

28th July 2026

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Ref: PL/2026/01378

Discharge of Condition 18 (Construction Management Statement) of PL/2022/08504

Dear Steven,

Further to the initial consultation on the above Discharge of Condition application, we are pleased to provide you with additional information regarding the construction access proposals in the form of an updated Technical Note which has been reviewed and endorsed by Counsel (KC), together with an amended Construction Management Statement, dated July 2026.

The Construction Management Statement has been amended to address comments raised by Wiltshire Council's Ecologist.

Construction Access

The revised Technical Note (TN01, Rev C) provides further detail on the construction access proposals and provides response to comments raised by Wiltshire Council Highways Department as part of their consultation response. In addition to this note, I draw your attention to the below points.

Firstly, the principle of using Maitland Place for all construction traffic has already been considered through the appeal process and was found to be acceptable by the Inspector (paragraph 40). The current proposal represents a more restrained approach than that previously assessed. Construction access is proposed via Western Way, with construction egress only via Maitland Place. This arrangement reduces the volume of construction traffic using Maitland Place when compared with a scenario in which both access and egress movements occur along this route.

The Technical Note provides additional evidence to further demonstrate that the proposed arrangement is acceptable in highway terms, including both highway safety and capacity. While Wiltshire Council may consider that an alternative arrangement (of access and egress via Western Way) would be preferable, such a preference does not provide a valid reason for withholding approval of the condition for a proposal acceptable in its own terms, even if the alternative was judged to be better.

In any event however, the evidence provided within the Technical Note does not support the conclusion that the Council's preferred alternative would represent a better solution. On the contrary, it would result in a disproportionate response to a temporary construction access and construction costs, greater interference with strategic traffic flows, and reliance on land outside of BDW's control. These factors weigh strongly against the suggested alternative.

For these reasons and having regard to the Inspector's report, together with the conclusions of the Technical Note, approval should be given to the proposed discharge of Condition 18 without delay.

We look forward to receiving confirmation of a positive determination.

Yours sincerely,

Emma Gillespie
Planning Manager