

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/07492

Site Address: Land to south of Farfield Lane, Cricklade, SN6 6HZ.

Proposal: Revised scheme- Residential conversion of former agricultural building into one dwelling, further to Class Q consent (PL/2025/07492).

Date of Consultation Response: 23/02/2026

I refer to the above planning application dated 28/01/2026 seeking permission for a Revised scheme- Residential conversion of former agricultural building into one dwelling, further to Class Q consent (PL/2025/07492).

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 2025, which aims to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives 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 has existing access onto Farfield Lane, a Brown Track and PROW Bridleway CRIC15, the Countryside Access Team should be consulted with regard to the Bridleway. I would assume that the applicant has vehicular rights over Farfield Lane. There are no proposals to alter the access with the public highway.

It is proposed convert the existing barn to a 3-bedroom dwelling, there is an area indicated as hardstanding for parking which would cater for at least 3 vehicles and therefore vehicle parking is in accordance with the minimum standards. Cycle Parking has not been mentioned which is a requirement for new residential development, however this can be conditioned as part of any approval.

The proposals would see a slight alteration in trip generation in terms of domestic trips, this would not be considered a significant impact, the site would however rely heavily on the private motor vehicle as the main mode of transport.

Other than the sustainability issue highlighted, there would not be any other considered reason to object on highways grounds, therefore should the proposal be acceptable the following condition would be required:

PARKING (CYCLE) - DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking facilities 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 and shall s 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