Highway Development Control Consultation Response

Planning Application Ref: PL/2023/03881

Site Address: The Barn, Oatridge Farm, Eastcourt, Malmesbury, SN16 9HR.

Proposal: Conversion of redundant barn to residential use to include minor extension replacements.

Date of Consultation Response: 22/06/2023

I refer to the above application dated 15/05/2023 for the proposed conversion of a barn to residential.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the sustainability of the site for residential development due to the likely reliance upon the private car for any occupants and their visitors. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 102, 103, 108 & 110 of the National Planning Policy Framework 2018, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit dwellings in this location.

There is an existing access from a C Classified section of public highway subject to a speed limit of 30mph, with a change to 60mph to the north of the access. The access would not be altered and is deemed suitable for an additional residential dwelling.

The proposal seeks to convert an existing barn to a 5-bed dwelling with 3 vehicle parking spaces within the curtilage. This is in accordance with the required minimum standards for residential development. As no garages are proposed the site will require an element of cycle parking/storage which can be conditioned as part of any permission.

I would not wish to raise an objection with regard to highway safety and capacity, the proposals would however not be considered sustainable due to location. Should you be minded to permit the proposal then I would recommend the following condition:

PARKING (CYCLE)
No development shall commence on site until details of secure covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use 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.

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