

## **Highway Development Control Consultation Response**

**Planning Application Ref:** PL/2026/00897

**Site Address:** Brick Yard at Greatfield Farm, Greatfield, Swindon, SN4 8EQ.

**Proposal:** Change of use from Agricultural to Commercial storage/office space.

**Date of Consultation Response:** 18/03/2026

I refer to the above consultation for planning advice dated 25/02/2026 with regard to the proposed change of use from agricultural to commercial storage/office space.

This is a retrospective change of use proposed for previously agricultural land to that of commercial storage/office space. The plans submitted do not appear to detail any proposed office space and the application form states that the site is currently being used to store pallets of bricks, which I assume from photographic evidence that this is open air storage. No alterations to the existing access are proposed and the application does not contain any detail of vehicle parking associated with either a storage or office use.

The site is located with access from Greenhill, an unclassified section of public highway subject to a speed limit of 30mph, PROW Footpath LMIL30 links into this private road access to the north. There is also a PROW Bridleway to the south of the site which connects to a C classified section of public highway subject to a speed limit of 30mph to the south of the site. I believe the Countryside Access Team have been consulted in regard to the PROW's. There are no proposals to alter the existing access with the public highway, which I have assumed is the northern access and consider suitable for use by the proposals.

The site is some 0.06ha (600sqm) this would not meet the threshold for Transport Statement, however given that the site has not disclosed the parking provision in line with standards, or it appears that no parking provision is to be provided, justification of this would be required. The use classes for the proposed site would be that of B8 for storage and E(g)(i) for offices, which would respectively require parking to be provided as 1 space per 200sqm (over 500sqm with a minimum of 8 spaces) plus evidenced parking for HGV's at a minimum of 1 space per 250sqm, and 1 space per 30sqm for office space. I do not have the separate floor areas to apply any standard and therefore require this to be addressed within the application.

The principle of the proposed change of use would not be considered an issue if the parking provision can be addressed accordingly.

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

[HighwaysDevelopment@wiltshire.gov.uk](mailto:HighwaysDevelopment@wiltshire.gov.uk)