

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/02956

Site Address: Stable Yard at No 61, West Street, Great Somerford, SN15 5EH.

Proposal: Redevelopment of Existing Stable Yard to Accommodate 1No New Dwelling, including provision of new access.

Date of Consultation Response: 10/06/2026

I refer to the above planning application dated 20/05/2026 seeking permission for the redevelopment of existing stable yard to accommodate 1No new dwelling, including provision of new access.

The site has existing access from West Street, a C classified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access to the north with the public highway, the new access is proposed from the south onto Seagry Road, a C classified section of public highway subject to a speed limit of 60mph. This access is located where there is an existing field access, it is proposed to extend a gravel track to the north from here as access vehicle to the parking and dwelling. This would be in direct conflict with PROW footpath GSOM7 which crosses the proposed track and is accessed from Seagry Road at the same location.

Previous proposals for a single dwelling have been accepted in principle in relation to highways and the proposals do not exceed that previously accepted. The access to the south was not part of any previous application, it is stated that this is an existing access and there would be no intensification by virtue of the proposals, however I believe that there would be a minor intensification through the change of use. Whilst this may not be of detriment to the surrounding highway network, the access is located such that it is on a 60mph road on the outside of a bend, there do not appear to be any indications of surfacing or visibility other than photographs which show very limited visibility. Usually, the access would require the demonstration of visibility in accordance with DMRB of 2m x 215m.

I would therefore request that the proposals clarify the access arrangements for the adjacent field and how the PROW GSOM7 will be accommodated, the visibility splays demonstrated with regard to the speed on the road or a speed survey to enable a lower level of visibility to be provided and the surfacing of the access to prevent loose materials entering the public highway.

If safe access and the points above can be clarified/demonstrated then I will be in a position to make any recommendation with regard to highways.

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