
THE THREE DAGGERS, WESTBURY ROAD, EDINGTON

RESPONSE ON HIGHWAY ISSUES

Planning Application Reference: PL/2025/07147

1 Introduction

- 1.1 Miles White Transport Ltd (MWT) is providing transport planning advice in relation to a proposed development at The Three Daggers farm shop and public house, Westbury Road, Edington. The proposals involve creation of a café, change of use of the existing spa building at Hillside Cottage and the provision of additional car parking. A planning application for the proposals was submitted to Wiltshire Council at the end of 2025 and given the reference number PL/2025/07147.
- 1.2 The application was supported by a Transport Statement that has been reviewed by the Wiltshire Council Highway Development Control Officer leading to an initial consultation response dated 20 January 2026. This response raises no objection in principle to the proposals but does request additional information with respect to the number of car parking spaces to be provided. For ease of reference, the Highways Development Control response is attached as **Appendix A**.
- 1.3 This Note seeks to provide the additional information requested.

2 Response to Comments

- 2.1 It is clear from the consultation response that the Highway Officer considers the existing site access junction to be of an appropriate standard to accommodate the additional vehicle movements potentially associated with the development proposals. Similarly there are no objections in terms of non-car accessibility or traffic impact.
- 2.2 The only concern raised relates to the number of car parking spaces that will be available in the post development scenario with a request made for the likely demand associated with the existing public house to be included within the overall parking calculations.
- 2.3 **Appendix B** attached to this Note provides a summary of the number of parking spaces that are currently available, the number of parking spaces that could be required based on the Council's maximum parking standards for each individual land use (Wiltshire Car Parking Strategy, March 2015), and the number of post development parking spaces proposed as part of the planning application. This identifies 57 existing parking spaces, 107 spaces based on the Council's maximum standards, with 87 spaces currently being proposed.
- 2.4 It is acknowledged that the number of spaces proposed is less than the maximum number of spaces that could theoretically be provided.

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- 2.5 It must however be noted that the nature of the individual land uses is such that there will inevitably be a high proportion of linked trips between them. For instance visitors to the farm shop may also visit the café or public house (and vice versa), users of the new Class F use may also stay in the Hillside Cottage B&B rooms, and those staying in the Three Daggers B&B rooms are also likely to use the public house / restaurant as part of their stay. These linked trips all involve demand for only one parking space while visiting / using the various land uses available.
- 2.6 Opening hours is also an important consideration with respect to overall parking demand and availability. In this case the current farm shop opening hours are 09:00 to 17:00 Monday to Saturday and 09:00 to 16:00 on Sundays with these hours also likely to apply to the café in the post development scenario. Evening visitors to the public house will not therefore be ‘competing’ for parking with the farm shop and café.
- 2.7 It is not possible to accurately calculate the effects of the above however linked trips and similar will ensure that actual parking demand will remain less than that derived through summation of the maximum standards for each individual land use. At the application stage it was considered that 87 spaces represented an appropriate discount from the 107 space maximum value.
- 2.8 The Highway consultation response identifies that the proposed overflow car park should be provided with marked spaces to help optimise the number of vehicles that can be accommodated within the new parking area. The plan attached as **Appendix C** now shows that the parking area will be marked to show individual 2.4m by 4.8m spaces with this leading to the total number of spaces available increasing from 40 (as identified in the original planning application) to 44.
- 2.9 Marking the spaces within the proposed overflow car park will increase the total number of spaces available in the post development scenario from 87 to 91. This provides additional assurance with respect to the linked trips aspects discussed previously and represents 85% of the total number of spaces identified through summation of the maximum standards for each individual land use. It is considered that this 91 space value represents an optimum parking provision and overcomes the Highway Officer’s concerns.

3 Conclusion

- 3.1 It is considered that the above and the attached plans etc provide the additional information requested by the Wiltshire Council Highway Officer in their consultation response dated 20 January 2026 and address the concerns that were raised.
- 3.2 Provision of 91 parking spaces in the post development scenario will effectively accommodate the parking demands of the retained and proposed land uses, and in turn will alleviate the existing road safety issues associated with overspill parking on Westbury Road.

APPENDIX A

Wiltshire Highways Consultation Response

Comment Name

Highways Department's Comment

Comment Number

WC-26-01-360797

Text

Dear Helena

I have read through the submitted information and have the following comments to make and for the applicant to address:

I am willing to accept that the principle of the farm shop and cafe have been established and aware that locally it is well known.

I am also willing to accept that even though there is likely to be an increase in vehicle movements to and from the site that the current access provides an acceptable geometry and visibility to accomodate the increase. This is partly aided by the fact that the business is established and adjacent road users are aware of the presence of turning vehicles etc.

However, the applicant themselves has highlighted that the current arrangement (which is based on a smaller area of public space) regularly leads to inconsiderate and possibly dangerous overflow parking. As such it must be the case that before any extension to the floor space is accepted that the remuneration in terms of extra parking is fully realised.

Wiltshire are moving towards the application of "optimum" numbers when considering commercial parking allocation. The use of "optimum" rather than maximum allows for a level of flexibility to the numbers required but makes it clear that the numbers provided must be adequate to accommodate the actual demand and use of the space . Bearing this in mind I have calculated the following:

47 spaces for the new cafe space

6 for the cottage

14 (based on an acceptance of 40% numbers) for the conference

10 for staff

This is a total of 77 with 71 spaces being proposed.

However, there is no recognition of the demand from the pub. Current standards require 1 per 5m² for all public spaces for pubs . As the pub is established I am willing to accept the previous standard of 1 per 25m public space. However the applicant needs to provide the relevant information to allow an assessment to be undertaken.

As it stands I am not happy to accept the 71 spaces without an understanding of the impact of the public house demand and use.

I am willing to accept that there may be multiple use of spaces at different times of the day and additional information outlining this is invited.

As noted above the number of spaces will be assessed against an optimum demand and as such it is possible to accept a step down subject to my satisfaction that ALL uses can be accommodated and that there will be a noticeable improvement by practical removal of on street parking.

The applicant should also be providing a drawing with the 40 spaces in the new parking area marked out and be prepared to have these marked out on site (without spaces being marked the space is

often not utilised properly) .

I look forward to receiving the additional information from the applicant for consideration.

with regards

*Hannah Jones
HDC*

APPENDIX B

Summary of Existing and Proposed Car Parking

THREE DAGGERS, EDINGTON

Planning reference: PL/2025/07147

Existing Parking Arrangements

Three Daggers Pub / Farm Shop / Brewery	33 spaces
Separate staff car park	10 spaces
Hillside Cottage B&B / Spa	14 spaces
TOTAL	57 spaces

Requirements Based on Maximum Standards for Individual Uses

Three Daggers Pub (157m ² public @ 1 space per 5m ²)	32 spaces
Three Daggers B&B (3 rooms at 1 space per room)	3 spaces
Farm Shop (165m ² sales area @ 1 space per 35m ²)	5 spaces
Café (235m ² public at 1 space per 5m ²)	47 spaces
Hillside Cottage B&B (6 rooms at 1 space per room)	6 spaces
Hillside Cottage conferencing justified through TS	14 spaces
TOTAL	107 spaces

Proposed Parking Arrangements

Existing Three Daggers Pub / Farm Shop car park	33 spaces
Hillside Cottage B&B / Conferencing car park	14 spaces
Proposed shared overflow car park	40 spaces
TOTAL	87 spaces

APPENDIX C

Revised Car Park Layout Plan

