

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/05417

Site Address: Land off Aldbourne Road, Baydon, Wiltshire.

Proposal: Permission in principle for a residential development of a minimum of 5 and a maximum of 9 dwellings (use class C3).

Date of Consultation Response: 10/07/2025

I refer to the above planning application dated 09/07/2025 seeking permission in principle for a residential development of a minimum of 5 and a maximum of 9 dwellings (use class C3).

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9 of the National Planning Policy Framework 2024, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. 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 to the south of Aldbourne Road, a C Classified section of public highway subject to a speed limit of 30mph. From the Block Plan submitted it would appear that access would be proposed from Baydon Farm Road and unclassified section of public highway subject to a speed limit of 30mph. The point of access is proposed within the junction bellmouth of the junction of Baydon Farm Road with Aldbourne Road, this would be a concern for highway safety as visibility standards would not be achieved and the junction layout with splitter island at Albourne Road/Baydon Farm Road will make manoeuvrability of the proposed access, with particular reference to service vehicles, difficult. Where the access is currently proposed there are further restrictions in location due to the presence of the PROW Restricted Byway BAYD11 to the south and a large tree to the north.

It is therefore considered that the proposed layout on the block plan would not be a safe and convenient access for the development and on access proposals alone the site would be recommended for refusal. It is understood that a PiP application does not deal with the technical detail and therefore any subsequent application would be required to show a suitable access arrangement which incorporates the principles of Manual for Streets and accords with highway safety standards.

The principle of 5-9 dwellings in this location could be accepted in terms of traffic generation and network capacity, provided safe and convenient access can be achieved to standard and demonstrated. There would likely be a heavy reliance on the private motor vehicle for access to wider facilities. The access proposals would be required to be revisited in any subsequent application with technical detail. The location demonstrated on the block plan would not be considered acceptable.

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

HighwaysDevelopment@wiltshire.gov.uk