

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/05145

Site Address: Lower Hook Farm, Hook Street, Royal Wootton Bassett, Swindon, SN4 8EF.

Proposal: Conversion of Existing Building to Create 6 No. dwelling.

Date of Consultation Response: 14/09/2026

I refer to the above planning application consultation dated 20/08/2026 seeking permission for the conversion of Existing Building to Create 6 No. dwelling under a prior approval Class Q application.

The site is located outside of the 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/lack of pedestrian facilities/safe cycling provision. The proposal is therefore, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 15, of the National Planning Policy Framework 2026, which aim to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternative in order to promote a sustainable pattern of development. 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 access onto Hook Street, a C classified section of public highway subject to a speed limit of 30mph.

There are no proposals to alter the public highway as a result of this application. The proposals seek to convert an existing barn structure to 6 no. 3-bed dwellings. The site plan details that there would be 2 vehicle parking spaces and a cycle store available for each dwelling.

A further plan with proposed Barn E has been submitted but no detail of this is on the site plan as existing or proposed, this would appear to be a further conversion and should have the same level of vehicle/cycle parking provided.

The proposals would rely heavily on the private motor vehicle as the main means of access as highlighted above, however, the proposals would not represent any significant impact on the surrounding highway network. Therefore, it is recommended that no highway objection be raised subject to the clarification of the use of Barn E.

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

HighwaysDevelopment@wiltshire.gov.uk