

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01463

Site Address: Countrywide Ltd, Greatfield Farm, Greatfield, Royal Wootton Bassett, SN4 8EQ.

Proposal: Change of use from agricultural to class B8 storage and distribution and erection of new storage building.

Date of Consultation Response: 18/05/2026

I refer to the above consultation for planning advice dated 23/04/2026 with regard to the proposed change of use from agricultural to B8 Storage and Distribution.

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.

Measuring from the plans, the B8 Storage use is some 225sqm including ground and first floor office space this would not meet the threshold for Transport Statement. 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 30sqm for either use class. This would equate to some 8 spaces within the site curtilage. These are shown externally on the proposed site plan, and two additional spaces are shown within the proposed building.

The principle of the proposed change of use would not be considered of detriment to the surrounding highway network and therefore there would not be a highways objection to the proposals.

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