

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00955

Site Address: Mulberry House, 46 The Street, Marden, Devizes, SN10 3RQ.

Proposal: Variation of condition 2 (approved plans), condition 7 (Hard & Soft Landscaping) and Condition 8 (Details of Boundary Treatments) of PL/2024/02465 to allow for changes to the site plan and minor design changes.

Date of Consultation Response: 06/03/2026

I refer to the above planning application dated 11/02/2026 seeking permission for a variation of condition 2 (approved plans), condition 7 (Hard & Soft Landscaping) and Condition 8 (Details of Boundary Treatments) of PL/2024/02465 to allow for changes to the site plan and minor design changes.

The site is located with existing access onto The Street, a C classified section of public highway subject to a speed limit of 30mph. It is proposed to relocate the driveway position from that previously approved and tarmac the access point with the public highway.

The variation of conditions would seek to align the PL/2024/02465 approval with that of the PL/2025/08495 approval, therefore my comments on this variation would be the same as those on the latter approval and are copied below for information as I cannot see any deviation from that which was previously commented on.

The new gates and piers proposed would be set back some 5m and open inwards, the hedgerow at 2m height would be set back from the public highway, therefore this would not affect the visibility splay for the access. The proposed new tarmac surface would alter the existing access and as such will require a licence to carry out any works within the public highway.

It is considered that no highway objection be raised subject to the following condition and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
REASON: In the interests of highway safety

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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 our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@wiltshire.gov.uk