

Application Number:	PL/2026/03525
Location:	Land at Meadow View, Winterbourne Stoke, Salisbury
Proposal:	Erection of one dwelling, access, landscaping and associated works.

[Winterbourne Stoke - Google Maps](#)

[New St - Google Maps](#)

Introduction and Proposal

The proposal seeks approval for the erection of one dwelling with a new vehicular access on a parcel of land at Meadow View, accessed from a Public Right of Way (WSTO8) from New Street.

The proposal would provide a 3-bedroom dwelling over two floors comprising a lounge, dining room, kitchen, office, utility, en-suite bedroom at ground floor and two further en-suite bedrooms at first floor.

The submitted Planning Statement describes the application as *“the construction of a single residential dwelling, garage, associated access and landscaping”*, however the proposed plans do not indicate the provision of a garage.

Sustainability

The site is located within a small rural village where opportunities to access day-to-day services by sustainable transport modes are limited. Future occupiers would therefore be reliant on the private car for many journeys. Whilst this weighs against the proposal in transport sustainability terms, the application relates to a single dwelling and the resulting vehicle movements would be limited.

Background to Proposals

The submitted Planning Statement advises that the applicant is the owner of the Manor House, to the north of the application site, which is an established wedding and events venue.

As the Manor House is operating as a commercial use, it is understood that the applicant seeks to downsize to a smaller dwelling, but remaining within the village.

The Planning Statement states that *“As the applicant will be leaving the Manor, this will create a number of full time positions within the property for security, cleaning and maintaining the Manor for the events use. This is a benefit weighing in favour of the proposed development.”*

The application places reliance upon the relationship between the proposal and the continued operation of the Manor House wedding venue. However, the proposed dwelling is submitted as an unrestricted market dwelling and no mechanism is proposed to secure any ongoing functional relationship with the Manor House enterprise. Consequently, limited weight should be attributed to the claimed economic benefits unless the Local Planning Authority is satisfied that such benefits would arise and be maintained.

Highway Considerations

Access

The site is served off the route of the Public Right of Way (PROW), Public Footpath WSTO8, which currently provides access to Timberlea and a gated access to Manor Cottage (owned and occupied by the applicants' daughter). The PROW takes access from the public highway of New Street to the south.

The application red line boundary includes the means of access to the site via the PROW, and the site Location Plan and Block Plan indicates blue land within the applicant's control.

The Public Rights of Way Team have commented on the application advising that there is no recorded vehicular right of way over the footpath, and it is assumed that the applicant has a private vehicular right. This, however, is required to be demonstrated to be the case, and the applicant is advised to seek legal advice in this regard.

Whilst the existence of private vehicular rights is principally a civil matter, the applicant should demonstrate that lawful vehicular access rights exist to serve the proposed development.

Parking and Turning

The proposal would provide a 3-bedroom dwelling, for which two parking spaces have been indicated, and which would accord with the current WC Parking Standards.

While these spaces would be served by a driveway which could accommodate more parking in a tandem arrangement, the submitted layout does not clearly demonstrate that vehicles can enter, turn and leave the site in a forward gear.

Highway Safety Considerations

For a single dwelling, the traffic generation would be very low.

The access route, via the PROW, is already in use by vehicles serving both Manor Cottage and Timberlea, and its junction onto New Street is of an acceptable standard in terms of visibility.

There is no evidence to suggest that the use of this route by one additional dwelling would cause an unacceptable impact on highway safety.

Summary and Recommendations

The proposal seeks the erection of a single dwelling served from an existing access route which also serves a number of existing residential properties.

The site is located within a rural village where opportunities for travel by sustainable modes are limited and future occupiers would be likely to rely on the private car for many day-to-day journeys. This weighs against the proposal in transport sustainability terms.

Notwithstanding this, the proposal relates to a single dwelling and the anticipated traffic generation would be low. The existing access route is already used by vehicles serving neighbouring properties and there is no evidence to suggest that use by one additional dwelling would result in a severe impact on the operation of the highway network or an unacceptable impact on highway safety.

However, before a final highways recommendation can be provided, the applicant should demonstrate:

- Evidence of a lawful vehicular right of access over the route of Public Footpath WSTO8.
- A revised layout demonstrating adequate parking and turning provision.

Amanda Hall
Highways Development Management Engineer