

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04537

Site Address: The Old Stables, Catherine Court Farm, Coppershell, Gastard, Wiltshire, SN13 9PZ.

Proposal: Change of use of existing holiday let, to an unrestricted dwelling (Class C3).

Date of Consultation Response: 14/08/2026

I refer to the above planning application dated 03/08/2026 seeking permission for the change of use of existing holiday let, to an unrestricted dwelling (Class C3).

The site is located with existing access Coppershell, a C classified section of public highway subject to a speed limit of 60mph. There are no proposals to alter the existing access with the public highway which is considered suitable for the proposals.

The proposals seek to change the use from a restricted holiday let use to an unrestricted residential use. The holiday let has four bedrooms and as such requires three vehicle parking spaces, this should be demonstrated on plans. The cover letter appears to state that the property is three bedroom, and the application form states that there are 2 vehicle parking spaces provided. The extracted plans in the cover note clearly show four bedrooms and previous applications have been for a four-bedroom property.

The site already has trip generation, which is attributed to the existing holiday let use, and I do not consider that a residential use would alter the trip generation in any materially significant way, therefore in relation to highways, there would be no significant impact on the surrounding highway network.

I consider that if the parking provision on site can be demonstrated at the correct level of three spaces and cycle parking for 4 cycles can be accommodated then there would be no highways objection raised.

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

HighwaysDevelopment@wiltshire.gov.uk