

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/02895

Site Address: Land West of Marlborough Road, Royal Wootton Bassett.

Proposal: Application for the approval of reserved matters following PL/2024/08724 relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure on the land west of Marlborough Road, Royal Wootton Bassett.

Date of Consultation Response: 16/06/2026

I refer to the above application dated 15/05/2026 seeking permission for the approval of reserved matters following PL/2024/08724 relating to appearance, landscaping, scale and layout for a development of 95 dwellings, along with associated car parking, open space, landscaping, drainage and other infrastructure on the land west of Marlborough Road, Royal Wootton Bassett.

The principle of development and site access has been established and approved through the outline planning permission.

It is proposed that 95 dwellings are located within the site with the majority of the roads being proposed to be adopted. The dwellings comprise of a mixture of affordable and open market housing comprising 8, 1-bed, 25, 2-bed, 49, 3-bed, 10, 4-bed and 3, 5-bed units.

The parking proposals for vehicles is detailed on a separate plan and seems to indicate a total of 182 allocated vehicle parking spaces which is above the required 156. However, when looking at the number of 4-bedroom and 5-bedroom dwellings, this gives a slightly lower parking provision than would be required as a minimum, these dwellings should have a minimum of 3 spaces per dwelling, the plots which require an additional vehicle parking space are 6, 19, 49, 57, 63, 69, 73, 74, 81, 82, 90, 91 and 95.

There are no garages proposed, as such it is proposed that each dwelling has a cycle storage facility within the property curtilage, no visitor cycle parking has been proposed. This is required at a rate of 1 space per 20 bedrooms, which in a 260-bedroom development equates to 13 spaces to be located at appropriate points within the development.

Visitor parking has been demonstrated at the correct level and is situated at various appropriate locations throughout the site. An additional 3 vehicle parking spaces are proposed for the allotment parking.

The internal site layout is set out with 5.5m wide carriageways and 2m wide footways which is in accordance with Manual for Streets. A footway connection is proposed to link to the footway provisions proposed along the site frontage which link to the development access, as per the outline permission. Where the proposed adopted carriageway is proposed to be shared surface the vehicle parking proposed connects directly to the public highway with no buffer. A minimum of 0.5m should be provided between the parking and the public highway at parking for plots 30-42 and 85-88.

There does not appear to be any form of pedestrian crossing of the primary street near to the site access onto Marlborough Road detailed other than on the S38 & Streetlight Plan. Given that from the site access there is only a pavement in the northbound direction on Marlborough Road, there will need to be some form of dropped kerb crossing of the primary

street within the site to allow access to the footway on Marlborough Road from the footway on the south side of the primary street. This should be detailed clearly on all plans.

EV charging has been indicated appropriately with each dwelling having a charge point on the EV Charging Plan.

Vehicle tracking for a fire tender and refuse vehicle has been demonstrated to show that turning and access points within the site can accommodate the larger vehicle movements, these movements would be relatively limited and therefore the tracking is acceptable.

If the parking, for both vehicles and cycles, can be amended to demonstrate it is in accordance with the minimum required standards and amendments made to ensure that allocated parking directly adjacent to the public highway has a 0.5m buffer, as well as crossing points throughout the development detailed, then I will be in a position to make any highways recommendations.

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

HighwaysDevelopment@wiltshire.gov.uk