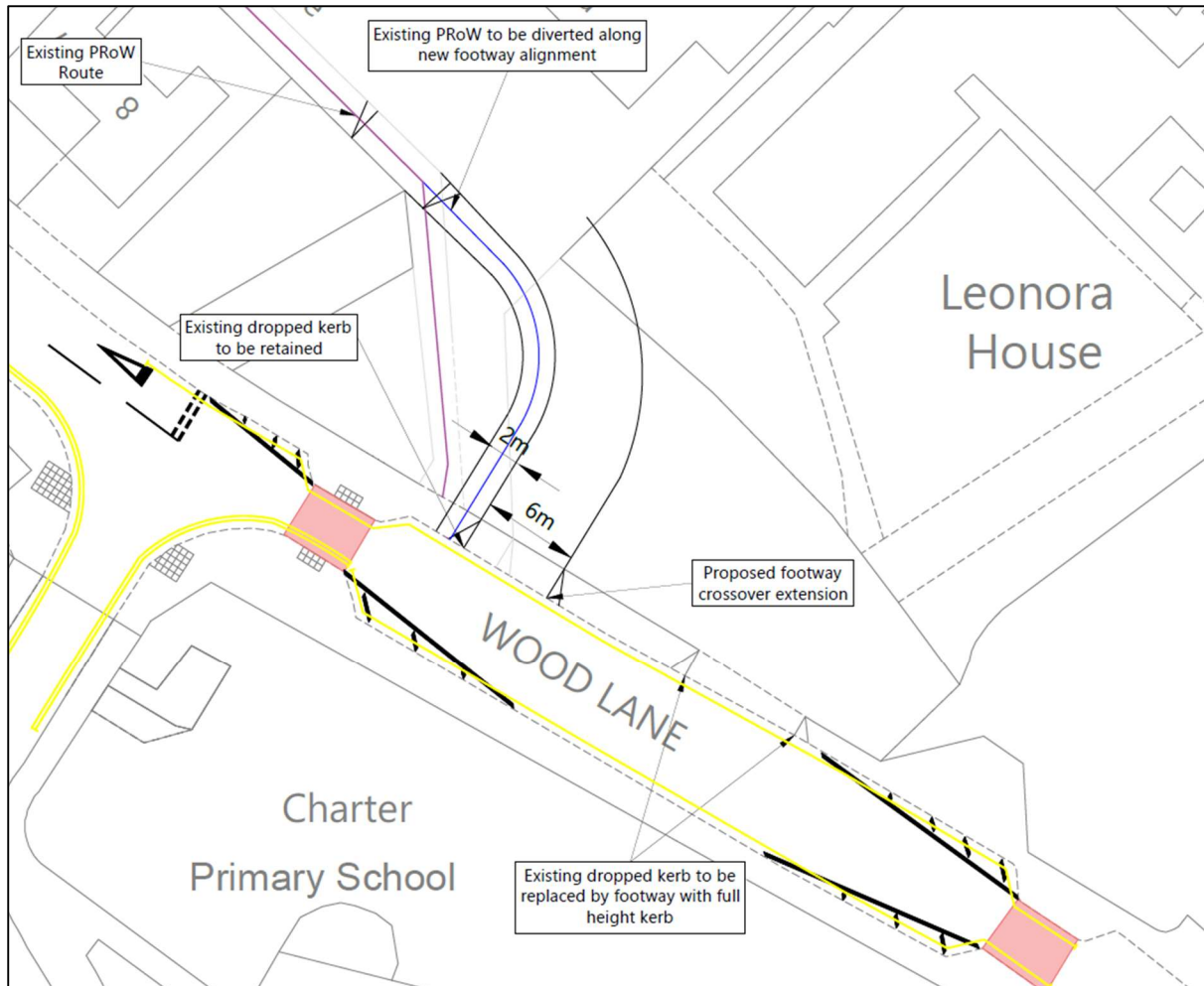
Swept path analysis contained in **Appendix 3** demonstrates that the parking spaces can be safely accessed. The analysis demonstrates access and egress movements within the site boundary and adjacent land under the applicant's control.

A cycle store is provided within the curtilage of each dwelling consistent with the previously approved scheme. Each store is lockable, covered and can accommodate three cycles in accordance with Wiltshire Council's Cycling Strategy. This provision therefore remains appropriate and policy compliant.

Access

The existing access arrangement from Wood Lane will be modified to serve the development proposals. This modified access arrangement is shown on drawing HTP/25167/01/A contained in **Appendix 4** with an extract shown in **Figure 2**.

Figure 2 – Proposed access arrangement

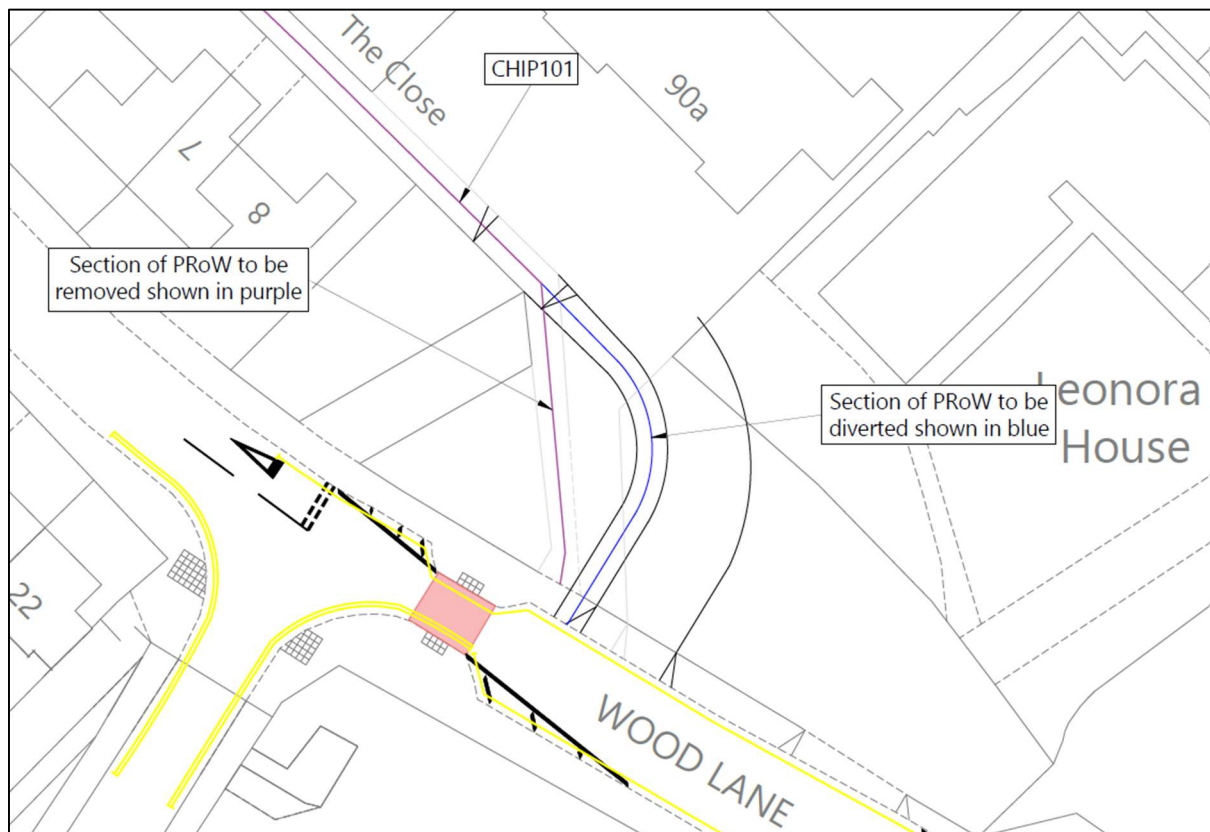


From **Figure 2**, it can be seen that a six metre wide vehicle crossover will be provided extending to the east of the existing dropped kerb crossing. A 2.0 metre wide footway will be provided on the western side of the proposed site access, with full height kerbs.

The new footway will connect to the existing Public Right of Way (PRoW) route CHIP101. From **Figure 2** it can be seen that the proposed access arrangement will result in a minor modification (circa 20 metres) to the existing route of the PRoW. This minor diversion will result in CHIP101 having a net increase in length of approximately four metres compared to its existing length.

The minor modifications to the PRoW are shown on drawing HTP/25167/03/A, contained in **Appendix 5**, with an extract shown in **Figure 3**.

Figure 3 – Proposed modifications to PRow CHIP101



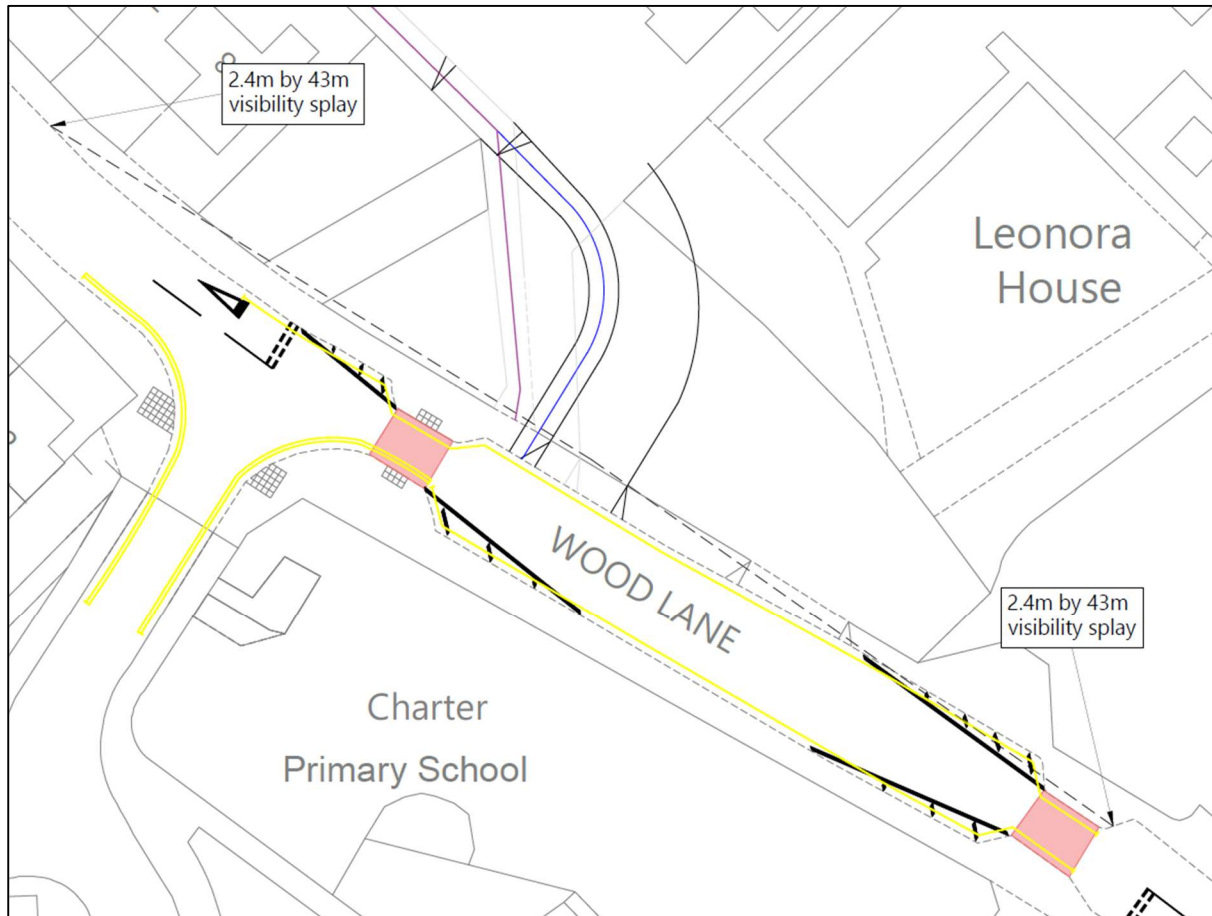
From **Figure 3** it is clear that pedestrians will continue to have priority across the site access and along the PRow route.

Given that only a minor modification is required to the PRow, it is considered the proposed pedestrian access into the site and connection to the existing PRow route is appropriate.

Visibility Splays

Manual for Streets guidance states that from an 'x' distance of 2.4 metres, a 'y' distance of 43 metres in both directions is required for carriageways with a 30mph speed restriction. Therefore, a visibility splay of 2.4 x 43 metres, commensurate with the signed 30mph speed limit has been provided to the east and west of the vehicular access onto Wood Lane.

The visibility splays onto Wood Lane are demonstrated on drawing HTP/25167/02/A, contained in **Appendix 6**. An extract of the drawing illustrating the visibility splays on Wood Lane is shown in **Figure 4**.

Figure 4 – Visibility splays

It is therefore demonstrated that appropriate visibility splays can be provided at the proposed access arrangement.

Conclusion

Given the above, it is therefore concluded that the application is acceptable in highway terms. The proposal is consistent with the previously approved scheme (reference PL/2022/00586) and the proposed access arrangement integrates appropriately with the adjacent plots.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely,

Joe Tucker

Joseph Tucker
Senior Transport Planner
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joseph.tucker@highgatetransportation.co.uk

Appendix 1

Approved Site Layout Plan and Decision Notice



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/00586

Decision Date: 20 May 2022

Applicant: Chippenham Land Ltd
c/o Mr Phil Morgan , Stokes Morgan Planning Ltd, Unit 20
Kestrel Court, Harbour Road, Portishead, Bristol, BS20
7AN

Particulars of Development: Erection of 5no. dwellings with associated works.
At: 90A WOOD LANE, CHIPPENHAM, SN15 3DY

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (6)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

013b Ground and First Floor Plans
014b Attic Floor Plans & Elevations
(received 29 March 2022)

015 Elevations
(received 17 March 2022)

002a Proposed Site Plan
(received 15 March 2022)

001 Existing Site Plan & Site Location Plan
Quantock Ecology - Ecological Appraisal Section '4.0 Discussion and
Recommendations'
(received 24 January 2022)

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- h) measures for the protection of the natural environment.
- i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period.

The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, 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.

4 With the exception of the demolition of existing buildings and clearance works, no

development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 5 No railings, fences, gates, walls, bollards and other means of enclosure shall be installed, erected or constructed on land forward of the principal elevation of any dwelling forming part of the development until details of the design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

REASON: In the interests of visual amenity and highway safety.

- 6 All soft landscaping comprised in the approved site plan shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Informatives: (6)

- 7 Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 8 Any alterations to the approved plans, brought about by compliance with Building

Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 9 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

- 10 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

- 11 Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

- 12 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant

form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website <https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

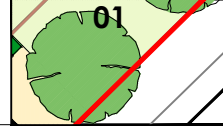
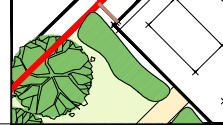
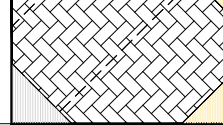
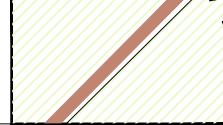
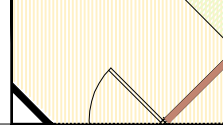
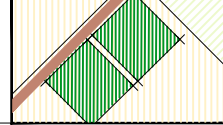
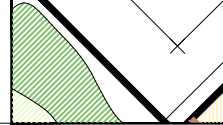
Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).



Materials key

-  Existing trees to be retained
-  new landscaping
-  Permeable block paving
-  1.8m close boarded fence
-  path and patio slabs
450mm sq buff riven slab
-  Cycle store
-  refuse and recycling store area
-  Electric charge point
-  Area of land where
certificate B notice to be served

SCHEDULE OF ACCOMMODATION			
Open market			
A	3 Bed house	121m2	5no
total number of units 5			

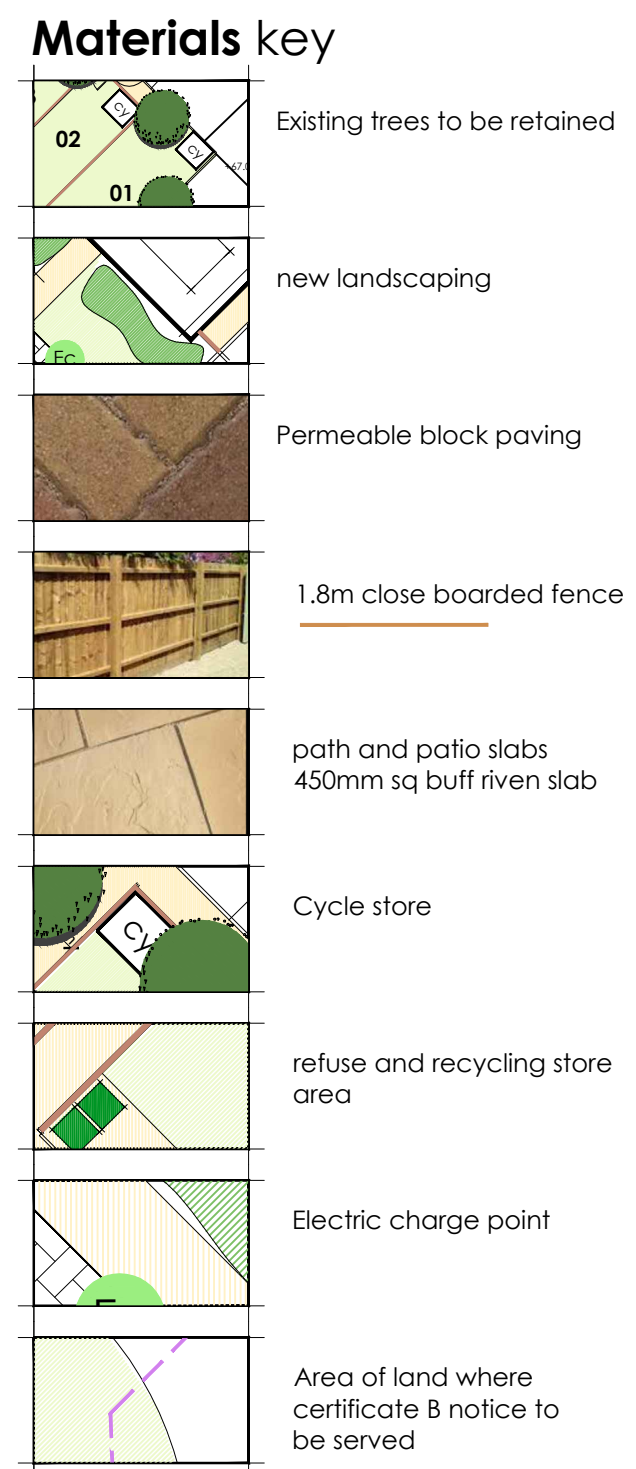
Avec Design.

20 Parsonage Road, Long Ashton, Bristol BS41 9LL t: 01275 791846

Project :	Leonora Home Chippenham	Scale :	1:500 @A3
Date :	19.06.21	Date :	19.06.21
Title :	Proposed site plan	Drawing No:	19.016 - 002a

Appendix 2

Proposed Site Layout Plan



SCHEDULE OF ACCOMMODATION			
Open market			
A	3 Bed house	101m2	5no
total number of units 5			

Avec Design.

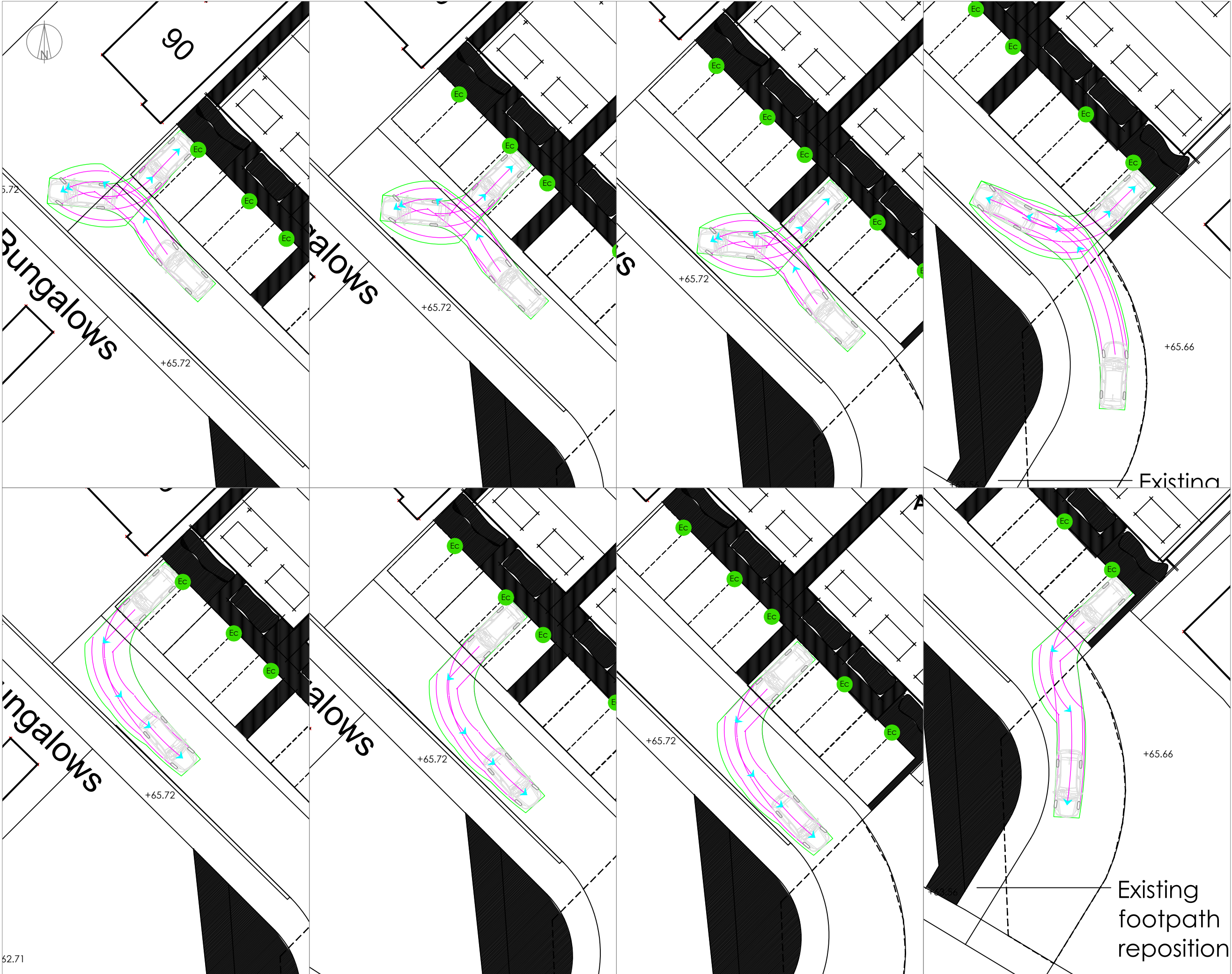
t: 01275 791846

Project : 90A Wood LANE
Chippenham
Title : Proposed site plan

Scale : 1:500 @A3
Date : 19.06.25
Drawing No: 19.016 - 002D

Appendix 3

Swept Path Analysis



NOTES:

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Based on Architect's proposed site layout plan reference 19.016 - 002B received 23.10.2025

A	Updated Site Plan	JT	23.10.25
ISSUE	REASON FOR REVISION	BY	DATE

SDV

Width	: 1800
Track	: 1800
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

PROJECT:

90A WOOD LANE,
CHIPPENHAM

CLIENT:

HORIZON CONSTRUCTION

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
25167	TR02	1:250

SHEET NUMBER:

SHEET NUMBER 1 OF 1

SCALE BAR:

Highgate*Transportation*

www.highgatetransportation.co.uk

First Floor, 43-45 Park Street
Bristol BS1 5NL
01179 349 121

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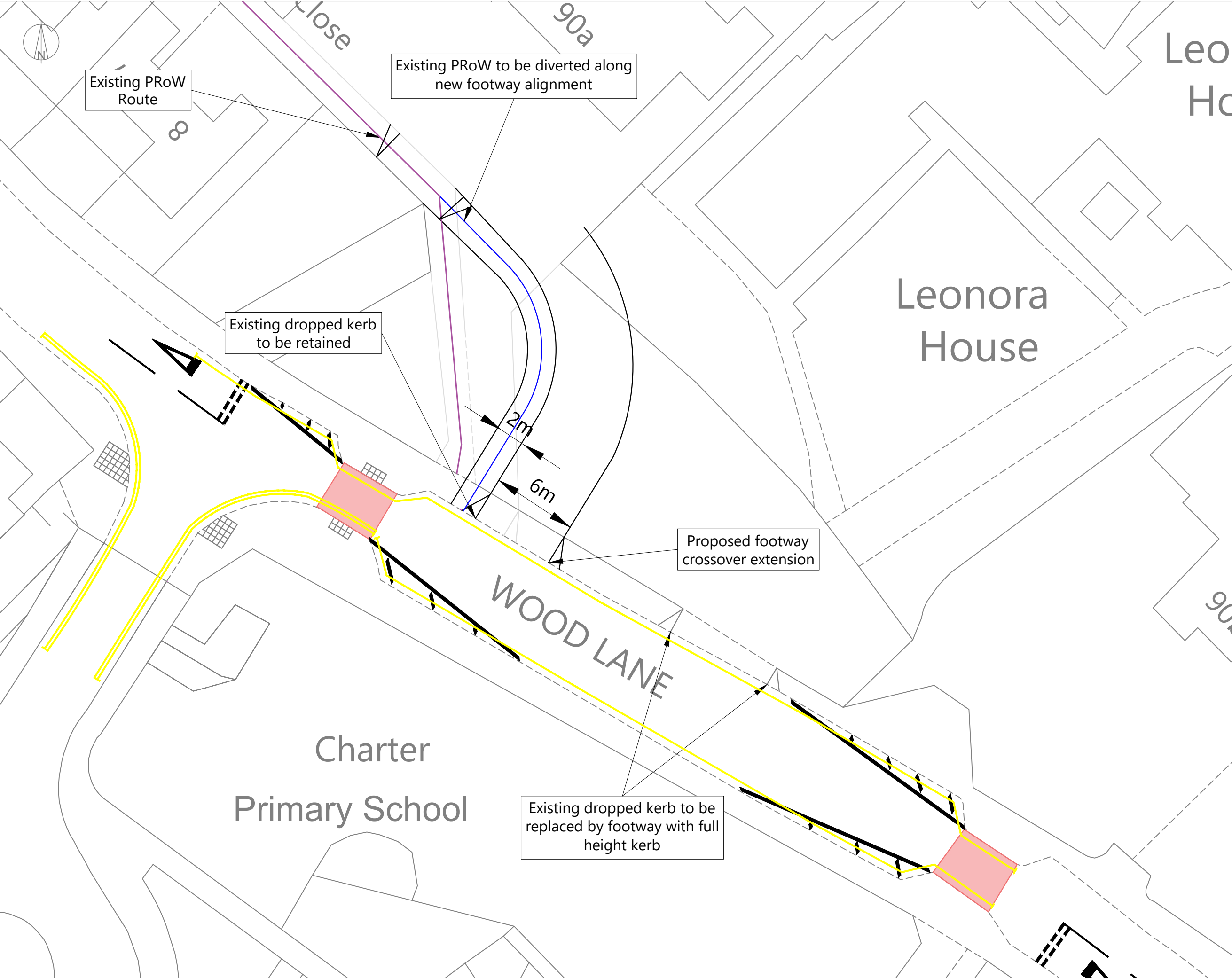
TITLE:

CAR SWEPT PATH ANALYSIS

DATE:	DRAWN BY:	CHECKED:
21/10/2025	JT	FB

Appendix 4

Proposed Access Arrangement



NOTES:

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Based on Architect's proposed site layout plan reference 19.016 - 002B received 23.10.2025

A	Updated Site Plan	JT	23.10.25
ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:

90A WOOD LANE,
CHIPPENHAM

CLIENT:

HORIZON CONSTRUCTION

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
25167	01	1:250

SHEET NUMBER:

SHEET NUMBER 1 OF 1

SCALE BAR:

0m 5m 10m

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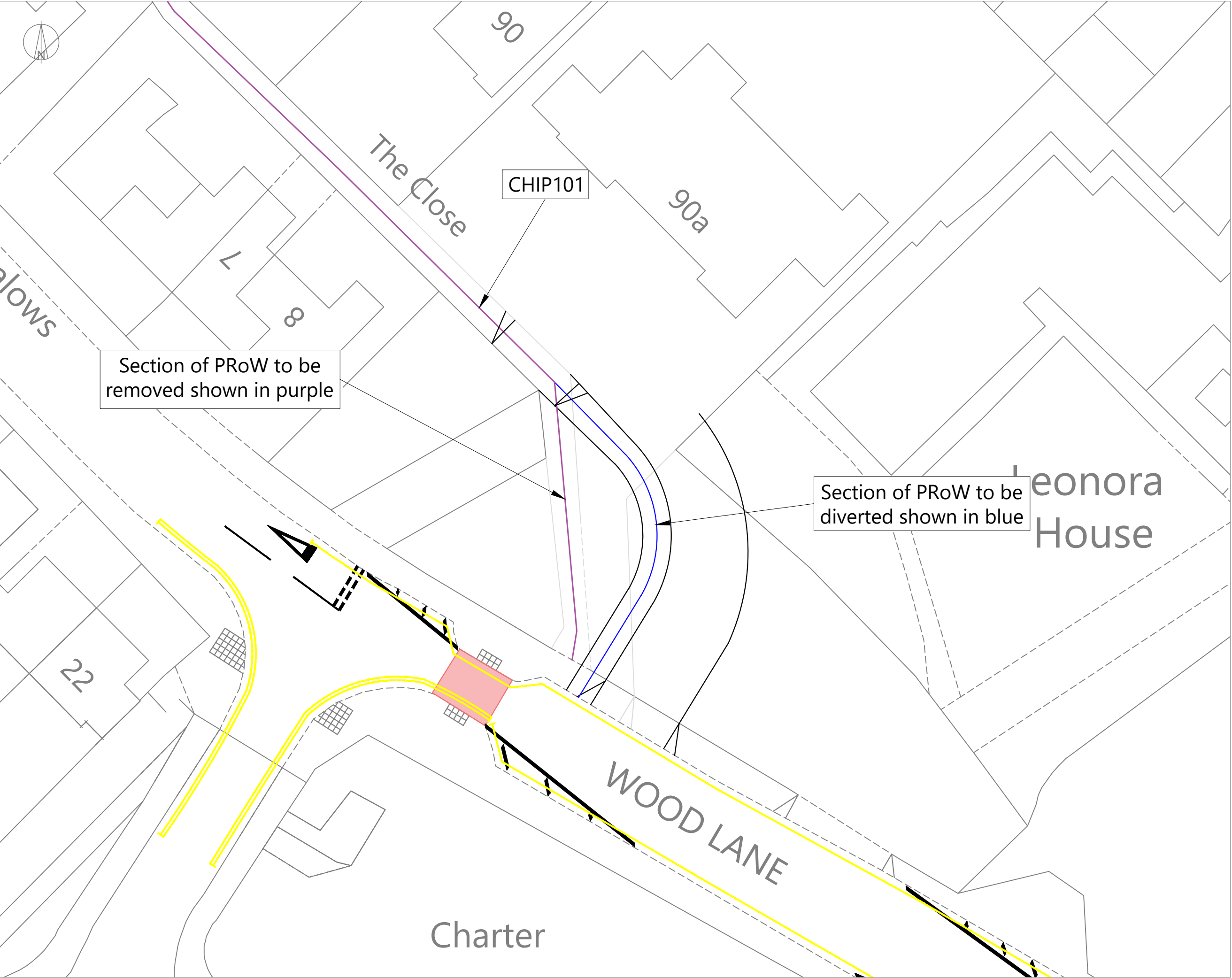
TITLE:

PROPOSED SITE ACCESS
ARRANGMENT

DATE:	DRAWN BY:	CHECKED:
21/10/2025	JT	FB

Appendix 5

PRoW Modifications



NOTES:

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Based on Architect's proposed site layout plan reference 19.016 - 002B received 23.10.2025

A	Updated Site Plan	JT	23.10.25
ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:

90A WOOD LANE, CHIPPENHAM

CLIENT:

HORIZON CONSTRUCTION

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
25167	03	1:250

SHEET NUMBER:

SHEET NUMBER 1 OF 1

SCALE BAR:

0m 5m 10m

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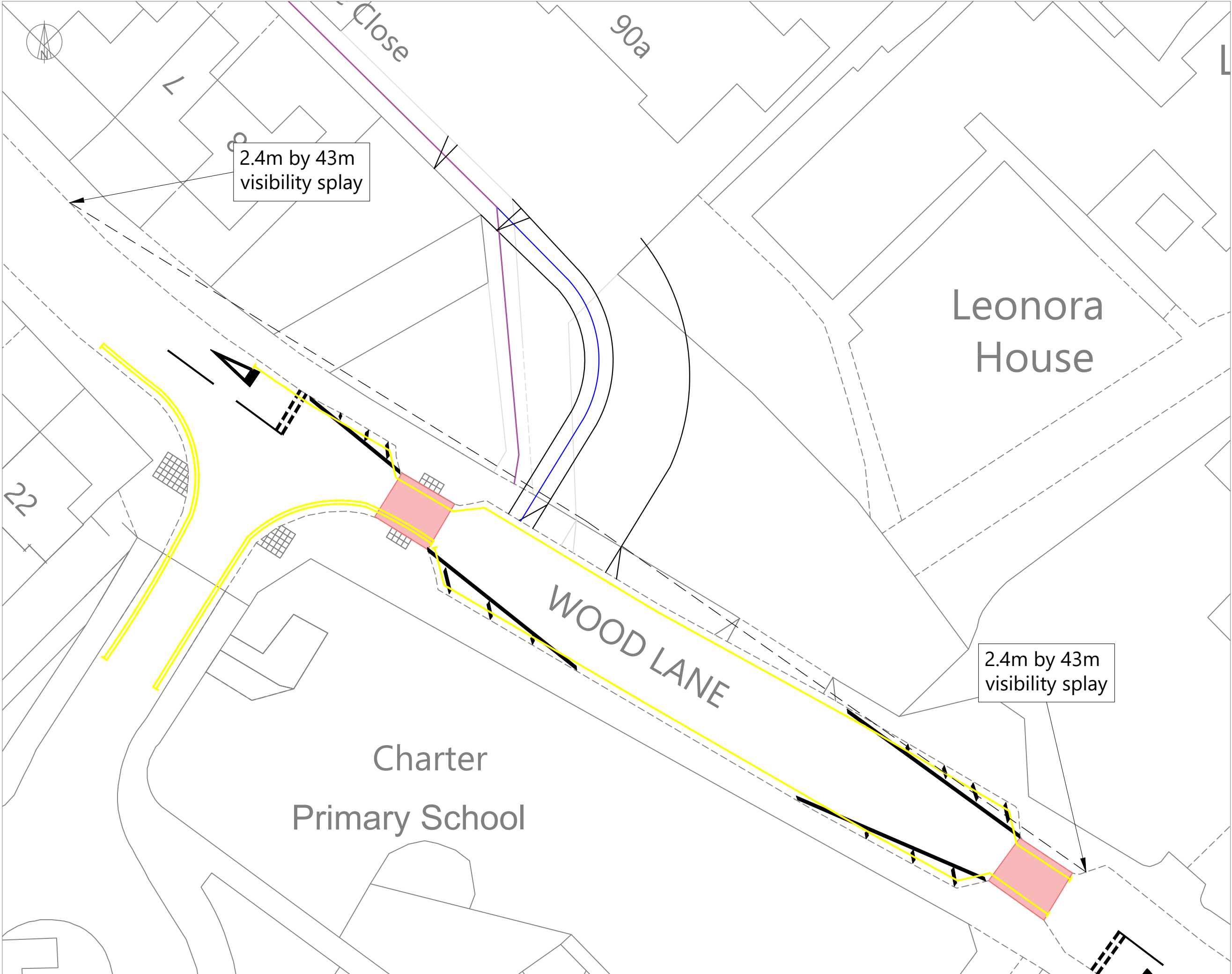
TITLE:

MODIFICATIONS TO PRoW ROUTE
CHIP101

DATE:	DRAWN BY:	CHECKED:
21/10/2025	JT	FB

Appendix 6

Proposed Access Arrangement Visibility Splays



NOTES:

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Based on Architect's proposed site layout plan reference 19.016 - 002B received 23.10.2025

A	Updated Site Plan	JT	23.10.25
ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:

90A WOOD LANE,
CHIPPENHAM

CLIENT:

HORIZON CONSTRUCTION

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
25167	02	1:250

SHEET NUMBER:

SHEET NUMBER 1 OF 1

SCALE BAR:

0m 5m 10m

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TITLE:

PROPOSED SITE ACCESS
ARRANGEMENT VISIBILITY SPLAYS

DATE:	DRAWN BY:	CHECKED:
21/10/2025	JT	FB