

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/03708

Site Address: Knockdown Farm, Knockdown, Tetbury, GL8 8QY.

Proposal: Conversion and alteration of existing dwelling to ancillary accommodation and erection of replacement/self-build dwelling together with associated ancillary development.

Date of Consultation Response: 08/07/2026

I refer to the above planning application dated 23/06/2026 seeking permission for the conversion and alteration of existing dwelling to ancillary accommodation and erection of replacement/self-build dwelling together with associated ancillary development.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any 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. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9 of the National Planning Policy Framework 2023, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. 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 is located with existing accesses from the A433, this is not public highway within the county of Wiltshire and therefore advice in this regard should be sought from Gloucestershire County Council for any proposed highway alterations or access requirements. The site itself is within the boundary of the county of Wiltshire and therefore advice relating to parking provision can be provided.

The proposals seek to convert the existing residential dwelling into ancillary accommodation and garaging and erect a replacement 4-bed dwelling within the site. The accesses would remain unaltered for the site. The proposed dwelling would be in addition to retaining the existing dwelling as ancillary accommodation and therefore intensify the site use.

Parking provision for vehicles and cycles is provided to acceptable levels within the site.

Electric vehicle charging should also be provided for new development with allocated parking provision in line with Building Regulations Document S, NPPF and National government guidance.

I cannot comment further on access intensification and the appropriateness of the use of existing access or the capacity of the adjacent road network as this is not within Wiltshire. Advice should be sought from the neighbouring Highway Authority in this respect. In regard to vehicle and cycle parking, the proposals are acceptable and no highways objection should be raised in relation to that element.

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

HighwaysDevelopment@wiltshire.gov.uk