

Application Number:	PL/2025/10022
Location:	Land fronting Southwest of Witt Road, Winterslow, Salisbury
Proposal:	Outline application with some reserved matters for the erection of two detached dwellings and garages with access from development to the north (Access and Layout)

[Witt Rd - Google Maps](#)

Background and Proposal

The application has been submitted in outline, although detailed approval is sought for access and layout.

The existing use of the site is described as being for agricultural purposes.

The proposal is for two detached dwellings with access being proposed via a recently constructed access which serves three dwellings, a site which is also within the applicants' ownership.

The means of access to serve the development is by way of a shared access drive which is proposed to be served from the existing access approved as part of the development of three dwellings to the north of the application site. The shared access onto Witt Road is of a 4.5m width which widens into a bellmouth junction onto Witt Road.

Planning History

There is no planning application history on the application site, however, the submitted Planning Statement advises that a pre-application submission (ENQ/2025/00646) was made in respect of a development of three dwellings.

The adjoining site to the north, from where the proposal would take access, has been the subject of a number of applications, with the most relevant as follows.

18/02580/OUT Erection of 4 houses, garages, parking and access following the demolition of the 3 existing buildings (Outline application relating to access and layout), Land Adjacent 1 Witt Road. Refused permission.

19/03930/OUT Erection of 3 detached dwellings, garages, parking and access following demolition of 3 existing buildings (Outline application relating to access and layout - resubmission of 18/02580/OUT). Refused planning permission but subsequently allowed on appeal.

PL/2022/07116 Erection of 3 detached dwellings, garages, parking - Land to the south of 1 Witt Road, Winterslow. Approved.

PL/2023/10274 Approval of reserved matters Erection of 3 dwellings following outline PL/2022/07116 - Land Adjacent to No.1 Witt Road, Winterslow. Permitted.

PL/2025/00369 Discharge of condition 6 (Details of layby) relating to application PL/2022/07116. Condition discharged.

Sustainability

The application site is outside of the Settlement Framework Boundary for Winterslow and as such would not be in compliance with Core Policies 1 and 2 of the Wiltshire Core Strategy.

The site does, however, adjoin the boundary and access to serve the proposed development would be achieved from the adjoining site, which is within the Settlement Framework Boundary.

Winterslow is identified as a Large Village in the Wiltshire Core Strategy and is characterised by a limited range of employment, services and facilities.

The Highway Development Management Team has previously raised objections to development proposals off Witt Road on grounds of sustainability, and the suitability of Witt Road to serve additional vehicular and pedestrian traffic.

Access and parking

The proposed access to the two new dwellings is indicated as a shared driveway to the south-eastern side of the existing private drive from Witt Road.

The means of access from the public highway of Witt Road has been previously assessed as appropriate to serve residential development and is of an appropriate geometry to serve the additional two dwellings.

The layout indicates a shared driveway access of approximately 3.6m wide with driveways to the north-east and south-west to provide access to parking for each dwelling.

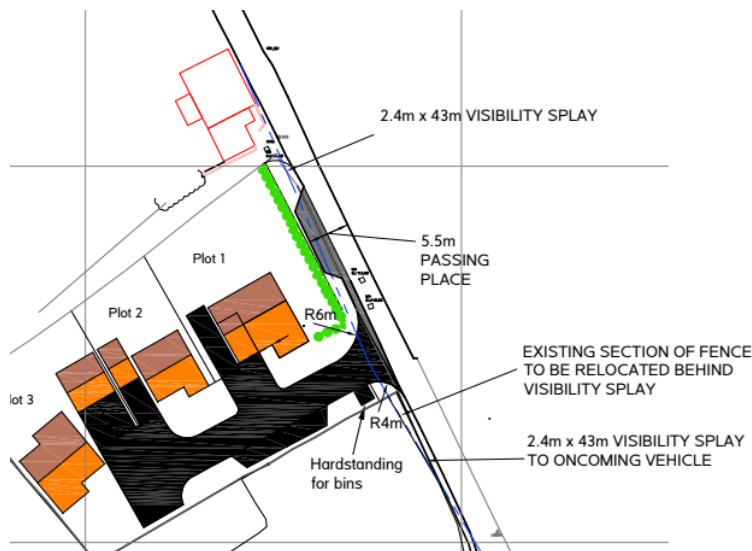
The driveways are shown to accommodate two car parking spaces each, with the ability to accommodate a further space. It is assumed that the dwellings would also have an integral garage.

Having regard to the Adopted Parking Standards set out in Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy, it is considered that the proposal is in compliance.

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Visibility

The visibility from the approved access onto Witt Road was approved under the permission for PL/2022/07116. The visibility splay of 2.4m x 43m extends across the frontage of Plot 1 as shown below.



Considerations, Summary and Recommendations

The application site falls outside of the Settlement Boundary of Winterslow but lies adjacent to it.

Witt Road is a cul-de-sac with a narrow carriageway and no footways or lighting.

The Highway Authority has historically raised concerns regarding the suitability of the junction of Witt Road with Gunville Road, together with a lack of pedestrian facilities in terms of footways and street lighting.

However, the development to the north of the application site was approved, on appeal with the Inspector taking the view that the proposal would NOT have an unacceptable impact on highway safety, nor have residual cumulative impacts on the road network which would be severe.

It should be noted that the approved development of the three dwellings to the north of the application site included the provision of a passing bay across the frontage to assist in vehicle movements, particularly in respect of movement at the junction with The Common/Gunville Road.

Having regard to the location of the application site immediately adjoining the appeal site, and the limited number of movements that would be generated by the proposed two dwellings, it is considered that the proposal would not be considered unacceptable in highway safety terms.

It is therefore recommended that no highway objection is raised subject to the following conditions being attached to any permission granted.

Visibility

The development hereby approved shall not be occupied until a visibility splay has been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access onto Witt Road, to a point on the centre of the carriageway 43 metres to the south-east. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

Construction Management Plan

No development shall commence on site (including any works of demolition), until a Construction Management Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) wheel washing facilities;
- e) measures to control the emission of dust and dirt during construction;
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g) measures for the protection of the natural environment;
- h) hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

Car Parking

Notwithstanding the details submitted on Drawing No.B25-Wroa-P-007 Rev A, a plan showing the parking and turning for three cars for each dwelling shall be submitted to and approved in writing by the Local planning Authority. The areas shall thereafter be maintained for the parking and turning of vehicles only, and remain free of obstruction.

REASON: To ensure that there are adequate parking and turning facilities, in the interests of highway safety.

Cycle Parking

No development shall take place until details of covered and secure cycle parking for each dwelling, and appropriate access to such parking, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable travel.

INFORMATIVE

The visibility requirement of 2.4 x 43m visibility to the centre of the carriageway is based on the approved drawing for the permission for PL/2022/07116, as indicated on Drawing No.6176.001.

Amanda Hall
Highways Development Management Engineer