

The Green, Great Cheverell

Technical Note: PIP Informative 1 part 3



BRIEFING

This Technical Note addresses the requirements of Planning in Principle ref PL/2024/04957's Informative 1 part 3 "Access intervisibility and parking layout", which reads as follows:

"A site plan (to a recognised scale) which displays the proposed access point(s) and demonstrates suitable levels of visibility, including but not reserved to:- a. Intervisibility can be provided from the site access, both for vehicles and pedestrians; b. The proposed parking layout; the number of parking spaces provided on site should be provided in accordance with the standards set out in the Wiltshire Council Parking Supplementary Planning Document (SPD)."

ACCESS LAYOUT

Appended drawing 19966-TUM-PL-XXX-0280 "Site Entrance Design" shows the arrangement proposed for the singular access into site. This utilises the location of the existing agricultural gated access point into the field/paddock. The new arrangement has been positioned as far south as possible to maximise the visibility to the north. The entrance will not be gated.

A section of existing grass verge will need to be removed and replaced by adopted road construction up to the line of the site's ownership boundary, the extent of adoption being demarked by a bullnose kerb line. An existing road gully will need raising to match the new asphalt level.

This location has a predicted and historic problem with surface water flooding. This is fully detailed in the sites' Flood Risk Assessment report by Tumu Consulting ref 19966-R01-A-FRA and DS. In summary, due to incapacity in the existing Highway drainage and/or Public Surface Water Sewer network overland surface water flows from the higher ground to the south along the alignment of The Green towards the topographical low spot that exists at the sites' entrance. This ponds until the grass verge is breached (the existing road gully being inundated) with water then flowing into the site and further northwards along its' western edge until it ponds in natural depressions along the fields' northern boundary.

In developing the proposed sites' access layout, drainage provision and level design a strategy has been incorporated for ensuring that this existing overland flow route is formalised and maintained. This strategy was discussed with, refined and approved in liaison with Wiltshire County Council as Lead Local Flood Authority during the Planning in Principle stage of this site's planning history (ref PL/2024/04957). The strategy ensures that under normal rainfall conditions the run-off from adopted and private areas is kept separate, but under overland exceedance flood flow conditions flooding depths are minimised and the flood waters are directed towards a formalised flow path (in the form of a swale) that directs them towards natural depressions along the fields' northern boundary.

VEHICLE TRACKING

As well as the construction of a double garage provision has been made for the external parking of up to three cars. Vehicle tracking demonstrating that adequate space for turning within the site exists is shown on appended drawing 19966-TUM-PL-XXX-0270 "Vehicular Tracking".

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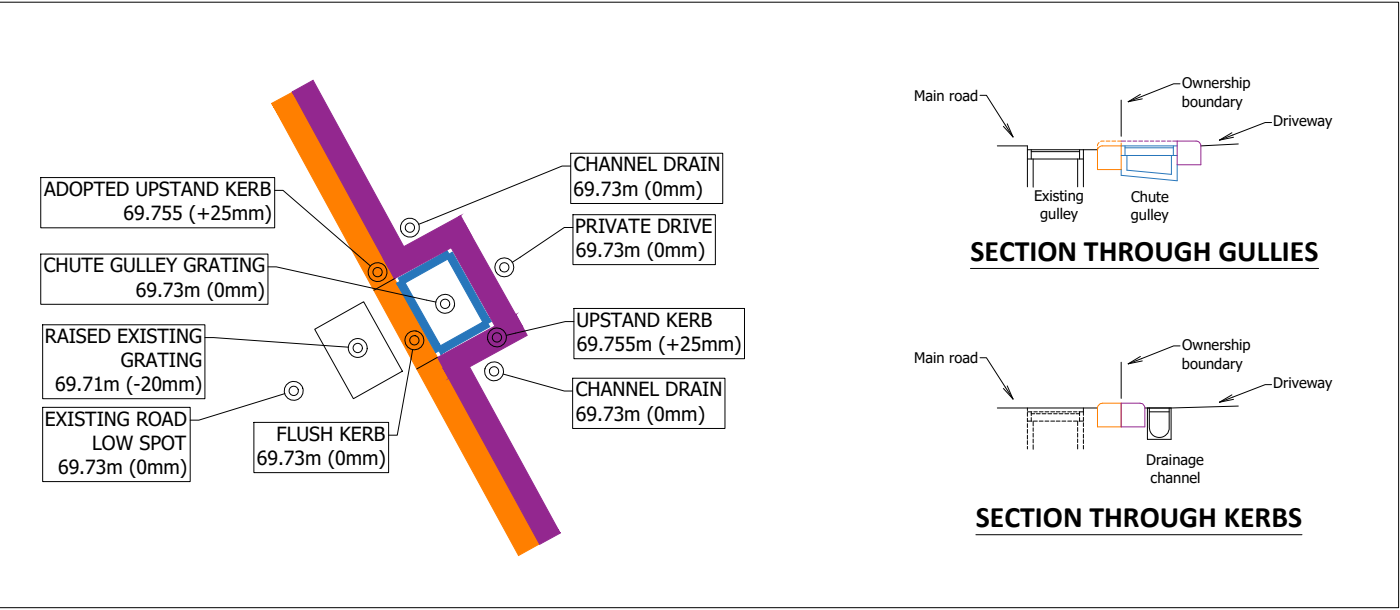
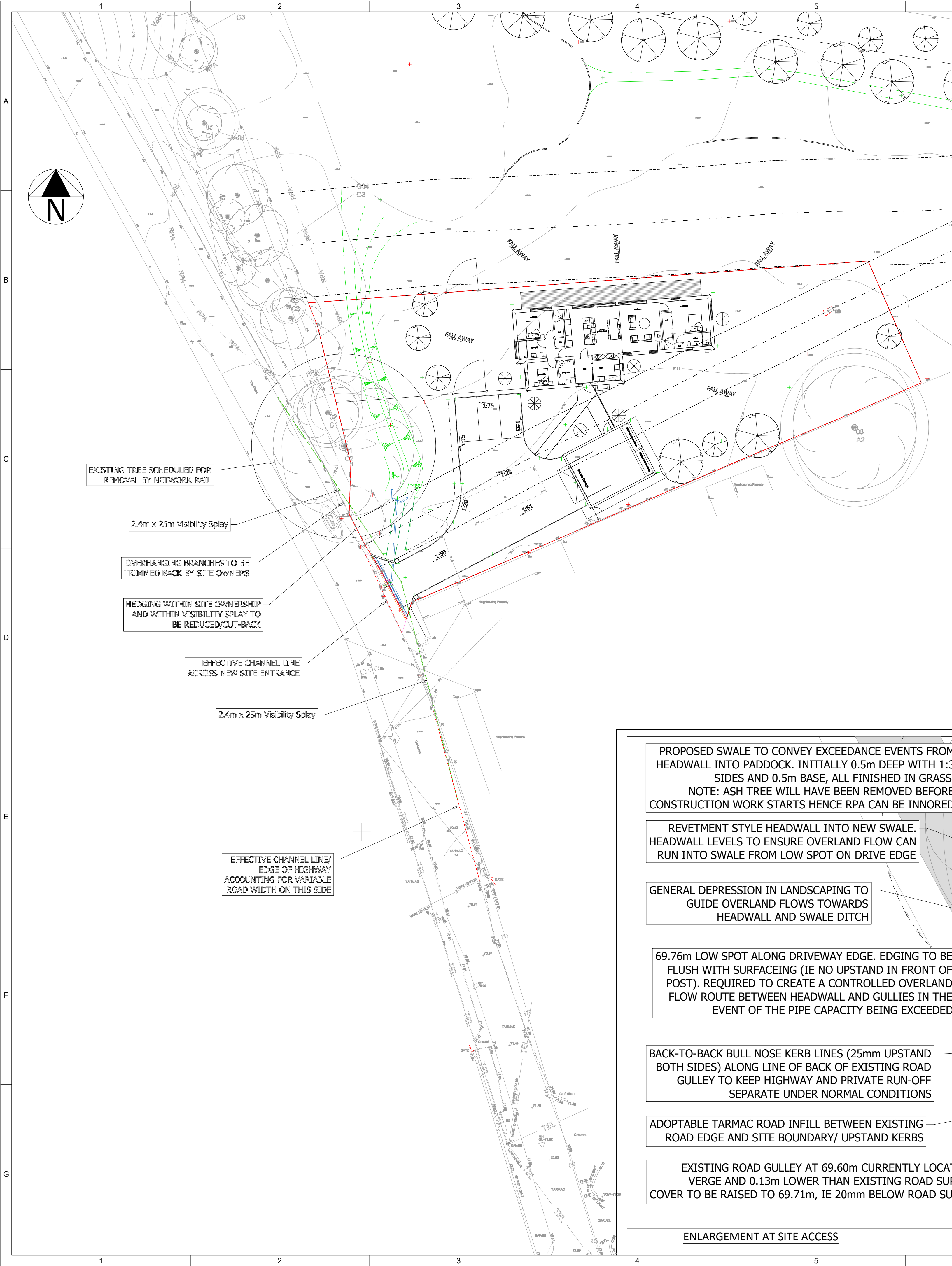
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APPENDICES

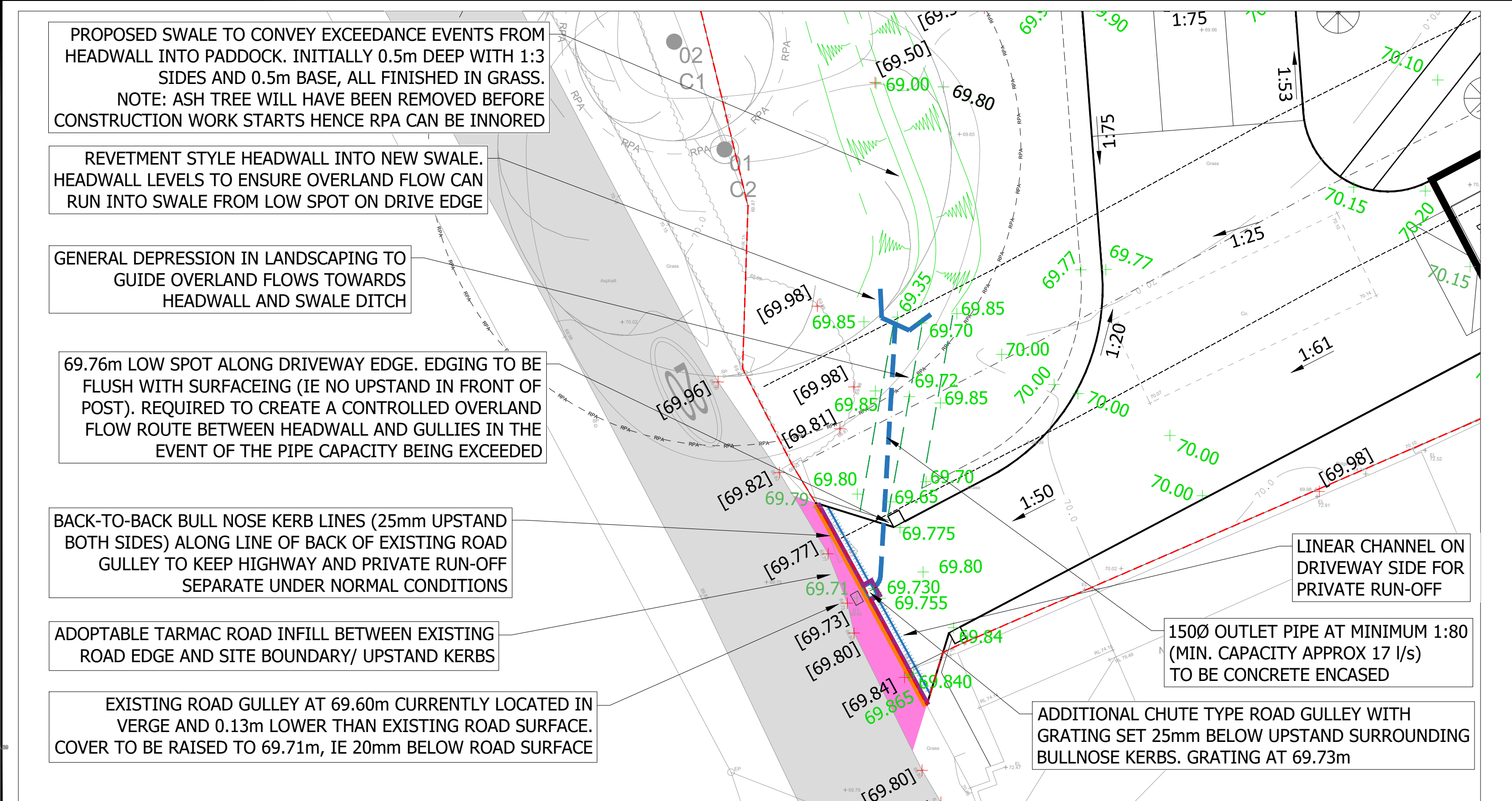
Tumu Drawing 19966-TUM-PL-XXX-0280 "Site Entrance Design"

Tumu Drawing 19966-TUM-PL-XXX-0270 "Vehicular Tracking"



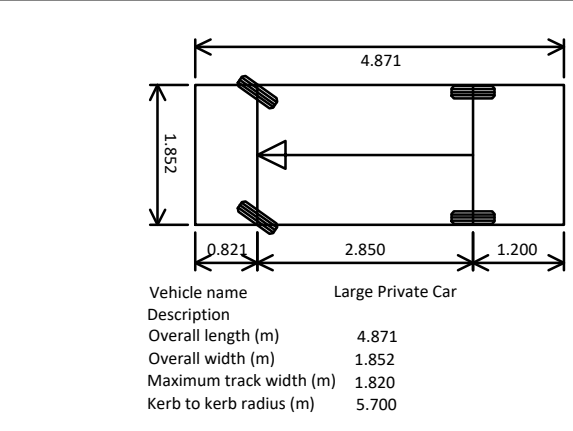
DETAILED LEVELS DIFFERENCES AROUND GULLIES

- KEY:
- [68.50] EXISTING LEVEL
 - + 68.15 PROPOSED LEVEL
 - PROPOSED FALL
 - EXISTING ADOPTED HIGHWAY (WILTSHIRE COUNTY HIGHWAYS)
 - PROPOSED ADOPTED HIGHWAY (NEW ASPHALT CONSTRUCTION)
 - SITE OWNERSHIP BOUNDARY
 - PROPOSED ADOPTED BULLNOSE KERB (25mm UPSTAND, FACING HIGHWAY SIDE)
 - PROPOSED PRIVATED BULLNOSE KERB (25mm UPSTAND, FACING DWELLING SIDE)
 - PRIVATE CHANNEL DRAINAGE
 - EFFECTIVE CHANNEL LINE
 - VISIBILITY SPY



ENLARGEMENT AT SITE ACCESS

A	PLANNING SUBMISSION	05/11/25	SW	SW
-	WORK IN PROGRESS	31/10/25	JJ	SW
REV.	DESCRIPTION	Date	BY	CHK
DESIGN BY:				
				
CLIENT:				
JOEL FIGOV				
DRAWING STATUS:				
PLANNING APPLICATION				
SCALE @ A1:				
0 1:200 10 metres				
PROJECT:				
LAND AT THE GREEN, GREAT CHEVERALL, WILTSHIRE				
TITLE:				
SITE ENTRANCE DESIGN				
PROJECT No:	DRAWING No:	REV:		
19966	TUM-PL-XXX-0280	A		



C	PLANNING SUBMISSION	05/11/25	SW	SW
B	UPDATED TO FINALISED LAYOUT	03/09/25	TH	SW
A	UPDATED TO LATEST SURVEYS	14/07/25	TH	SW
-	FIRST ISSUE - WORK IN PROGRESS	27/06/25	TH	SW
REV.	DESCRIPTION	Date	BY	CHK

DESIGN BY:



CLIENT:

JOEL FIGOV

DRAWING STATUS:
PLANNING APPLICATION

SCALE @ A1:
0 1:200 10 metres

PROJECT:
LAND AT THE GREEN, GREAT CHEVERALL,
WILTSHIRE

TITLE:
VEHICULAR TRACKING

PROJECT No: 19966
DRAWING No: TUM-PL-XXX-0270
REV: C