



Context Planning Ltd
Cambridge House
Henry Street
Bath
BA1 1BT
sasha@contextplanning.co.uk
Mobile Tel: 07807 457178
Office Tel: 01225 251758

Development Management
Wiltshire Council
FAO: Samantha Stockley
Via: Samantha.Stockley@wiltshire.gov.uk

23rd April 2026

Dear Samantha,

RE: PL/2026/01000 Court House, Aldbourne - Highways and Public Rights of Way Consultation Response

This note is submitted in response to the consultation comments from the Highway Authority and the Public Rights of Way Officer.

The application seeks permission for the replacement of an existing field shelter/former stable and the formation of an internal access track within the applicant's land, utilising an existing field access. The proposal does not include the creation of any new access onto the public highway or the public bridleway (ALDB29), nor does it seek to alter the status or use of the bridleway itself.

Access to the field has historically been taken via this existing point, which represents the only practical means of access to the land. The proposal does not introduce new access arrangements or materially intensify use. At present, the management of the land involves regular movements of vehicles and machinery between the domestic curtilage and the fields, resulting in inefficient back-and-forth journeys. The proposed development seeks to rationalise this arrangement by providing appropriate on-site storage, thereby reducing the need for such movements through the residential curtilage.

Once the wider construction works at Court House are complete, vehicular movements associated with the field will return to a low-level pattern consistent with general estate management and maintenance. The proposal therefore does not result in an increase in traffic movements when compared to the existing baseline.

The applicant acknowledges that planning permission does not confer vehicular rights over a public right of way. Matters relating to private rights of access fall outside the scope of the planning system and are not affected by the determination of this application.

In this context, the applicant is willing to accept proportionate planning conditions to ensure that:

- the bridleway is appropriately reinstated following completion of construction works; and
- any construction-related impacts are properly controlled.

However, the suggested condition seeking to restrict the nature and extent of vehicular use of the access would not meet the tests for planning conditions set out in the National Planning Policy Framework. In particular, such a condition would not be necessary or reasonable in the absence of any material intensification of use, would be difficult to define or enforce in practice, and would extend beyond the scope of the development to control the wider use of the land and access arrangements. It is therefore respectfully considered that this element of the recommended condition should not be imposed.

Separately, following arboricultural advice and Parish Council feedback, the applicant is actively reviewing the siting and orientation of the proposed building. The aim is to move the structure further from the root protection areas of adjacent trees and to reduce its visibility from the churchyard, while maintaining an efficient and workable layout. Updated plans will be submitted to the Local Planning Authority in due course.

In light of the above, it is respectfully considered that there are no sustainable highway safety or public rights of way grounds on which to resist the proposal.

Kind regards

Sasha Berezina BA MA MRTPI IHBC

Director | Context Planning Ltd