

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09283

Site Address: Upper Pavenhill Farm, Upper Pavenhill, Purton, Swindon, SN5 4DQ.

Proposal: Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Part 3, Class Q, Conversion of Existing Building to Create 2 No New Dwellings.

Date of Consultation Response: 17/12/2025

I refer to the above planning application dated 25/11/2025 seeking permission for the conversion of existing building to create 2 no 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 Upper Pavenhill, an unclassified section of public highway subject to a speed limit of 60mph, the lane ends at the site and continues north as a PROW Footpath PURT34. There do not appear to be proposals to alter the public highway through the proposed development, however the building proposed for conversion is sited directly on top of the PROW, this requires consultation with the Countryside Access Team in regard to diverting the PROW.

The proposals convert the existing barn to 2 dwellings; both would be 4-bedroom units. 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 a significant intensification of the access. Therefore, other than the sustainability issue highlighted above and the issues with the PROW, 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