
BATTERY STORAGE FACILITY,
STONEHILL, MINETY, WILTSHIRE

PRE-CONSTRUCTION ROAD CONDITION SURVEY

1 Introduction

- 1.1 Miles White Transport Ltd (MWT) has been appointed by BW ESS Development UK Ltd to undertake a pre-construction Road Condition Survey in relation to a 50MW Battery Storage Facility on land at Stonehill, Minety, Wiltshire, SN16 9DX.
- 1.2 The development was consented on appeal through planning application reference PL/2022/05504 with Condition 11 of the decision stating:

“No development shall commence on site until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;*
- ii. A description of management responsibilities;*
- iii. A description of the construction programme;*
- iv. Site working hours and a named person for residents to contact;*
- v. Details of vehicle routing to the site* vi. *Detailed site logistics arrangements;*
- vi. Details regarding parking, deliveries, and storage;*
- vii. Details of the measures to control the emission of dust, dirt and noise during construction;*
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;*
- ix. Communication procedures with the LPA and local community regarding key construction issues;*
- x. Details of the programme of works to secure the mitigation measures to improve visibility at the site access as recommended within the Transport Statement (November 2024) by Miles White Transport; and*
- xi. A pre-commencement and post-construction condition survey of the adjoining highway.***

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.”

- 1.3 This Note relates to sub-section xi of Condition 11 (emphasised above) and provides details of the current pre-commencement condition of the site access junction and the B4040 that serves it.

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- 1.4 It represents the base line position from which damage (if any) arising from the construction traffic associated with the Battery Storage Facility can be identified. A post-construction survey will be undertaken in due course with this helping to identify the need or otherwise for repairs to the adopted highway.

2 Scoping and Methodology

- 2.1 MWT contacted Nicola Tilley of Wiltshire Council Highways department by email in June 2025 to scope the requirements of the condition survey. It was agreed that the survey would cover the access junction itself together with a 100m length of the B4040 to the west of the access and a 500m length of the B4040 to the east. Construction traffic will primarily access the site from / to the east hence the imbalance in directional distances.
- 2.2 It was agreed that photographs of any defects to the verges, kerbing, signage, gullies, road surfacing and road markings along the required section of the B4040 would be taken and their locations shown accurately on an appropriate plan. A description of the defect would also be provided and cross-referenced to the respective photograph.
- 2.3 It was agreed that attendance by Wiltshire Council during the survey was not required.
- 2.4 The survey was undertaken during the morning of Monday 23rd February 2026 with weather conditions being overcast but dry. Photographs were taken using an iphone and standard settings, i.e., no zoom, filters or similar.
- 2.5 For the most part, photographs were taken looking east along the B4040 carriageway. Where this differs, details are provided within the photograph defect description Table.

3 General Description of Road Condition

- 3.1 The road surfacing is for the most part reasonable although there are small scale areas of stone loss throughout. In some locations this has resulted in 'polishing' of the surfacing where skid resistance will be low. The extent of these areas is relatively small and frequently away from the wheel tracks. Areas of particular concern are included within the defects Table.
- 3.2 Road markings are slightly worn in places but are serviceable throughout. Similarly all road studs (where required) are present. All road signage along the inspected section is also of an appropriate standard.
- 3.3 The northern road side hedge to the east of the access road has recently been cut back using a flail. The debris from this exercise has not been cleared from the verge with some cut branches extending close to the edge of carriageway. The tractor used to cut the hedge has left tyre tracks along sections of the verge primarily immediately at the edge of the carriageway.

4 Identified Defects

- 4.1 The locations of the identified defects are shown on the plan attached as **Appendix A**. Photographs of the individual defects are provided as **Appendix B** with the original photographs available on request. Details of the identified defects are summarised in **Table 1** below and overleaf.

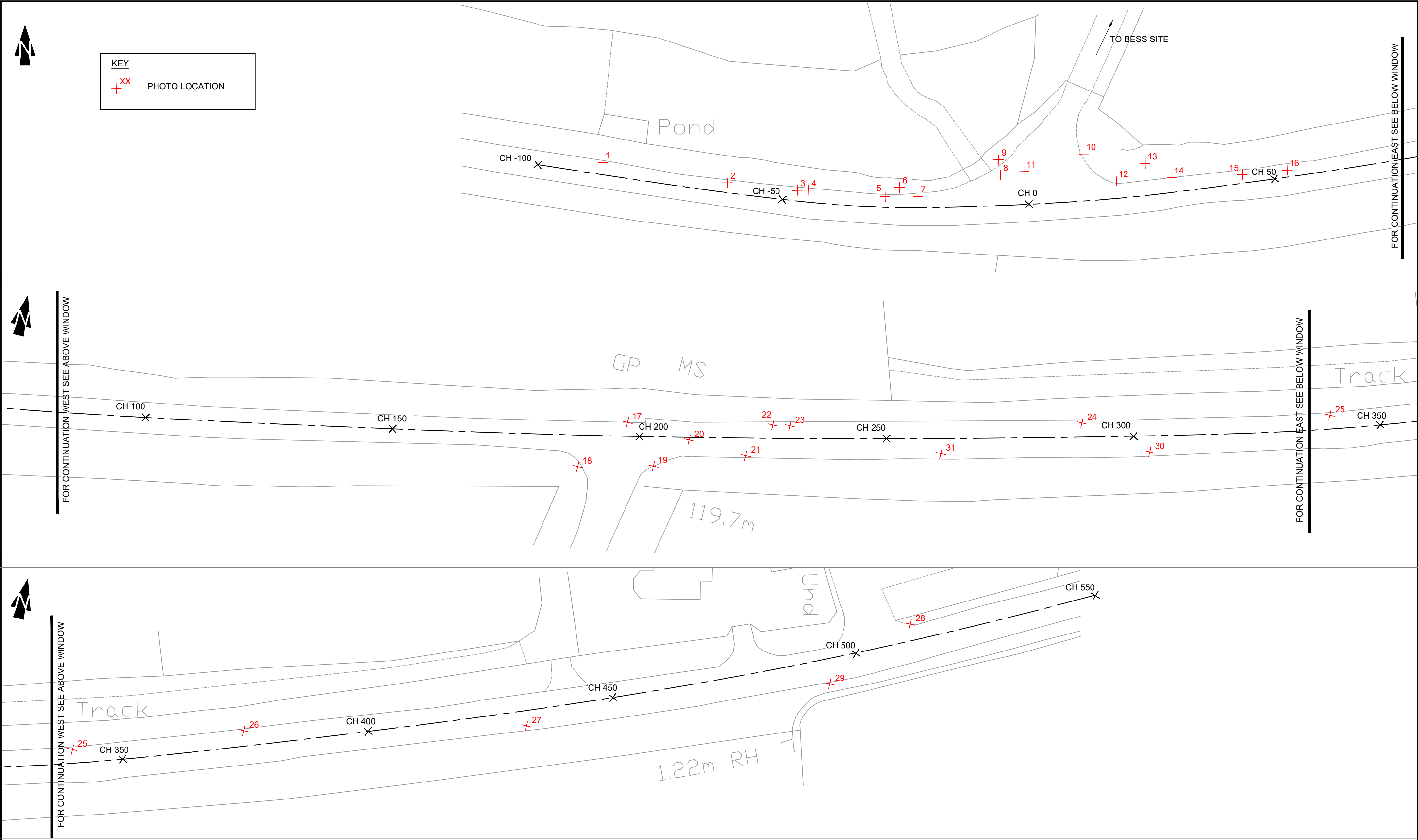
Photograph	Chainage (m)	Description of Defect
1	-87	Overrun of verge edge, minor damage to edge of carriageway surfacing.
2	-65	Longitudinal cracks and sunken carriageway along wheel track possibly associated with historic trench reinstatement.
3	-47	Continuation of the above resulting in split in the surfacing.
4	-45	Looking south at edge of the split – vertical edge of approximately 50mm with exposed subbase below.
5	-30	Looking south – areas of stone loss across eastbound traffic lane with perpendicular cracks between.
6	-27	Broken gulley and grating within the verge.
7	-20	Overrun of verge on left turn into the access.
8	-7	Picking out of joints either side of trench reinstatement.
9	-7	Looking north – overrun of verge on left turn into the access.
10	10	Looking south – overrun of verge on left turn out of the access.
11	-2	Picking out of surfacing construction joints within the access.
12	18	Overrun of verge on left turn out of the access with up to 100mm depth.
13	23	BT chamber cover dislodged and not sitting correctly on frame.
14	29	Road side gulley grassed over and unlikely to catch runoff from carriageway.
15	43	Damage to verge caused by cutting back of the hedge.
16	55	Stone loss along centre of eastbound traffic lane.
17	196	Reinstatement around covers sunken slightly plus damage to verge.
18	188	Picking out of edges of trench reinstatements.
19	203	Looking west – picking out of edges of trench reinstatements including formation of at least three moderate sized potholes.
20	211	Longitudinal crack along centre of eastbound traffic lane.

Photograph	Chainage (m)	Description of Defect
21	222	Longitudinal crack along westbound traffic lane leading to wide area of stone loss from surfacing.
22	227	Longitudinal crack along centre of eastbound traffic lane with associated dip of carriageway level on the verge side.
23	232	Continuation of the above with level difference of the dip more marked at approximately 25mm.
24	290	Longitudinal cracking along wheel line of eastbound traffic lane.
25	340	Longitudinal crack along centre of eastbound traffic lane.
26	380	Continuation of the above with level difference more marked at approximately 25mm.
27	432	Longitudinal crack along wheel line of westbound traffic lane and small pothole.
28	510	Overrun of verge on left turn out of private access.
29	493	Longitudinal cracks along wheel line of westbound traffic lane, slightly sunken carriageway with stone loss from surfacing.
30	304	Diagonal cracking across westbound traffic lane.
31	261	Longitudinal cracking along westbound traffic lane with larger area of stone loss from surfacing.

TABLE 1: Summary of Identified Defects

APPENDIX A

Photograph Location Plan



REV	DETAILS	DRAWN	CHECKED	DATE	NOTES:					PROJECT:				CLIENT:	
					1. This drawing is for illustrative purposes only and not for construction. 2. This drawing is to be read and printed in colour.					STONEHILL, MINETY, BESS				BW ESS	
					05102550m SCALE 1:500					DRAWING TITLE:				MILES WHITE TRANSPORT	
										ROAD CONDITION SURVEY PHOTOGRAPH LOCATIONS					
					DRAWN:		CHECKED:	DATE:	SCALES:	SHEET SIZE:	DRAWING NUMBER:		REVISION:		
					SLW		CDM	12.02.2026	1:500	A2	25071-RC01		-		

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APPENDIX B

Condition Survey Photographs



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31
