

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/01081, PL/2026/01082, PL/2026/01083, PL/2026/01084, PL/2026/01085

Site Address: GRYPHON LODGE FARM, LEIGH, SWINDON, SN6 6RQ

Proposal: Change of use of an Agricultural Buildings to Dwelling under Class Q at Gryphon Lodge Farm (

Date of Consultation Response: 12/12/2025

PL/2026/01081 – Single bedroom unit

PL/2026/01082 – 4 UNITS 3 X 3 BED UNITS, 1 X 1 BEDROOM UNIT

PL/2026/01083 – 1 3 BED UNIT

PL/2026/01084 – SINGLE 3 BED UNIT

PL/2026/01085 – 2 UNITS X 3 BED

The overall site consists of hard standing and unused agricultural buildings which are to be converted and turned into residential units within this proposal.

Access from the public highway is via LEIG15 a Bridleway that serves as vehicular access for 3 number dwellings including a residential dwelling at the farm location. The applicant would be advised to check on the permission for motorised travel on the Bridleway. The surface is of tarmac surface course and is approx. 3.5 m in width so cars can pass with some caution.

The access to the highway at the B4696 provides for a suitable radius and adequate visibility in either direction. Forward visibility for cars turning into the access is adequate. Traffic for 9 number dwellings will mean that the vehicular movements at the access will greatly increase, however the access is of sufficient width to allow for conflicting movements.

The quantum of parking for the whole site is for 15 number car parking spaces for the 9 number dwellings. This provision is constructed from 1 car parking space per 1 bed dwelling and 2 spaces for a 2/3 bed dwelling with the addition of a single visitor space.

Overall, the proposal site is not a suitable location for the new residential development having regard to the local development strategy and its accessibility to facilities and services. It therefore conflicts with Core Policies 1, 2, 60 and 61 of the Core Strategy. Together, amongst other matters, these policies seek to direct development to appropriate locations, to promote sustainable transport options, and reduce the need to travel by private car. Given the relatively remote location of the site in terms of the possibility of accessing the site through sustainable modes, the adverse impacts are considered to outweigh the limited benefits arising significantly and demonstrably from the erection of a single dwelling, when assessed against the guidance in the NPPF and the development plan.

However, as these applications are governed by Class Q change of use, I will be guided by planning on the principle.

No highway objection on access or highway safety.

Condition

Notwithstanding the submitted details, the proposed development shall not be first brought into use until means/works have been implemented to provide 1 number on-site parking space each for Plots number 1 & 2, and 2 number spaces each for Plots 3-9. Each dwelling

should provide one parking space for EV charging. The parking area shall be consolidated, surfaced, and remain available for this use at all times thereafter.

Reason: To ensure that adequate provision is made for parking within the site in the interests of highway safety and that a satisfactory standard is established to meet future needs.

Informative

No construction / demolition vehicle access may be taken along LEIG15 without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

Reason: To ensure the public right of way remains available and convenient for public use.

No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way whilst development takes place.

Reason: To ensure the public right of way remains available and convenient for public use.

Ian Fry

If you have any queries regarding the above advice, please contact Ian Fry on 01225 771649, Ian.Fry@wiltshire.gov.uk