

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04820

Site Address: Bincknoll Cottage, Royal Wootton Bassett, Swindon, SN4 8QT.

Proposal: Proposed erection of new boundary wall and gates.

Date of Consultation Response: 08/09/2026

I refer to the above planning application dated 12/08/2026 seeking permission for the erection of a new boundary wall and gates.

The site has two existing access points from Chaddington Lane, an unclassified section of public highway subject to a speed limit of 60mph. It is not proposed to alter the access with the public highway.

Gates and a boundary wall are proposed with the gates being set back some 5-6m, these appear to open inwards. The proposals place the boundary wall within an area of public highway, whilst the red line on the location plan shows up to the carriageway, the land registry does not detail that this area is within the applicant's ownership.

The extract of the highway boundary shown below represents the line of the public highway (hatched red) which meets the line of ownership of the land associated with Bincknoll Cottage:



It is therefore likely that the applicant will be required to stop up the highway land in this location prior to any wall being built of publicly maintainable highway land.

The proposed wall is some 900mm height between the pillars which are some 1500mm in height. The levels on the ground appear to fall as you travel north up the lane, which means that the wall creates a vertical obstruction to the visibility splay. No detail of visibility splays has been provided to support the application; I would be required to request that a vertical and horizontal splay be indicated to ensure that the existing splay on a 2m setback is maintained to ensure highway safety for all likely users of the highway in this location.

Splays would be required to be demonstrated at both access points as there is no way of enforcing an entry/exit as appears to be proposed. I do however feel that the proposed wall would interfere with visibility splays at both access points and unless demonstrated as no detriment to the existing (or previous) visibility splay then I would be required to recommend refusal on highway safety ground due to inadequate access and lack of visibility.

The works carried out to date are considered an unauthorised obstruction on highway through placement of wall within public highway land, which is not acceptable in regard to highway safety.

Therefore, in response to the retrospective application the highways recommendation for refusal would be made in the following basis:

LACK OF INFORMATION

The application does not include sufficient information to enable the LPA to determine whether the access arrangement can be satisfactorily accommodated.

INADEQUATE SPLAYS DEMONSTRATED

The applicant has not demonstrated that the required splays can be achieved within the site frontage and/or over highway resulting in an access which is considered unsafe.

OBSTRUCTION TO VISIBILITY

The proposed boundary wall would be prejudicial to highway safety by virtue of its location, which would obstruct driver's visibility along the highway.

DEVELOPMENT IN SERVICE STRIPS / PUBLIC HIGHWAY

The proposed development of a boundary wall is located within the public highway and will not be accepted by the Highway Authority. The boundary wall if erected would therefore constitute an unlawful obstruction in the public highway and for this reason planning permission is refused.

Reason: In the interests of avoiding giving sanction to an unlawful highway obstruction

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

HighwaysDevelopment@wiltshire.gov.uk