

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: 24/06/2026

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. Revised plans and further information has been submitted for which the following observations are made.

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 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.

It has been accepted that the minor intensification of the access through residential development would not be considered of detriment and the existing visibility splays have now been demonstrated through the revised plans and further photographic evidence. Given that the existing equestrian use of the site would be required to access at this location then it is considered that the visibility splays detailed are sufficient and it would be considered that speeds in this location would not meet the imposed limit due to the nature and geometry of the public highway in this location. The proposals for the treatment of the PROW should be discussed with the Countryside Access Team. The regular use of the access for residential use would however still require the point of access with the public highway to be surfaced appropriately to prevent loose materials entering the public highway.

It is therefore considered that no highway objection be raised subject to the following condition and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway 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

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

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