

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09161

Site Address: Purley Farmhouse, Chelworth Road, Cricklade, SN6 6HE.

Proposal: Erection of replacement dwelling.

Date of Consultation Response: 11/12/2025

I refer to the above consultation for planning advice dated 27/11/2025 with regard to the proposals for the erection of a replacement dwelling.

The site is accessed from Braydon Lane, a private lane which connects to the public highway to the northeast of the site where the road becomes an unclassified section of public highway subject to a speed limit of 60mph.

Whilst the application form states that there would be alterations to the public highway for vehicle access, I believe that there are no proposals to alter the existing public highway through the application, any alterations to the dwelling access would be on private land.

The replacement dwelling is proposed with 4 bedrooms and 3 vehicle parking spaces. An element of EV charging should be considered in line with National Government aspirations, the NPPF and Building Regulations Document S. A single EV charging point may be required in this respect. There is no cycle parking indicated for the dwelling, where no garages are proposed an element of cycle storage is expected for each dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

Therefore, I believe it would be required to provide a minimum of 3 covered spaces.

The proposed replacement dwelling would not be considered detrimental to the surrounding public highway network, and therefore no highway objection would be raised subject to the following condition:

PARKING (CYCLE) - DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking 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:

HighwaysDevelopment@wiltshire.gov.uk