

Application Number:	PL/2025/09697
Location:	Birdbush Park, Ludwell, SP7 9HH
Proposal:	Erection of a dwelling

[SP7 9HH - Google Maps](#)

[A30 - Google Maps](#)

Revised Proposal

I refer to the revised plan, Ground Floor/Block Plan numbered 2671/2A, received in respect of the above planning application.

The revised proposal increases the size of the garage for parking and provides a passing place on the access drive.

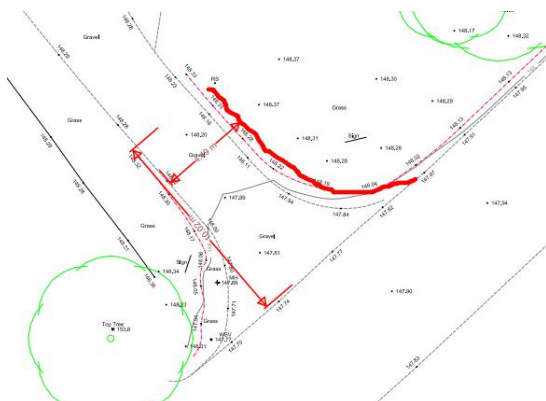
Access and Parking

The proposed double garage is now shown of dimensions 6m x 6m which is considered appropriate to be counted as car parking spaces. The surface parking area in front of the garages would accommodate parking for a further two cars, which would now meet the required level of parking for the proposed 4-bedroom dwelling.

In response to the previous highway comments on the width of the private access drive, the plan has been amended to provide a passing bay at a distance of approximately 13m into the driveway.

While the passing bay would be of benefit, it is my view that the widening is most valuable to the southeastern end of the driveway close to the junction, where any conflict of movement as a result of the narrow access drive could impact on the safe use of the junction.

I would therefore advise that the access junction itself is widened to provide a 4.5m minimum width which should extend for a distance of a minimum of 10m into the access drive, generally in accordance with the detail below.



Cycle Parking

It is noted that a bike rack has been indicated on the revised plan to provide for cycle parking/storage within the site. Such storage would need to be demonstrated to be secure and covered, which could be secured by condition.

Sustainability

The road fronting the site is the Class 1 Road, A30 Ludwell Hill which is subject to a 30mph speed. There are no footways in the vicinity of the site to provide access to the local facilities within Ludwell.

The site falls outside of the defined settlement boundary of Ludwell and is therefore contrary to Wiltshire Core Strategy Core Policy 60 and the National Planning Policy Framework 2025, which seek to locate dwellings in accessible locations.

Summary and Recommendations

The site is located outside of the settlement boundary for Ludwell where there are no pedestrian facilities to provide safe access for pedestrians to the local facilities, and as such there should be a sustainability objection, however given the built-up nature of the area surrounding the site, this may be accepted in planning terms.

The applicant has shown a willingness to increase the width of the access drive to allow for two cars to pass, which would provide a better arrangement for access to accommodate the increase in vehicle movements associated with a new dwelling.

The proposed widening, in the form of a passing bays, is not considered appropriate, however, if the access drive were to be widened to 4.5m for the first 10m into the site, there would be no highway objections to the use of the access.

Subject to the satisfactory receipt of a further amended plan which addresses the widening of the access drive, and on the basis that the Planning Case Officer is minded to set aside any sustainability issues, I would recommend no highway objection subject to the following conditions being attached to any permission granted.

Conditions

The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2m parallel thereto over the entire site frontage has been provided without obstruction to visibility at and above a height of 600mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

The dwelling shall not be occupied until three covered and secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To promote sustainable transport choices and to accord with the Local Transport Plan Cycling Strategy.

Amanda Hall
Highways Development Management Engineer