

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09767

Site Address: The Stables, Doctors Hill, Ashley, Box, SN13 8AT.

Proposal: Retrospective permission for Change of Use of part of an existing barn for residential purposes.

Date of Consultation Response: 22/01/2026

I refer to the above consultation for planning advice dated 05/01/2026 with regard to Retrospective permission for Change of Use of part of an existing barn for residential purposes.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any 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. This proposal is therefore, in my opinion, 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 alternatives. 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 a dwelling in this location.

The site is accessed from Doctors Hill, an unclassified section of public highway subject to a speed limit of 30mph, which immediately changes to 60mph to the south. The existing access serves the stables and would be suitable for residential access for the purpose of this retrospective proposal. It is not proposed to alter the access with the public highway.

It is indicated that a single vehicle parking space would be available for use in relation to the residential element, this would be in accordance with the minimum standards for residential development.

Other than the highlighted sustainability issue, the principle of a single residential unit ancillary to the equestrian use would not be considered detrimental in terms of capacity within the public highway. Therefore, it is considered that no highway objection be raised.

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