

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00899

Site Address: Eagle Cottages, Rockley, Marlborough, Wilts, SN8 1RT.

Proposal: Discharge of conditions 3 drainage, 4 samples, 5 until details, 6 surfacing, 7 stopping up of the existing main access & 8 internal boundary treatments of planning application PL/2024/09081 (Replacement of 4 no. terraced cottages with 2 pairs of semi-detached two-storey dwellings, with detached garages, associated driveway, parking and amenity space).

Date of Consultation Response: 08/06/2026

I refer to the above planning application dated 26/10/2026 seeking permission for a discharge of conditions 3 drainage, 4 samples, 5 until details, 6 surfacing, 7 stopping up of the existing main access & 8 internal boundary treatments of planning application PL/2024/09081 (Replacement of 4 no. terraced cottages with 2 pairs of semi-detached two-storey dwellings, with detached garages, associated driveway, parking and amenity space). Additional information has been submitted; however this does not cover any of the points made previously with regard to highways and therefore my original observations would be maintained and are copied below for reference.

Condition 5 states:

No development above ground floor slab level shall take place other than demolition until details of the means/works have been provided to control runoff at the site access and avoid private water from entering the highway. No dwelling hereby approved shall be occupied until the approved works have been implemented in accordance with the approved details.

REASON: To ensure that the highway is not inundated with private water.

The drainage layout drawing (6669-C-100) shows a private filter drain along the length of the access track, however this does not deal with the point of access with the public highway where the levels of the ground are such that there is a fall toward the public highway brown track and Free's Avenue where the newly formed access would be located. There should be a simple drainage channel which would feed into the private drain at the point where the access meets the highway (Brown Track) to satisfy this condition. Therefore, I do not consider that this condition can be discharged.

Condition 6 States:

No development above ground floor slab level shall take place other than demolition until details of surfacing the first 10m of the access, over the Brown Track and PROW Bridleway OSTA8, measured from the edge of the carriageway and initial 2m of private access track, has been submitted to and approved in writing by the local planning authority. No dwelling hereby approved shall be occupied until the surfacing has been carried out in accordance with the approved details. The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

No detail of surfacing has been provided for the brown track or access and therefore I cannot recommend this condition to be discharged.

Condition 7 States:

No development above ground floor slab level shall take place other than demolition until details of the stopping up of the existing main access, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development and thereafter the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

The details provided with regard to stopping up the highway allow the initial part of this condition to be discharged; the latter part relies on the works being undertaken within one month of occupation. Therefore, I believe that this condition can be partly discharged in regard to details submitted.

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

HighwaysDevelopment@Wiltshire.gov.uk