

Application Number:	PL/2024/09976
Location:	Land off Southampton Road and Junction Road, Alderbury, Wiltshire
Proposal:	Outline planning permission with all matters reserved apart from details of access from Southampton Road, for a residential development of up to 28 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments

[Google Maps](#)

I refer to the further revised plans received in respect of the above outline application, with all matters reserved expect for access.

The revised application is supported by an updated Transport Assessment, Design & Access Statement and Planning Statement, all dated April 2026.

Access

The proposed site access is shown on Drawing No. B/WALDERBURY.1/01 Rev D (Appendix E of the Transport Assessment, April 2026) and comprises:

- 6.0m wide carriageway
- 6.0m kerb radii
- 2.0m wide footways on both sides
- Visibility splays of:
 - o 2.4m x 55m to the south-east (based on 85% ile measured speeds of 35.7mph)
 - o 2.4m x 52m to the north-west (based on 85% ile measured speeds of 34.3mph)

These splays are appropriate for the recorded vehicle speeds and are consistent with the guidance set out in Manual for Streets.

The form of access has previously been accepted by the Highway Authority for a larger development quantum, and therefore its acceptability to serve a reduced development of up to 28 dwellings is confirmed.

Swept path analysis demonstrates that the access can accommodate refuse and emergency vehicles, which is acceptable.

The proposed access arrangements provide a safe and suitable means of access in accordance with the National Planning Policy Framework.

Site Layout

Whilst detailed layout is not for consideration at this stage, the indicative layout shows lengths of carriageway exceeding 70m without horizontal deflection.

This is unlikely to assist in achieving low vehicle speeds (circa 20mph) as set out in Manual for Streets.

Appropriate changes in horizontal alignment and traffic calming measures should be incorporated at the reserved matters stage to ensure a safe internal layout.

I would also advise that the plan should be of a recognised scale of 1:500.

Transport Assessment

The submitted Transport Assessment (April 2026) reflects the reduced scale of development.

It is acknowledged that the traffic survey data (November 2023) is no longer current. However:

- The proposed development has reduced significantly in scale;
- Trip generation has correspondingly decreased;
- There has been no evidence of material change to baseline highway conditions.

The development is forecast to generate:

- 14 two-way vehicle trips in each peak hour (approximately one vehicle every 4 minutes).

This level of traffic is considered to have a negligible impact on the local highway network and would not result in a severe cumulative impact.

Improvements to Footway

To ensure safe and suitable pedestrian access, improvements are required to the existing footway along Southampton Road.

- Length: approximately 164m
- Minimum width: 2.0m
- Extent: between the site access and Junction Road

This can be delivered within the extents of the existing highway, as shown hatched on the extract below.

Provision should also include appropriate crossing facilities linking to the southern side of Southampton Road.

These works shall be secured via a Section 278 Agreement.



Public Transport Contributions

The development will increase demand for local public transport services.

A financial contribution of:

- £8,000

is required towards the provision of a Real Time Information (RTI) display at the westbound bus stop adjacent to the site.

This contribution is:

- Necessary to support sustainable travel
- Directly related to the development
- Fairly and reasonably related in scale and kind

and therefore complies with Regulation 122 of the Community Infrastructure Levy Regulations.

Travel Plan

A Residential Travel Plan Statement (Mayer Brown, April 2026) has been submitted and reviewed.

Given the scale of the development, a Travel Plan Statement is considered proportionate.

The document sets out:

- Baseline accessibility
- Measures to promote walking, cycling and public transport
- Initiatives to reduce reliance on the private car

The principles and measures are considered acceptable and should be secured by condition.

Construction Phase

A Construction Management Plan is required to ensure that the impact of construction traffic on the local highway network is appropriately managed.

This shall include:

- Parking and loading arrangements
- Routing of construction traffic (where necessary)
- Measures to control mud, dust and debris
- Protection of the highway and surrounding environment
- Pre- and post-construction highway condition surveys

Summary and Recommendations

The proposed development has been assessed in the context of:

- Its reduced scale

- The submitted technical evidence
- Applicable national and local policy

It is considered that:

- A safe and suitable access can be achieved;
- The traffic impact of the development is limited;
- Appropriate mitigation can be secured;
- Sustainable transport measures are proportionate and deliverable.

No highway objection is therefore raised subject to:

(a) Section 106 Agreement:

- £8,000 contribution towards bus stop improvements (RTI provision)

(b) Section 278 Agreement:

- Footway widening to 2.0m along Southampton Road
- Provision of associated crossing facilities

The following conditions are also recommended.

Conditions

Visibility

No part of the development shall be first occupied until the visibility splays shown on the approved plan, Drawing No. B/WALDERBURY.1/01 Rev D (Appendix E of Transport Assessment April 2026), have been provided with no obstruction to visibility at or above a height of 300mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

Access

No part of the development shall be first occupied until the site access has been provided in accordance with Drawing No. B/WALDERBURY.1/01 Rev D (Appendix E of Transport Assessment April 2026).

Reason: In the interests of highway safety.

Footway improvements

No part of the development shall be first occupied until improvements to the footway on Southampton Road to provide a 2m wide surfaced path have been provided between the site access and Junction Road to the south-east.

Reason: In the interests of sustainable development.

Travel Plan Statement

The development shall be carried out in full accordance with the Travel Plan Statement titled Residential Travel Plan Statement, prepared by Mayer Brown and dated April 2026, unless otherwise agreed in writing by the Local Planning Authority.

The measures contained within the Travel Plan Statement shall be implemented in accordance with the approved details, including the identified objectives and initiatives, and shall thereafter be retained and operated for the lifetime of the development.

Reason: To promote sustainable travel and reduce reliance on the private car.

Construction Management Plan

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition and post-construction photo survey

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Pre-condition Survey

A photographic pre-condition highway survey to be carried out on the adjoining highway network (extent to be agreed) and copies of pre- and post- condition surveys to be supplied to WC.

The applicant should be informed that the Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

Amanda Hall
Highways Development Management Engineer