

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01155

Site Address: Woodman Cottage, Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB.

Proposal: Change of use from holiday accommodation to independent dwelling.

Date of Consultation Response: 10/03/2026

I refer to the above planning application dated 18/02/2026 seeking permission for a change of use from holiday accommodation to independent dwelling.

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 has existing access from a private road which connects to Scotland Hill to the south of the application site, a C classified section of public highway subject to a speed limit of 60mph. The proposals do not include any alteration to the public highway.

The site is currently a 2-bedroom holiday let with 2 vehicle parking spaces which would remain unchanged through the change of use application. It is unlikely that the proposal to change the use to private residential will have any significant impact in terms of traffic generation for the site, the existing access already accommodates domestic vehicular traffic and as such would be deemed acceptable for a minor uplift in trip generation through the access.

It is therefore considered that a change of use would not be a reason for highways objection in terms of impact on the surrounding highway network, though the location of the site would mean there would be a heavy reliance on the private motor vehicle for access.

If you have any queries regarding the above advice, please contact:

HighwaysDevelopment@wiltshire.gov.uk