

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01199

Site Address: Land South of Tudor Cottage, Park Lane, Cherhill.

Proposal: To erect a 4-bedroom detached house with a 3-bay detached garage with room above. New vehicular access and drive. Landscaping.

Date of Consultation Response: 21/05/2026

I refer to the above planning application dated 25/02/2026 seeking permission to erect a 4-bedroom detached house with a 3-bay detached garage with room above, with new vehicular access and drive and associated landscaping. Revised documents have been submitted for which the following observations are made in regard to highways.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds, however, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

The site is located on Park Lane, a C classified section of public highway subject to a speed limit of 20mph. The proposal seeks to provide a single 4-bedroom dwelling with a new access proposed to the south of the existing access for Tudor House. The proposed access has been demonstrated with visibility splays in accordance with requirements for a 20mph road on a 2m set back. The driveway is proposed to be a consolidated surface extending into the site 6m from the edge of the carriageway on Park Lane, the surfacing would be considered acceptable as a consolidated surface treatment, drainage is proposed at the change of surface within the access which will prevent surface water from the site entering the public highway.

It would not be considered that an additional single dwelling would have a significant impact on the surrounding highway network, there would be an assumption, due to the location, that the majority of trips to services and facilities would be by private motor vehicle.

Vehicle parking has been amended, however it is indicated to standard within a double bay car port and parking area, and cycle parking is no longer catered for by virtue of the removal of the garage space, this can be conditioned as part of any approval. There is a requirement for all new development to have an element of EV charging to conform with National Government aspirations, the NPPF and Building regulations document S.

I would not wish to raise an objection with regard to highways subject to the following conditions:

VISIBILITY SHOWN ON DRAWING

No part of the development shall be first brought into occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

PARKING (CYCLE) DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

CONSTRUCTION MANAGEMENT STATEMENT – SITE OPERATION

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works;
8. measures for the protection of the natural environment;
9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: 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.

INFORMATIVE

The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license 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 the vehicle access team on telephone 01225 713352 or email

vehicleaccess@wiltshire.gov.uk for further details.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@Wiltshire.gov.uk