

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01564

Site Address: Lower Glebe Farm, Bremhill, SN11 9LD.

Proposal: Erection of an agricultural workers dwelling

Date of Consultation Response: 13/05/2026

I refer to the above planning application dated 22/04/2026 seeking permission for the erection of an agricultural workers dwelling.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any 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. This proposal is therefore, in my opinion, 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 alternatives. 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 is located with existing gated access onto a C classified section of public highway subject to a speed limit of 60mph. Alterations to the public highway would be required in order to surface the existing access with a consolidated material for at least the first 5m in order to prevent loose materials being tracked onto the public highway. There would be a requirement for a licence/permit to work within the public highway in order to carry out any proposed works for access.

The proposals seek to provide a 2-bedroom dwelling. The access should be designed with appropriate visibility splays on a 2m setback from the public highway, given that the access is a historic farm access, there would be a slight intensification of the use of the access brought about by the proposed additional residential use on the land. A demonstration of the existing and proposed visibility splays will be required in order to assess the achievable splay in line with standards or any improvements to the existing splay that can be achieved.

In terms of access arrangements, there should be sufficient space within the site curtilage to accommodate vehicle parking and turning enabling access and egress in a forward gear with the public highway. Parking for vehicles and cycles should be in accordance with the minimum standards set out by Wiltshire Council as detailed below:

Table 7.1 Minimum Residential Parking Standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

where no garages are proposed an element of cycle storage is expected for each dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

The site should also cater for EV charging in line with NPPF and building Regulations Document S. This would require any residential dwelling with allocated parking to have at least 1 EV charging point.

The principle of a single residential unit in the proposed location would not be considered a significant impact in terms of highway capacity; it would however rely heavily on the use of the private motor vehicle as the main mode of transport. Provided the access, parking and turning can be demonstrated as appropriate at reserved matters stage with regard to surfacing and visibility, then I would not wish to raise a highways objection.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@Wiltshire.gov.uk