

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/07781

Site Address: Home Farm. Rood Ashton, West Ashton, Trowbridge, BA14 6BL.

Proposal: Proposed Glamping Pods (4 No.).

Date of Consultation Response: 22/05/2026

I refer to the above planning application dated 08/10/2025 seeking permission for proposed Glamping Pods (4 No.). Additional detail and amended plans have been submitted for which the following observations are made.

The site is located with existing access onto Sandpits Lane, a C Classified section of public highway subject to a speed limit of 60 mph. The proposals now include new access with the public highway.

It has been detailed within the Transport note that the existing access has constraints to the achievable visibility splays which do not conform with the usual requirements for visibility commensurate with the speed on the existing public highway. The proposed access with the public highway is located to the north of the existing access on the outside of a bend and it has been detailed that the achievable visibility splay is an improvement on that which is achieved at the existing access further south. Therefore, it is considered that the proposed new access would be located more appropriately and achieves higher levels of visibility onto Sandpits Lane.

The access proposals seek to widen the existing carriageway in order to retain passing on the bend, which would be incorporated into the provision for the access road. This would be required to be subject to a S278 Highways agreement. There would appear to be an existing drainage ditch which runs adjacent to the public highway which would require a culvert to enable access provision.

The proposals seek to erect 4, 2-bedroom Glamping Pods on land to the north of Home Farm, which is proposed to be accessed via a new private drive. Vehicle parking is provided to the south of the pods. Parking provision is indicated on the plans within the Transport Note as 6 vehicles, which would be an acceptable level, there is also turning space within the parking area enabling access and egress with the public highway in a forward gear. I would consider that the parking area shown would be likely to accommodate additional vehicles if required and am therefore satisfied that the proposed provision would not result in displaced vehicles onto the surrounding public highway network.

Therefore, it is considered that the proposals would not have a significant impact on the public highway and as such there would be no highway objection subject to the following condition and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 10m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

VISIBILITY SHOWN ON DRAWING

No part of the development shall be first brought into use/occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

APPLICANT TO ENTER INTO A S278/S38 AGREEMENT

The developer/applicant will be expected to enter into a S278/S38 Agreement with the Highway Authority before commencement of works hereby approved.

PIPING OF DITCH

The applicant is advised to seek the relevant drainage approval in regards to the piping of the ditch on drainage@wiltshire.gov.uk

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

HighwaysDevelopment@wiltshire.gov.uk