

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/08682

Site Address: Lovett Farm, Swindon Road, Little Somerford, Chippenham, SN15 5BP.

Proposal: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3, Class Q for Conversion of Existing Building to Create 3No. New Dwellings.

Date of Consultation Response: 01/12/2025

I refer to the above planning application dated 31/10/2025 seeking permission under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3, Class Q for Conversion of Existing Building to Create 3No. New Dwellings.

The site is located outside of the 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/lack of pedestrian facilities/safe cycling provision. The proposal is therefore, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, of the National Planning Policy Framework 2024, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development. 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.

The site is located with existing access onto the B4042, a classified section of public highway subject to a speed limit of 50mph. There are no proposals to alter the public highway through the proposed development.

The proposals include 3 dwellings, two of which would be 4-bedroom units and one 3-bedroom unit. It would appear from the plans submitted that vehicle parking is proposed close to the dwellings in the order of 3 spaces per dwelling, which accords with minimum parking requirements.

The proposals would not be deemed an intensification of the access over the existing use and would reduce the number of larger vehicle movements attracted by the site through the conversion. Therefore, other than the sustainability issue highlighted above, it is considered that no objection be raised with regard to highways.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@Wiltshire.gov.uk