

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/02227

Site Address: Kington Langley Stud, Ashes Lane, Kington Langley, Chippenham, SN15 5NP.

Proposal: Conversion of mixed equestrian / residential building to dwelling.

Date of Consultation Response: 10/06/2026

I refer to the above planning application dated 19/05/2026 seeking permission for the conversion of mixed equestrian / residential building to dwelling.

The site is located outside of the 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/lack of pedestrian facilities/safe cycling provision. The proposal is therefore, 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 alternative in order to promote a sustainable pattern of development. 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 has existing access from Ashes Lane, an unclassified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway.

The proposals seek permission to replace the existing mixed-use equestrian and residential use with a pure residential use. The existing site has two residential units within the first-floor area and stabling/store at ground floor for equestrian purposes. The proposals would remove the equestrian use, and the existing 2 units to provide a single 4-bedroom residential unit with a self-contained single bedroom annexe. The proposals seek to retain the existing level of vehicle parking as 4 spaces, which would accord with the required standards for residential parking for both the main dwelling and the annexe. There is no mention of cycle parking and the car port detailed at ground floor level would not be considered as appropriate, this can be conditioned as part of any approval.

The proposed development would not be considered a significant impact on the public highway, it is therefore considered that no highways objection be raised to the proposals, subject to the following condition:

PARKING (CYCLE) - DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

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

HighwaysDevelopment@wiltshire.gov.uk