

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09092

Site Address: Barn Adjacent to Mays Farm, 25 The Street, Hullavington, Chippenham, SN14 6DP.

Proposal: Change of Use of Agricultural Building to a Dwellinghouse (Class C3) and Associated Works including a Single Storey Rear Extension.

Date of Consultation Response: 09/12/2025

I refer to the above planning application dated 24/11/2025 seeking permission for a change of Use of Agricultural Building to a Dwellinghouse (Class C3) and Associated Works including a Single Storey Rear Extension.

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 Street, a C classified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the public highway through the proposed development.

The proposals are for a single 2-bed dwelling. 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 also include space for cycle parking in the order of 2 spaces and an EV charging point, both of which are in accordance with required standards.

The proposals would not be deemed an intensification of the access over the existing use. 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