

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04986

Site Address: Maundits Park Farm, Little Somerford, Chippenham, SN15 5BH.

Proposal: Alterations to residential conversion of agricultural barn permitted under prior notification PL/2025/02369, extended residential curtilage and erection of ancillary stables and studio outbuildings, and associated works.

Date of Consultation Response: 17/09/2026

I refer to the above planning application dated 26/08/2026 seeking permission for alterations to residential conversion of agricultural barn permitted under prior notification PL/2025/02369, extended residential curtilage and erection of ancillary stables and studio outbuildings, and associated works

The residential nature of the site has been accepted through the previous prior notification application.

The site is located with existing access onto the B4042, a classified section of public highway subject to a speed limit of 40mph. There are no proposals to alter the existing access with the public highway, which would be deemed suitable for the proposed and retained use, other than resurfacing. The improvements to visibility are detailed within the Access Technical Note and the plan at Appendix D demonstrates the splays commensurate with the 85th percentile speeds. The proposals include the provision of a stable building and studio for home working. If the stables are to remain ancillary and domestic, then this would not intensify the access use in a significant manor.

The dwelling would have 4 bedrooms and as such would require 3 vehicle parking spaces, two of which are detailed on the proposed site plan with the design and access statement alluding to additional available parking and turning within the courtyard between the dwelling and outbuildings. Where no garages are proposed an element of cycle storage is expected for each dwelling in accordance with Wiltshire Council's LTP3 and the design and access statement indicates cycle parking within the stable block which would be acceptable.

I would therefore not wish to raise a highway objection to the proposals subject to the following conditions and informative.

VISIBILITY SHOWN ON DRAWING

No part of the development shall be first occupied, until the visibility splays shown on the site access plan drawing number 24040-GA01 at appendix D of the Access Technical Note have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the consolidated surface shown on the site access plan drawing number 24040-GA01 at appendix D of the Access Technical Note has been provided in line with the approved plans. The access shall be maintained as such thereafter.

Reason: In the interests of highway safety

INFORMATIVE

The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@Wiltshire.gov.uk