

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01836

Site Address: 11a, Winkins Lane, Great Somerford, Chippenham, SN15 5HY.

Proposal: New build house to Number 11a Winkins Lane, Great Somerford, Chippenham, SN15 5HY.

Date of Consultation Response: 23/04/2026

I refer to the above planning application dated 25/03/2026 seeking permission for a New build house to Number 11a Winkins Lane, Great Somerford, Chippenham, SN15 5HY.

The site is located on Wilkins Lane, an unclassified section of public highway subject to a speed limit of 30mph and a cul-de-sac. There is an existing access to parking from Wilkins Lane, and the access is shared with other residential properties allowing rear access to the existing property vehicle parking. It is not proposed to alter the existing access with the public highway, which terminates prior to the rear access. The access is over third-party land which I have assumed the applicant has access rights as part of an agreement due to the existing properties rear parking area.

The proposal seeks to erect a new 3-bed dwelling on land adjacent to the existing property, with access to two/three vehicle parking spaces indicated at the rear.

The vehicle parking level proposed is in accordance with the required minimum standards for residential development it would appear to be a driveway of approximately 3.5m width and 10m depth, this would be suitable for two vehicle parking spaces if accessed on the 3.5m side, however access is proposed directly from the existing shared private drive at the rear of the garden, it is unclear at this stage whether the proposed parking provision could accommodate the level of parking indicated. Therefore, it is requested that the plans demonstrate that parking is achievable with spaces being an absolute minimum of 2.4m x 4.8m in dimensions with the minimum provision of two spaces.

There has been no indication of cycle parking and therefore I would require at least 3 secure and covered spaces within the curtilage, this can be conditioned as part of any permission. I would also point out that there is now a requirement for all new build residential dwellings with allocated vehicle parking to provide EV charging for at least 1 vehicle in line with Buildings Regulation Document S.

The principle of residential development has previously been accepted, however the plans submitted do not demonstrate that the proposed parking provision is achieved in line with standards and given the location for access to parking I would consider that the manoeuvres required to access the parking would be onerous.

If vehicle parking can be demonstrated to be accessible and provided in line with standards then I will be in a position to make a recommendation in regard to highways.

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

HighwaysDevelopment@Wiltshire.gov.uk