

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: 07/09/2026

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. Amended Plans have been received which address the comments from my previous response and as such I make the following observations.

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 proposal for vehicles is detailed on a separate plan and now indicates a total of 195 allocated vehicle parking spaces which is above the minimum requirement of 156. The 13 plots which required 3 spaces have now been allocated the correct space.

There are no garages proposed, as such it is proposed that each dwelling has a cycle storage facility within the property curtilage, visitor cycle parking has been proposed in two locations within the site. The cycle parking for visitors is located at the Allotment parking area, with 8 spaces proposed and at the rear of the site on the primary route adjacent to a play area, where 6 spaces are proposed.

Visitor parking for 19 vehicles 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, this enables access by foot and cycle to the north on Marlborough Road. Shared surface areas where parking is accessed for the dwellings now has a 0.5m buffer which is acceptable.

The crossing point over the primary route at the access with Marlborough Road has now been indicated on all plans, though the S38 & Streetlight plan has more detail relating to tactile paving. All crossing points within the development will be required to have tactile pavements and a dropped kerb facility, the detail of which can be provided within the S38 agreement required for Wiltshire Council to adopt the internal road layout as proposed.

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.

It is therefore considered that the amended plans have addressed my previously highlighted concerns and that no highway objection be raised subject to the following conditions and informative:

CYCLE PARKING

The development hereby permitted shall not be first brought into occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

VEHICLE PARKING

No part of the development hereby permitted shall be first occupied until the access &/or turning areas &/or parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

VISITOR PARKING

Prior to first occupation of the development site the dedicated visitor parking bays shall be completed and marked in accordance with the approved plans. The visitor parking bays shall thereafter be maintained free for the parking of visitors, shall not be obstructed by the storage of materials and shall not be allocated for the parking of any individual dwelling.

REASON: In the interests of highway safety.

INTERNAL ROAD LAYOUT

Prior to first occupation the internal carriageways and any associated footways alongside the dwellings hereby permitted, shall have been provided to base course surfacing level.

REASON: In the interests of safe and convenient access to the development.

CONSTRUCTION MANAGEMENT STATEMENT – SITE OPERATION

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion has been submitted to, and approved in writing by, the Local Planning Authority. The approved

Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

INFORMATIVE

APPLICANT TO ENTER INTO A S38 AGREEMENT

The developer/applicant will be expected to enter into a S38 Agreement with the Highway Authority before commencement of works hereby approved.

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

HighwaysDevelopment@wiltshire.gov.uk