

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/05417

Site Address: Land off Aldbourne Road, Baydon, Wiltshire.

Proposal: Permission in principle for a residential development of a minimum of 5 and a maximum of 6 dwellings (use class C3).

Date of Consultation Response: 08/06/2026

I refer to the above planning application dated 09/07/2025 seeking permission in principle for a residential development of a minimum of 5 and a maximum of 6 dwellings (use class C3). Further information and amendments to the proposed access location, including the indicative site plan for now up to 6 dwellings, which do not materially alter my previous observations copied below for reference.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9 of the National Planning Policy Framework 2024, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

The site is located to the south of Aldbourne Road, a C Classified section of public highway subject to a speed limit of 30mph. It is now proposed that vehicular access be taken from Aldbourne Road and pedestrian access is afforded through extending footway provision from the site to the existing Public Right of Way. Visibility for the vehicular access has been demonstrated on a 2.4m setback for 43m in either direction which is in accordance with Manual for Streets. The access would be provided at a width of 6m with 6m radii which also is in accordance with required standards. The proposals include a section of footway linking crossings to the existing pedestrian infrastructure on Aldbourne Road from the splitter island at Baydon Farm Lane. Full detail of access and any off-site highway works would be required to be submitted at technical details stage; it may be useful to consider extending the crossing proposed to provide pedestrian facilities linking the PROW to the crossing on the splitter island. The provision of this information at this stage is useful to determine the viability of the access proposals for both vehicles and pedestrians.

The principle of 5-6 dwellings in this location could be accepted in terms of traffic generation and network capacity, provided safe and convenient access can be achieved to standard and demonstrated through any technical detail application. There would likely be a heavy reliance on the private motor vehicle for access to wider facilities. The proposed location for access demonstrated in the technical note would be considered acceptable for this level of residential development and located such that it would likely achieve the standards required to be considered acceptable.

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