

Sean & Lorraine Radbourne



**Planning Department**

Wiltshire Council  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

**Planning Application Reference:** PL/2026/04261

**Site Location:** Haynes Road (A350)

**Proposal:** Demolition of commercial unit and construction of 4 x 2-bedroom houses

3<sup>rd</sup> August 2026

Dear Sir / Madam,

**OBJECTION TO PLANNING APPLICATION**

We are writing to formally object to the planning application for the demolition of the commercial units and the erection of four 2-bedroom dwellings off Haynes Road (A350).

While redevelopment of brownfield sites can be positive, the proposed density and layout on this specific site present significant planning concerns regarding highway safety, site access, vehicle turning space, and residential amenity.

Our objections are based on the following material planning considerations:

1. Highway Safety and Access Constraints (A350)

Haynes Road forms part of the A350, a heavily trafficked main road. The existing site entrance serves as the single access point for five active commercial premises and three residential flats. Introducing four additional residential dwellings will significantly increase vehicle movements at a restricted access point onto a major road network, creating severe vehicle conflict and posing a clear risk to highway and pedestrian safety.

2. Inadequate Turning, Servicing, and Emergency Vehicle Access

The shared courtyard and access route currently allow existing residents and local businesses to safely manoeuvre vehicles, load, and service their properties. The addition of four 2-bedroom houses on this confined footprint will severely reduce the functional turning space. This overdevelopment will prevent delivery, service, and emergency vehicles (fire and ambulance) from entering, turning, and exiting the site in forward gear, conflicting directly with local design and safety standards.

### 3. Insufficient Parking Provision and Overspill

The scheme fails to provide adequate parking and turning facilities for four new multi-bedroom properties while preserving the established parking requirements for the existing flats and businesses. The resulting parking deficit will force overspill parking onto Haynes Road (A350), exacerbating existing parking pressures and causing visual and physical obstruction along a key traffic corridor.

### 4. Overdevelopment and Loss of Amenity

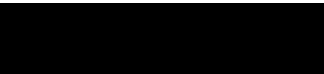
Attempting to fit four 2-bedroom dwellings into this compact backland site constitutes overdevelopment. The scale and layout will result in an unacceptable loss of privacy, outlook, and light for the existing residential flats whose sole access points face onto this shared yard, leading to an overbearing impact on existing occupiers.

### **Conclusion**

For the reasons set out above, specifically regarding highway safety on the A350, inadequate vehicle turning and emergency access, insufficient parking provision, and overdevelopment, we respectfully request that Wiltshire Council refuse this application.

Thank you for considering these material planning objections.

Yours faithfully,

A black rectangular box redacting the signature of Sean & Lorraine Radbourne.

**Sean & Lorraine Radbourne**