

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/02739

Site Address: Land south of Malmesbury Church of England Primary School, Tetbury Hill, SN16 9JR.

Proposal: Construction of a new path, to be used as a temporary vehicle access route during construction for the proposed extension of Malmesbury Church of England Primary School.

Date of Consultation Response: 18/05/2026

I refer to the above planning application dated 13/04/2026 for the construction of a new path, to be used as a temporary vehicle access route during construction for the proposed extension of Malmesbury Church of England Primary School.

The proposal seeks permission for a new footway to connect the existing footways at the southern end of the Poole Road residential estate and the newly constructed footpath known as Sillars Walk from the Backridge Farm residential estate. This area is proposed to be firstly utilised as a temporary Haul Road for the adjacent proposed school extension under application PL/2025/07919.

The area of land proposed for the footpath is within third party ownership, the applicant has engaged with the third party and the Town Council prior to application submission.

The proposed footpath would be required to be part of a S38 Highways Agreement between the applicant, Wiltshire Council and any Third Party. The detailed design will be required to go through the technical approval process as part of the Highways Agreement. Any lighting will be submitted and approved through the agreement process.

As the footpath area would be initially utilised for the provision of a construction Haul Road, vehicle tracking has been provided to show that the site to the west of the school can be accessed and that vehicles can access an egress in a forward gear.

The haul road will require an element of construction, for which the site should be provided with a CTMP prior to development commencing, this can be conditioned as part of any approval.

The provision of the footpath is considered a benefit to the school and wider area in regard to connectivity for Malmesbury and therefore I would not wish to raise a highways objection subject to the following conditions and informatives:

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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

1. The parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. Loading and unloading of plant and materials;
4. Storage of plant and materials used in constructing the development;
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. Measures to ensure Pedestrian Safety;
11. Traffic Management Plan (including signage drawing(s));
12. Details of temporary/permanent Traffic Regulation Orders;
13. Phases Plan;
14. Pre-condition and post-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

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.

APPLICANT TO ENTER INTO A S38 AGREEMENT

The developer/applicant will be expected to enter into a S38 Agreement with the Highway Authority before commencement of footway works hereby approved.

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