

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01579

Site Address: Land at The Street, Hullavington.

Proposal: Discharge of condition 7 details of the estate roads etc of planning application 20/10972/OUT (Outline Planning Application for up to 71 Dwellings, Community Car Park, Land Reserved for Future Expansion of Hullavington CofE Primary School, Access, Open Space, Surface Water Attenuation Basin, Landscaping and Associated Works).

Date of Consultation Response: 14/04/2026

I refer to the above application dated 09/03/2026 seeking permission for the discharge of condition 7 details of the estate roads etc of planning application 20/10972/OUT (Outline Planning Application for up to 71 Dwellings, Community Car Park, Land Reserved for Future Expansion of Hullavington CofE Primary School, Access, Open Space, Surface Water Attenuation Basin, Landscaping and Associated Works).

The condition states:

No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture serving that dwelling have all been constructed and laid out in accordance with the approved details unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

The site is part of a Section 38 agreement for which the drawings submitted have been through a technical approval process and an agreement has been entered into to deliver adoptable internal roads for the development. As such it is considered that the initial part of the condition can be discharged as with a previous application to discharge this condition. The construction has not been fully completed, the estate roads are only at binder course and footways are incomplete, the programme submitted confirms this is due to be completed by June 2027.

Following discussion of the alternative programme for works and understanding that the majority of the site is at a suitable surfacing level for occupation, I believe that the final surfacing in June 2027 would be acceptable and that the condition can be discharged.

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

HighwaysDevelopment@wiltshire.gov.uk