



DISCHARGE OF CONDITION

Application:	Traffic Management Plan – Discharge of Condition 7 (PL/2025/03850)
Property:	Unit 1 – Rear of 1 West View, Stockley Road, Stockley
Client:	Mr & Mr J & P Brown
Date:	April 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



1. Introduction

This submission is in accordance with planning permission PL/2025/03850.

Condition 7 reads as follows:

“ Within three months of the date of this permission, a Traffic Management Plan shall have been submitted for the written approval of the Local Planning Authority. The plan shall include details of the size, type and number of vehicles used in association with the permitted use, access arrangement, a scheme for the provision of on-site signage (to include signage to warn drivers of pedestrians and to keep domestic access routes clear at all time, with a timetable for its implementation), and measures for managing HGV vehicle movements to and from the site, The site shall thereafter be operated in accordance with the approved Traffic Management Plan and for so long as the use continues.”

The Traffic Management Plan (TMP) sets out to ensure:

- Safe vehicle movements
- Protection of pedestrians and neighbouring properties
- Minimal disruption to the local highway network.

2. Site description

Unit 1 is located directly to the rear of 1 West View, Stockley Lane in the village of Stockley between Calne (3 miles) to the Northwest and Devizes (8 miles) to the Southeast.

There is one access and egress point at the site, which is accessed off the east of Stockley Road, in Stockley Hollow. The access is a concrete track measuring approximately 4m in width.

The surrounding context of the site is a mixed use of residential, agricultural and industrial. The nearby sensitive receptor of the site is a nursery run at 1 West View, Stockley Road, Stockley.

3. Vehicle Types and Numbers

The site will predominately be serviced by light vehicles (cars/vans).

With regards to the number of future movements to and from the site; the TRICS data and actual survey data in the PFA report, appended to this document, is representative of the future movements.

4. Hours of Operation

As in accordance with Condition 4, the use will only take place between the hours of 6:00 and 19:00 from Mondays to Fridays and between 9:00 and 17:00 on Saturdays. The use will not take place at any time on Sundays and Bank or Public Holidays.

5. Access Arrangements

Vehicles will access the site via the road named Stockley Lane. There are turning areas available, and vehicles will be able to enter and leave in a forward gear. For clarity, where possible, reversing out onto the highway will be prohibited.

The residents of 1-3 West View (all in the applicant's ownership) have access rights through the rear gardens of each of the properties to access their own. This access is located on the right of the entrance to the site.

For the avoidance of doubt there are no domestic routes or rights of way past the point denoted by the dotted line on the attached plan.

6. On site Circulation and Parking

Areas for parking and vehicle circulation are detailed in the plan located in the PFA report (Reference W67/04) in Appendix A.

The areas for parking will be clearly marked out.

The PFA Highways Technical Note assessed that a 7.5 tonne lorry (Ordinary Goods Vehicle 1) can safely and suitably enter and exit the site in forward gear, and so these would be the largest vehicle entering the site if required to do so. All vehicle numbers represent maximum anticipated usage.

7. Signage Scheme

There are existing signs at the site warning drivers to slow down and signalling that pedestrians are present at the entrance to the site. Further signs will be implemented at the site identifying a speed limit of 10mph and will be more visible to oncoming drivers. All signs will be installed on site within three months of the date of permission.

For drivers exiting the site, a sign warning of pedestrian traffic will be mounted parallel to the concrete block wall – visible to all drivers leaving the site. The size of this sign will measure approximately the size of a concrete block (44cm x 21.5cm).

The remaining double-sided signs will be mounted onto a metal bracket and will hang perpendicular to the wall for maximum visibility.

The signs will read 'Caution, Slow down, Pedestrian Traffic'. Examples of signage can be seen below.



8. HGV Movement Management

To minimise impact on the local area delivery times will be controlled to avoid peak traffic hours. Additionally, there will be no waiting or queuing on the public highway as to avoid congestion for the local area.

9. Monitoring and Review

The traffic management plan will be monitored by the applicant, and any complaints or issues will be logged appropriately and addressed.

10. Conclusion

This Traffic Management Plan has been prepared to ensure that all vehicle movements associated with the site are managed in a safe, efficient and controlled manner, minimising any potential impact on the surrounding highway network and neighbouring properties. The measures outlined – including vehicle controls, defined access arrangements, appropriate signage will ensure the continued safety of pedestrians and road users, whilst maintain clear access to nearby residential properties.

The applicant is committed to implementing and adhering to this plan in full. Accordingly, it is considered that the proposed plan satisfies the requirements of the planning conditions and are acceptable to the Local Planning Authority.

The applicant's agent is more than willing to discuss this further, if required.

Appendix 1

Examples of signage installed at the property

