

Application Number:	PL/2026/04386
Location:	Land at Top Lane, Stourton, Warminster, Wiltshire, BA12 6QA
Proposal:	Construct 2 no. affordable houses with associated access and parking area.

[BA12 6QA - Google Maps](#)

Introduction and Proposal

The proposal seeks full planning permission for the construction of two affordable dwellings together with associated access, parking and turning facilities on land at Top Lane, Stourton.

The application follows pre-application engagement with the Local Highway Authority, during which advice was provided regarding access arrangements, parking provision, turning facilities and the sustainability of the site location.

Highway Context

The site would be served from Top Lane, which comprises a private lane which is shared with the route of Public Footpath STGA2, which connects to the public highway network.

Top Lane is of limited width over parts of its length, although there are localised opportunities for passing. The route currently serves a small number of existing residential properties and agricultural land.

Access

The submitted drawings demonstrate the formation of a new vehicular access serving the proposed dwellings.

Subject to the detailed dimensions shown on the submitted plans being delivered as proposed, the immediate site access is considered capable of accommodating the limited level of traffic associated with two dwellings.

It is understood that Top Lane is owned by the Stourhead (Western) Estate with established vehicle rights of way over the lane for all purposes.

Internal Highway Arrangements

The proposed internal access road has a width of approximately 5 metres and would provide access to parking and turning facilities serving the two dwellings.

The proposed parking provision exceeds the minimum requirements of the Wiltshire Car Parking Standards and is therefore considered acceptable in principle.

Cycle storage appears capable of being accommodated within the proposed storage buildings associated with each dwelling.

The application also provides turning facilities within the site which is considered adequate to enable vehicles to enter and leave in a forward gear.

Servicing and Waste Collection

Council refuse vehicles would not generally be expected to enter a private lane or unadopted route of this nature.

The applicant should therefore consult directly with the Council's Waste Management Team regarding the agreed arrangements for the presentation and collection of refuse and recycling.

Transport Sustainability

Notwithstanding the above, the site is located in a rural location outside the main built form of the village.

There are no footway connections serving the site and access to day-to-day services, facilities and public transport opportunities would require the use of rural roads with limited provision for pedestrians, or a network of public rights of way.

Whilst the application proposes dwellings to meet an identified local affordable housing need, future occupants would nevertheless be heavily reliant upon the private motor vehicle for the majority of daily journeys.

The proposal would therefore introduce additional residential development in a location that is not well connected to services and facilities by sustainable modes of transport.

Summary and Recommendation

The Local Highway Authority acknowledges that the proposed access, parking and turning arrangements are generally capable of serving the scale of development proposed and no severe highway safety concerns have been identified arising from the physical access arrangements.

However, the site occupies a remote rural location with limited opportunities for travel by sustainable modes. Future residents would be highly dependent on the private motor vehicle to access employment, education, services and facilities.

Accordingly, the Local Highway Authority objects to the proposal on transport sustainability grounds, as the development would represent an unsustainable form of residential development contrary to the aims of the National Planning Policy Framework, in particular paragraphs relating to promoting sustainable transport and reducing the need to travel by private car.

Amanda Hall
Highways Development Management Engineer