

Our ref: J029240\_Bath Rd Jctn

Natasha Styles  
Senior Planning Officer  
Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
BA14 8JN

03 June 2016

Dear Natasha

### **Draft West Warminster Allocation Masterplan: Proposed Bath Road Junction**

I write in respect of the emerging West Warminster Allocation Masterplan and in response to the request for additional information on the proposed new access roundabout from Bath Road that will serve the West Warminster Urban Extension. This is a detailed matter that will be explored in more depth at the planning application stage and access will be subject to approval as part of subsequent planning applications.

However, for ease of reference this letter and associated appendices provide an overview of the technical matters relating to the roundabout junction and why it is not possible to use the existing Roman Way Roundabout to serve the allocation. This letter will also direct readers to evidence which assesses potential impacts on the amenity of existing and proposed residents in the vicinity of the proposed new access roundabout at Bath Road.

### **Bath Road: New Roundabout Junction Proposal**

Please find attached a note from PFA Consulting which provides details of the preliminary design of the Bath Road access roundabout. The note confirms that the proposed roundabout:

- Can be accommodated on land within the application site and on the public highway;
- Complies with the key relevant Design Manual for Roads and Bridges design standards;
- Has been subject of a Stage 1 Road Safety Audit;
- Can safely accommodate HGVs; and
- Operates with sufficient spare capacity to accommodate predicted traffic flows in both the morning and afternoon/evening peak traffic periods.

The note also explores the potential of expanding the existing Roman Way Roundabout to serve the Site and confirms this is not possible for technical (safety and operational) or land ownership reasons.

### **Amenity Considerations**

All potential impacts on the amenity of existing and proposed residents in the vicinity of the site will be explored in detail as part of subsequent planning applications. However, it should be noted that the Environmental Statement (January 2015) supporting Planning Application Ref. 15/01800/OUT by Persimmon and Hannick Homes assesses such impacts from a noise, vibration, air quality and dust perspective. We would draw readers' attention to Chapter 8 of the Environmental Statement (ES) which explores potential air quality/dust impacts and

Chapter 9 of the ES which explores potential noise and vibration impacts now, during the construction phase and at the operational phase of the proposed development.

***Air Quality/Dust:***

Chapter 8 (and associated appendices) of the ES consulted a wide range of available research on air quality conditions in the vicinity of the site and had regard to sensitive receptors (properties) in the vicinity of the site including properties close to the new access from Bath Road. An allowance was made for future residential properties that would be delivered as part of a scheme. The assessment also considered potential dust impacts arising from the proposals. A number of mitigation measures are proposed in relation to different stages of the development and these include a dust management plan, umbrella travel plan and the implementation of the Council's Local Transport Plan and Air Quality Strategy.

The assessment concludes that the overall operational air quality impacts (when the development north of Victoria Road is completed and an allowance is made for worst case traffic scenarios) will be negligible. It confirms the scheme is consistent with the National Planning Policy Framework (NPPF) and local policies in Wiltshire.

***Noise / Vibration:***

Chapter 9 (and associated appendices) of the ES comprises the findings of the noise and vibration assessment involving the proposals north of Victoria Road. Noise monitoring was undertaken at a number of locations at the periphery of the application site to assess the prevailing noise climate locally. This included the positioning of noise monitoring equipment at the approximate location of the proposed new roundabout access from Bath Road (referenced as 'Location 2' in the Chapter). The assessment modelled potential noise and vibration impacts arising from development at this location both during the construction and operational stages and allowed for projected traffic on Bath Road.

The assessment concludes that having regard to proposed mitigation, the proposals will have a negligible to minor effect on existing properties during the construction phase but negligible effects at the operational phase.

Further information and clarity on the above and other detailed design matters can be provided at the planning application stage but we trust the above and the supporting documents are sufficient to address the concerns raised by local stakeholders in respect of the allocation masterplan.

Yours sincerely

**Denis Barry**  
Planning Associate Director

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Enc.

## **APPENDIX A**

### **PFA CONSULTING NOTE: BATH ROAD SITE ACCESS ROUNDABOUT**

## P507 - LAND WEST OF WARMINSTER, WILTSHIRE

### BATH ROAD SITE ACCESS ROUNDABOUT

#### **Proposed Bath Road Site Access Roundabout**

- 1.1. PFA Drawing P507/38 Rev A at **Appendix A** details the preliminary design of the Bath Road site access roundabout which forms part of the planning application.
- 1.2. The proposed roundabout:
  - can be constructed within land controlled by the applicant and public highway;
  - complies with the key relevant DMRB design standards;
  - has been the subject of a Stage 1 Road Safety Audit;
  - can safely accommodate the movements of hgv's;
  - operates with sufficient spare capacity to accommodate predicted traffic flows in both the critical AM and PM peaks.

#### **Alternative 4-Arm Bath Road / Roman Way Roundabout**

- 1.3. PFA Drawing P507/43 at **Appendix B** shows a conceptual layout of adding a 4th arm to the existing Bath Road/Roman Way roundabout which serves Crusader Park.
- 1.4. This option would require the existing roundabout to be completely reconfigured to accommodate an additional arm in order to provide a suitable access to the application site and satisfy the design standards. The drawing clearly shows that this would require third party land which falls outside the control of the applicant. Simply putting a 4<sup>th</sup> arm on the existing roundabout would not satisfy the design standards and lead to a non-compliant layout and possible highway safety and operational capacity issues.
- 1.5. The applicant has previously approached with the owner of the property to the east of Bath Road from which land would be required to provide a suitable access. Despite a number of offers being made these have been rejected.
- 1.6. It should be recognised that the planning application must be determined on its merits; the proposed site access arrangements from Bath Road is technical sound. Wiltshire Council's highways officer has not raised any highway or access concerns relating to the proposed roundabout which is the subject of the planning application.

#### Appendices

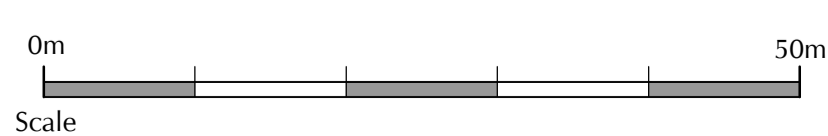
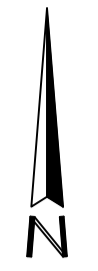
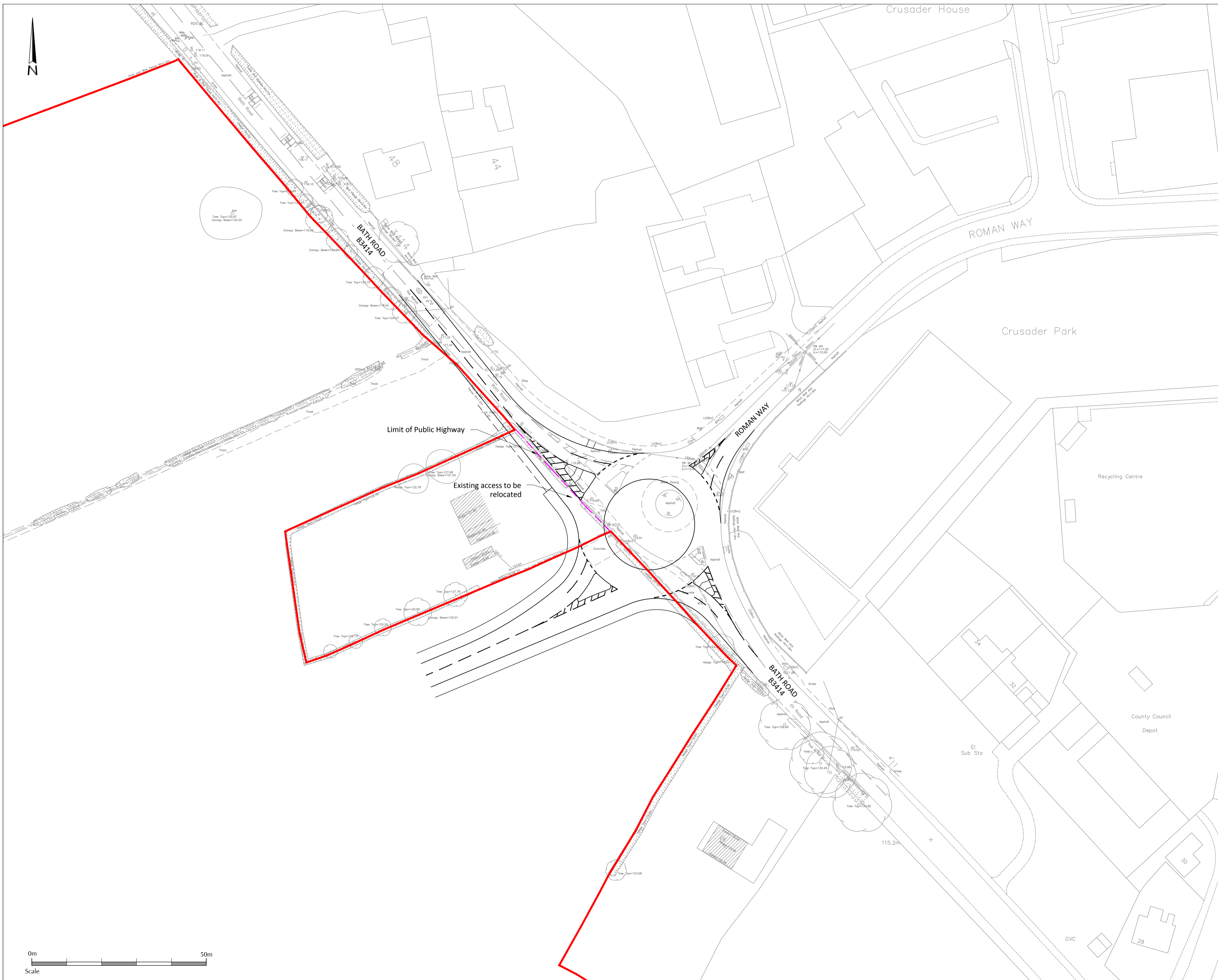
*Appendix A PFA Drawing P507/38 Rev A Bath Road Site Access Roundabout*

*Appendix B PFA Drawing P507/43 Bath Road / Roman Way Roundabout Conceptual Layout of 4 Arm Arrangement*









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**For Discussion**

Rev	Date	Description	Initials
Client			
<b>Hannick Homes and Persimmon Homes</b>			
Project			
<b>Land West of Warminster</b>			
Drawing Title			
<b>Bath Road / Roman Way Roundabout Conceptual Layout of 4 Arm Arrangement</b>			
Drawing No.			
<b>P507/43</b>			
Date	June 2015		
Scale	1:500 @ A1		
Drawn By	TLH		
Checked By	CI		
E-Mail	cisherwood@pfapl.com		
File Ref.	F:\P507\Drawings\P507_43.dwg		