

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04056

Site Address: 4a The Cottage and 4, Forewoods Common, Holt, Wiltshire, BA14 6PJ

Proposal: Retrospective planning permission for replacement boundary fencing

Date of Consultation Response: 21/08/2026

Recommendation: Object

Comments

I note the proposed boundary fence and new vehicular access. It is not clear whether the new access forms part of this submission, but being a new access on to a classified road, planning permission is required. I have concerns about these works, the new access and proposed landscaping, for a number of reasons.

Firstly, the submission is unclear about whether the existing access, which is from the Bradford Road, is to be retained or closed. I assume from the plans submitted that it is intended to close the Bradford Road access and have sole vehicular access from the B3105, however, if both access are retained, I am not clear as to why the new access is required. The new access must provide a benefit in safety terms if it were to be accepted in this location. Whilst vehicle speeds are lower at the new access point, visibility is restricted and its location is in close proximity to a junction that experiences high flows and queuing. This raises concerns. At the very least I would expect the maximum achievable visibility splays to be shown on plan at this new access location to assess whether these are sufficient.

The boundary fence, which has already been largely installed, is accepted in principle, however, I have concerns about its siting encroaching on the public highway. Whilst I note that it has been 'stepped back' in some locations, the former boundary does appear to have encroached on the public highway and it also seems that the new boundary fence is also partly encroaching on the highway. I have included an extract of the highway record below, but this is not to scale and the applicant is required to obtain a definitive copy of the highway record from highwayrecords@wiltshire.gov.uk and have this superimposed on plan alongside the surveyed position of the new fence. This will determine whether there is any encroachment and where the fence may need alteration.



Finally, I have serious concerns about the proposed landscaping proposals. As is evidenced within the submission, this junction has experienced recent collisions due to the speeds, high flows and conflicting movements of vehicles. It is thus essential that these works do not impact upon the visibility and safety of this junction. The 'mock-up' images provided clearly showing proposed planting within the highway, which would not be accepted and worse, the significant obstruction to the north-eastern visibility at the junction, with vegetation shown up to the kerbline. Whilst existing vegetation is accepted and the former hedge extent noted, no new planting would be accepted within the public highway.

As such, there are a number of highway issues presented by these proposals and unapproved works and I invite the applicant to submit additional/ revised information to address this. If further information is not forthcoming, I can provide refusal reasons upon request.

If you have any queries regarding the above advice, please contact Chris Manns using Christopher.Manns@wiltshire.gov.uk