

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00442

Site Address: Land at Newlands Farm, Rodbourne Road, Corston, Malmesbury, SN16 0HB

Proposal: Technical Details Consent for the erection of 2no. dwellings with associated access, parking, turning, landscaping and private amenity space – and removal of existing barns (following the approval of PL/2025/06697).

Date of Consultation Response: 18/03/2026

I refer to the above consultation for planning advice dated 28/01/2026 seeking Technical Details Consent for the erection of 2no. dwellings with associated access, parking, turning, landscaping and private amenity space – and removal of existing barns (following the approval of PL/2025/06697). Further detail has been provided in relation to visibility splays and passing places.

The site is located with existing access onto Rodbourne Road, a C classified section of public highway subject to a speed limit of 30mph. The access points are onto a private track which is proposed to be utilised and widened for the site access.

The widening extends to the public highway, as such there would be a requirement to obtain a licence will be required Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

It was previously requested that the 2.4m x 43m required visibility splay be demonstrated at Technical Detail stage, this has now been demonstrated suitably and in accordance with required standards.

In regard to the internal road, this is a narrow track with a 90-degree bend and no passing places, therefore any internal access road should incorporate localised widening in appropriate locations to prevent conflict with residential vehicle traffic and farm traffic. The track would be widened in order for access for emergency service vehicles, such as fire tenders, to be accommodated at 3.7m. Additional localised widening is placed appropriately to enable vehicles to pass one another on the access track.

The proposals include vehicle parking which is in accordance with the minimum standards and includes garage space which would be suitable for cycle storage and is also proposed to have EV charging.

I would not consider that the principle of residential development in this location would be a significant or severe impact on the surrounding highway network, however, given the location and lack of pedestrian infrastructure it would be likely that the site would rely heavily on the private motor vehicle as the main mode of transport.

I am therefore able to recommend the following condition and informative in relation to highways:

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. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of roadside ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

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