

Highway Development Control Consultation Response

Planning Application Ref: PL/2025/08885

Site Address: Land to the east/adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA.

Proposal: Re-submission of PI/2024/09508 (Proposed erection of two detached dwellings and associated works) to propose design alterations.

Date of Consultation Response: 05/12/2025

I refer to the above planning application dated 10/11/2025 seeking permission for the re-submission of PL/2024/09508 (Proposed erection of two detached dwellings and associated works) to propose design alterations.

There are no proposed alterations to the existing access with the A4 Quemerford, a classified section of Public Highway subject to a speed limit of 40mph. The access is a private road with a PROW footpath CLAN21 along the length. The proposals would result in a minor increased use of the access and I would not consider that the proposals would represent any significant or severe impact on the public highway.

The existing access is a private road with shared vehicular access to three dwellings, this access is suitable for the increase in vehicular movements associated with the proposals. Vehicle parking provision is in accordance with the Minimum Residential Vehicle Parking Standards and has been indicated as surface parking on the site plans. The plans indicate locations for cycle parking which is mentioned within the highways statement attached to the application documents, this is provided at an appropriate level.

In regard to vehicle parking no indication of Electric Vehicle charging has been given, this would be required in line with standards of 1 EV charging bay for allocated parking. I would expect to see at least 2 EV charging points within the development proposals in line with Building Regulations Document S and the NPPF.

The PROW, Footpath CLAN21 runs north-south along the initial section of the access track. The Countryside Access Team have provided comments in this regard.

I would therefore not wish to raise an objection to the use of the access for the proposal with regard to highways.

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