

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/08470

Site Address: Bincknoll Farm, Chaddington Lane, Broad Town, Royal Wootton Bassett, SN4 8QR.

Proposal: Notification for Prior Approval for the Change of Use of Two Agricultural Buildings including Associated Building Works to Create Three Dwellings.

Date of Consultation Response: 05/12/2025

I refer to the above planning application dated 10/11/2025 seeking permission for the Change of Use of Two Agricultural Buildings including Associated Building Works to Create Three 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 Cheddington Lane, an unclassified section of public highway subject to a speed limit of 60mph, the lane ends at the site and continues south as a PROW Bridleway BTOW 30. To the east of the site there is also a PROW footpath LTRE2, this does not extend through the site. There do not appear to be proposals to alter the public highway through the proposed development and it would also appear that the PROWs mentioned would be unaffected.

The proposals include 3 dwellings, two of which would be 1-bedroom units and one 2-bedroom unit. It would appear from the plans submitted that vehicle parking is proposed close to the dwellings in the order of 2 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 has the potential to 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