

Highway Development Control Consultation Response

Planning Application Ref: 2025/08741

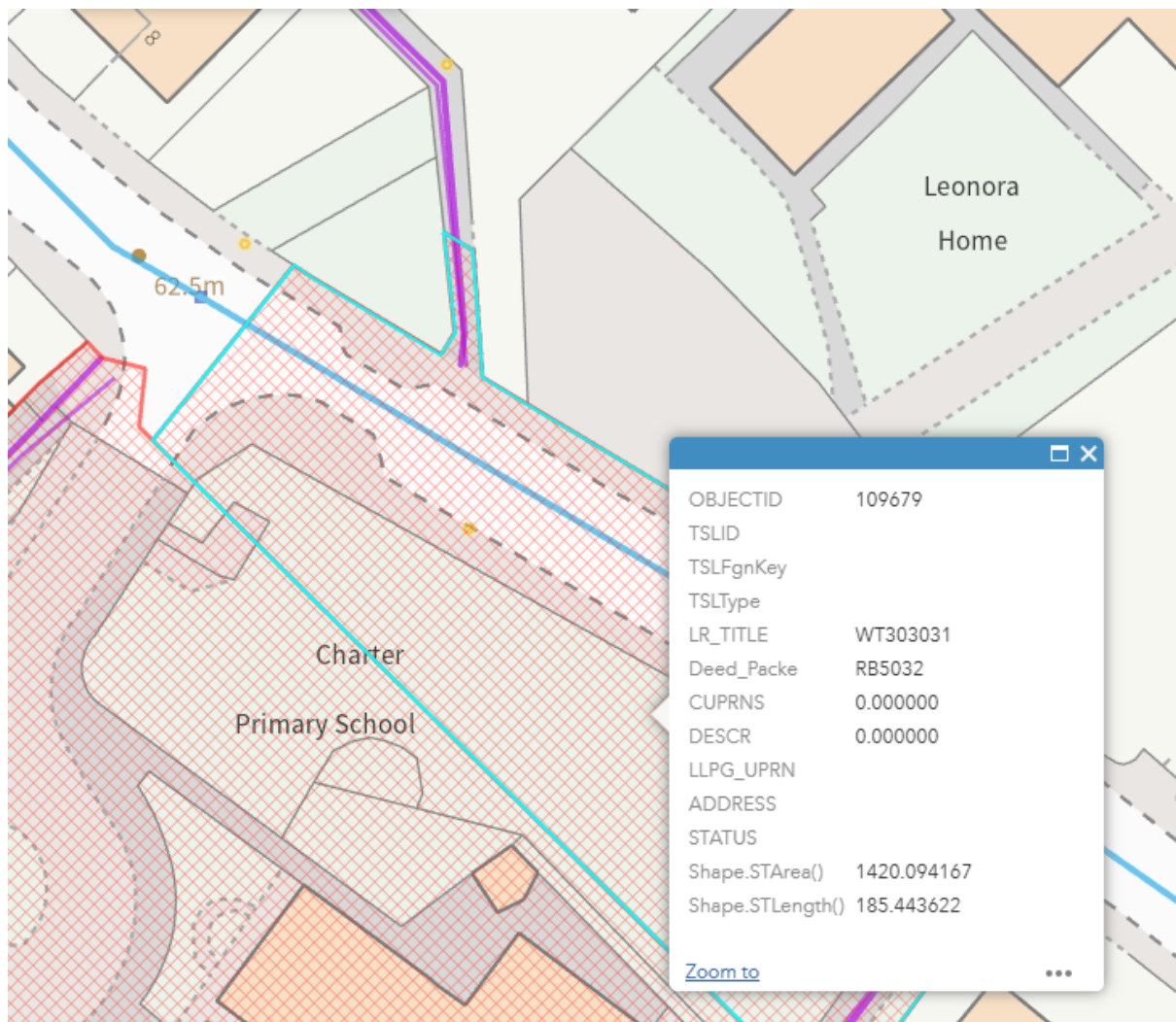
Site Address: 90A WOOD LANE, CHIPPENHAM,

Proposal: Erection of 5no. dwellings with associated works

Date of Consultation Response: 10/12/2025

I understand the above proposal is for the demolition of an existing bungalow and the erection of 5 number dwellings with 2 number parking spaces allocated to each dwelling. The parking does meet minimum parking standards except for the provision of a visitor parking space.

Given this is an outline permission and the actual outline of the red lined plan excludes an area of Wiltshire Council titled land that currently forms part of the Right of Way CHIP101. Given that the line of CHIP101 is to be altered then an agreement regarding the area hatched in the drawing below must be provided prior to any development. Title is WT303031



The access arrangements propose a widened access that would be suitable as a shared access to the number of dwellings proposed. Tracking should show vehicles, typically waste vehicles can use the access, access for cycles via the cycle storage can be utilised within back garden access as a wide tarmacked path CHIP101 and ROW can be used to enter and

exit the highway network and cycle storage can be addressed through the reserved matters process, to approved minimum standards.

The diverted CHIP101 must be completed as a legal order from the rights of way team at the expense of the applicant/developer.

Given the location of the proposal site the displacement of one visitor parking space on to the highway would not warrant a refusal on parking provision.

Cycle storage and EV charging has been included. The compact nature of the site should provide for waste bins to be picked up without obstruction being caused to the highway in an area heavily used by pedestrians.

There is sufficient turning and parking provision on-site, except for parking space for plot number 5 that is next to the site boundary. The tracking diagram shows the track of the car outside of the red line of the development. I note that all adjacent development sites are in common ownership and therefore development is expected to be harmonious, however, should the site to the northwest not come forward for development there is an expectation that the turning for plot 5 is provided.

Given the tight space a CEMP must be provided with detail of parking on-site and storage such that on street parking by visitors should remain at a minimum.

The site is accessible and is within a 10-to-15-minute walk of most town centre facilities.

Although bus services are a walk away there are options for walking and wheeling and cycle provisions near the site. Wiltshire Council is developing cycle routes for access from Wood Lane and it is expected that the development provides a contribution in provision of access or way-marking for these sustainable transport and active travel routes. This will improve connectivity to wider areas of Pewsham to service areas shopping and schools and will be a benefit to future occupiers of the development site.

It is therefore required for a Section 106 contribution and planning obligation to provide funds and with £1000 per dwelling a total of £5000 is required with this development.

I would recommend the following conditions.

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.

No final surface materials shall be laid until the exact details of the surfacing material to be used for the parking area and the demarcation of the parking bays have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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, in the interests of visual amenity and the character and appearance of the area

Should future development at 90-92 Wood Lane not come forward then any permission here granted should provide a suitable access, turning area and parking spaces in accordance with the details approved by the LPA. The areas shall be always maintained for those purposes thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

Informative

No construction / demolition vehicle access may be taken along CHIP101 without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

Reason: To ensure the public right of way remains available and convenient for public use.

No materials, plant, temporary structures, or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way whilst development takes place.

Reason: To ensure the public right of way remains available and convenient for public use.

Informative

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. 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.

Regards

Ian Fry

If you have any queries regarding the above advice, please contact Ian Fry on 01225 771649, Ian.Fry@wiltshire.gov.uk