

FAO: Adrian Smith, Wiltshire Council
 By email: adrian.smith@wiltshire.gov.uk
 Date: 18 March 2026
 REF: PL/2026/00367

LAND EAST OF CALNE ROAD, LYNEHAM (REF: PL/2026/00367) SPATIAL RELATIONSHIP AND CONNECTIVITY NOTE

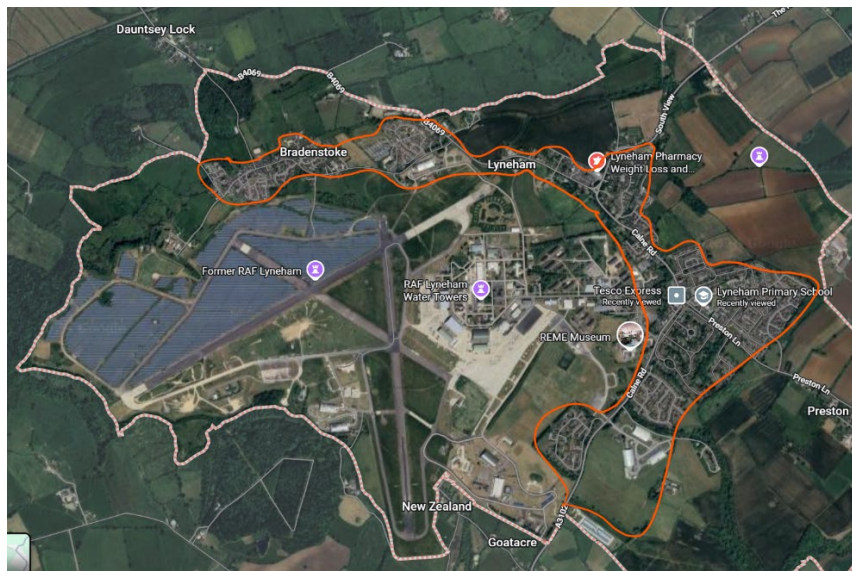
This Note has been prepared in response to comments received from consultees (Ref: PL/2026/00367), in relation to the spatial relationship of the Site to Lyneham and the wider area. It summarises the Site's relationship with nearby services in Lyneham, alongside access to key transport links and nodes, and the enhancements proposed as part of the development proposals.

Proximity to the Wider Community and Community Services

The Site is situated to the southeast of Lyneham with the nearest residential areas of Melsome Road to the west and Slessor Road to the north, beyond the MOD storage facility.

There is a Tesco Express 800m north of the Site which can be reached easily by bus, car or by walking/cycling. The Lyneham Primary School and Sunny Days Children's Nursery is situated across the road from this convenience store on Preston Road, and 50m further north along the Calne Road is the Coop convenience store and St Michael's Church. Further services are available as you progress along the Calne Road and to the south of the Site in Goatacre, as demonstrated within Figure 2 of the Transport Assessment submitted (reproduced as an appendix to this Note).

Aerial images of Lyneham (see below) as a settlement reveal how it has evolved, broadly wrapping around the MOD base to the north and east. The MOD base is a significant facility and includes military related facilities, higher education training, a museum, café, and Community Centre amongst other facilities. Many of those working at the MOD base will live in Lyneham. The MOD base is therefore very much a key component of Lyneham both spatially and in terms of how it interacts with the wider community. It would be incorrect to view the MOD base as a separate unconnected place.



Pedestrian and Cycle Connectivity

The Site is served by an existing footpath on Calne Road, which is separated from the road by a grass verge. The footway varies in width and is typically 1.2-1.5m wide and provides a continuous link through to Lyneham to the north, and Goatacre to the south.

Table 3.3 of the submitted Transport Assessment provides a summary of walking distances from the Site to a range of local services and facilities, all of which are within an acceptable walking distance, in line with the Design Manual for Roads and Bridges (DMRB) TD91/05 “Provision for Non-Motorised Users”. Specifically, the Site lies within a 12–13-minute walking distance of nearby retail facilities (Tesco and Co-Op), within 16 minutes of the village’s nurseries (Little Ducklings and Sunny Days), within 13 minutes of Lyneham Primary School and within 24 minutes of Lyneham Village Hall. Table 3.3 is attached at Appendix 2 of this Note for reference.

The proposed development seeks to provide a series of enhancements to the existing pedestrian/cycle experience. Firstly, within the Site, a 3m shared use footway / cycleway is proposed parallel to Calne Road which will provide a betterment over the existing narrow footway on the western side of the carriageway.

Secondly, to the south, a dropped kerb is proposed to enable cyclists to access the shared use route (for those travelling northbound) and re-join the carriageway (for those travelling southbound). To the north, it is proposed to provide a shared use route extending from the Site boundary through widening of the existing footway on the eastern side of Calne Road, where feasible. The achievable width of the proposed shared use route to the north is 3m with some localised narrowing due to available extent of the highway boundary. Where sections narrow, there is good forward visibility to allow oncoming pedestrians / cyclists to see one another. Improvements are proposed for pedestrians and cyclists on Slessor Road through improved crossings (providing dropped kerbs and tactile paving) and advisory on-carriageway cycle lanes.

The proposed improvements will provide improved pedestrian and cycle access towards services and facilities to the north of the Site, including the primary school when used in combination with low traffic / speed residential streets to the north of the Slessor Road. The proposed route is shown on Drawing ITB210361-GA-002, which is included at Appendix 3 of this Note.

The proposed route has been subject to a Stage 1 Road Safety Audit.

Bus Services

The nearest bus stops are on Calne Road- approximately 200m north of the Site access and 350m from the centre of the Site, as demonstrated within Figure 2 of the Transport Assessment. These bus stops are served by the Stagecoach 55 service.

The 55 service provides high frequency connections seven days a week to Chippenham, Calne, Royal Wotton Bassett and Swindon. This service and the proximity of the Site to the bus stops provides a good opportunity for bus journeys to various key local and regional destinations.

The 55 service also provides a connection to Royal Wootton Bassett Academy which is the catchment secondary school for Lyneham. The closest bus stops to the school are provided at the High Street / Lime Kiln junction which are a 500m / 7-minute walk from the school entrance. Based on information from the school’s website, the school day begins at 08:30 meaning that

students living at the Site could catch the 07:55 bus from Melsome Road, arriving at the High Street stop by 08:07 and arriving at school at approximately 08:15 ready for the start of the school day. At the end of the school day (15:00), students can return to Lyneham via either the 15:32 or 15:44 buses which reach Lyneham at 15:32 and 15:44 respectively. Later services are available to accommodate students attending after school clubs or activities.

Rail

The nearest railway station is Chippenham Railway Station, located approximately 11km southwest of the Site. The station provides direct and regular services to London Paddington and Bristol Temple Meads as well as other local and regional destinations.

The station can be accessed within a 38-minute bus journey from Lyneham via the 55 Stagecoach service with buses arriving at Chippenham at 05:40, 06:35, 07:17, 07:37, 07:57 and 08:26. Allowing a 5-minute transition between bus and rail, Melksham, Swindon, Bath Spa and Trowbridge can be accessed in around an hour from the Site via a combined bus and rail journey. This provides an opportunity for linked public transport journeys, avoiding the use of the private car for some residents.

Swindon Railway Station is located approximately 15km to the north east of Lyneham and can be accessed by the 55 Stagecoach service within approximately 45 minutes.

Public Rights of Way

The Site lies within proximity to an extensive network of PROWs, with LYNE27 (Bridleway) to the south of the Site providing connectivity to a network of PROWs to the east of the Site. Moreover, Calne Road provides similar linkages to PROWs to the north, south and west of the Site.

Travel Plan

The submitted Travel Plan contains a range of measures proposed to promote walking, cycling and the use of public transport amongst new residents for local journeys and to make more efficient use of the private car through the development of car sharing initiatives.

Summary

Overall, the Site benefits from a strong spatial and functional relationship with Lyneham, including the MOD base as a core part of the community. Alongside enhanced sustainable travel connections and good access to local services and public transport, the development represents a well-integrated and accessible extension to the existing settlement. This is demonstrated in further detail within the image below, which clearly outlines that the proposed development site is well-related to the existing built-up area of the village (as captured within an orange outline), with the wider Parish boundary shown in a red/white dashed outline beyond.

Appendix 1: Figure 2 of the submitted Transport Assessment



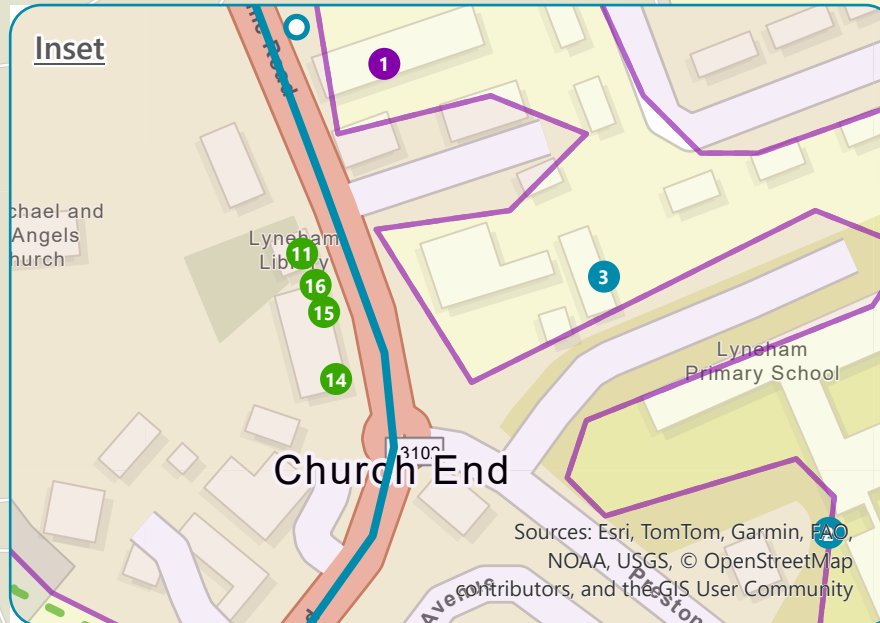
Figure 2: Local Facilities and Services within Catchments

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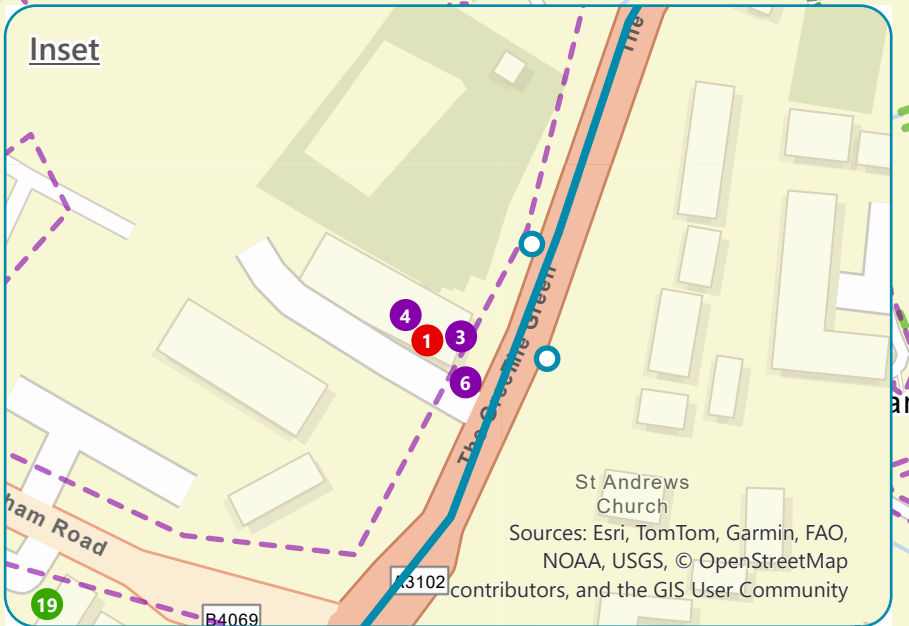
Key

- Site Location
 - 800m Walking Catchment
 - 1600m Walking Catchment
 - 3200m Walking Catchment
 - 5000m Cycling Catchment
 - Bus Stops
- Leisure**
- 1 Crowns Café
 - 2 Goatacre Village Hall
 - 3 Lyneham Play Park
 - 4 Lyneham Village Hall
 - 5 MOD Lyneham Community Centre
 - 6 Piggy's Café
 - 7 REME Museum
 - 8 Scout Hut
 - 9 Slessor Park and Fields
 - 10 The Mallard
 - 11 The REME Charity
 - 12 Melsome Road Recreation Ground
 - 13 Goatacre Cricket Ground
 - 14 Lyneham Pizza and Kebabs
 - 15 Zeera Indian Takeaway Lyneham
- Education**
- 1 YMCA Little Ducklings Nursery
 - 2 Lyneham Primary School
 - 3 Sunny Days Childrens Nursery
- Employment**
- 1 MOD Lyneham
- Health**
- 1 Lyneham Pharmacy, Weight Loss and Travel Clinic
- Retail**
- 1 Co-op Food - Lyneham
 - 2 Tesco Express
 - 3 Costcutter
 - 4 Lyneham Post Office
 - 5 Sawmills Garage
 - 6 Texaco Petrol Station
- Bus Routes**
- 55 Gold Stagecoach

Inset



Inset



Appendix 2: Table 3.3 of the submitted Transport Assessment

Key Local Services and Facilities

3.5.17 Lyneham provides a range of local services and facilities that provide for some everyday needs of residents including leisure, convenience retail, health, education and employment opportunities. The primary services and facilities which residents of the site may wish to access are listed within **Table 3.3** and shown at **Figure 2**.

3.5.18 Distances from the centre of the site to the local facilities and services have been measured based on actual walking routes, using the proposed access from Calne Road.

Table 3.3: Local Facilities and Services

Purpose	Destination	Distance (M)	Walking Journey Time	Cycling Journey Time
Leisure	Scout Hut	539	6	2
	MOD Lyneham Community Centre	883	11	3
	Melsome Road Recreation Ground	925	11	3
	Crowns Café	926	11	3
	The REME Charity	926	11	3
	REME Museum	926	11	3
	Goatacre Village Hall	928	11	3
	Slessor Park and Fields	1,110	13	4
	Goatacre Cricket Ground	1,275	15	5
	Lyneham Pizza and Kebabs	1,275	15	5
	Zeera Indian Takeaway	1,275	15	5
	Simply Soph Beauty	1,000	15	5
	Lyneham Library	1,375	16	5
	The Mallard Public House	1,460	17	5
	Lyneham Play Park (At Arnhem Cross)	1,570	19	6
	Piggy's Café	1,630	19	6
	Turkuaz Barber	1,875	22	7
	Lyneham Village Hall	2,035	24	8
	Spice of Asia	2,175	26	8
Retail	Tesco Express	967	12	4
	Co-op Food - Lyneham	1,090	13	4
	Costcutter	2,175	26	8

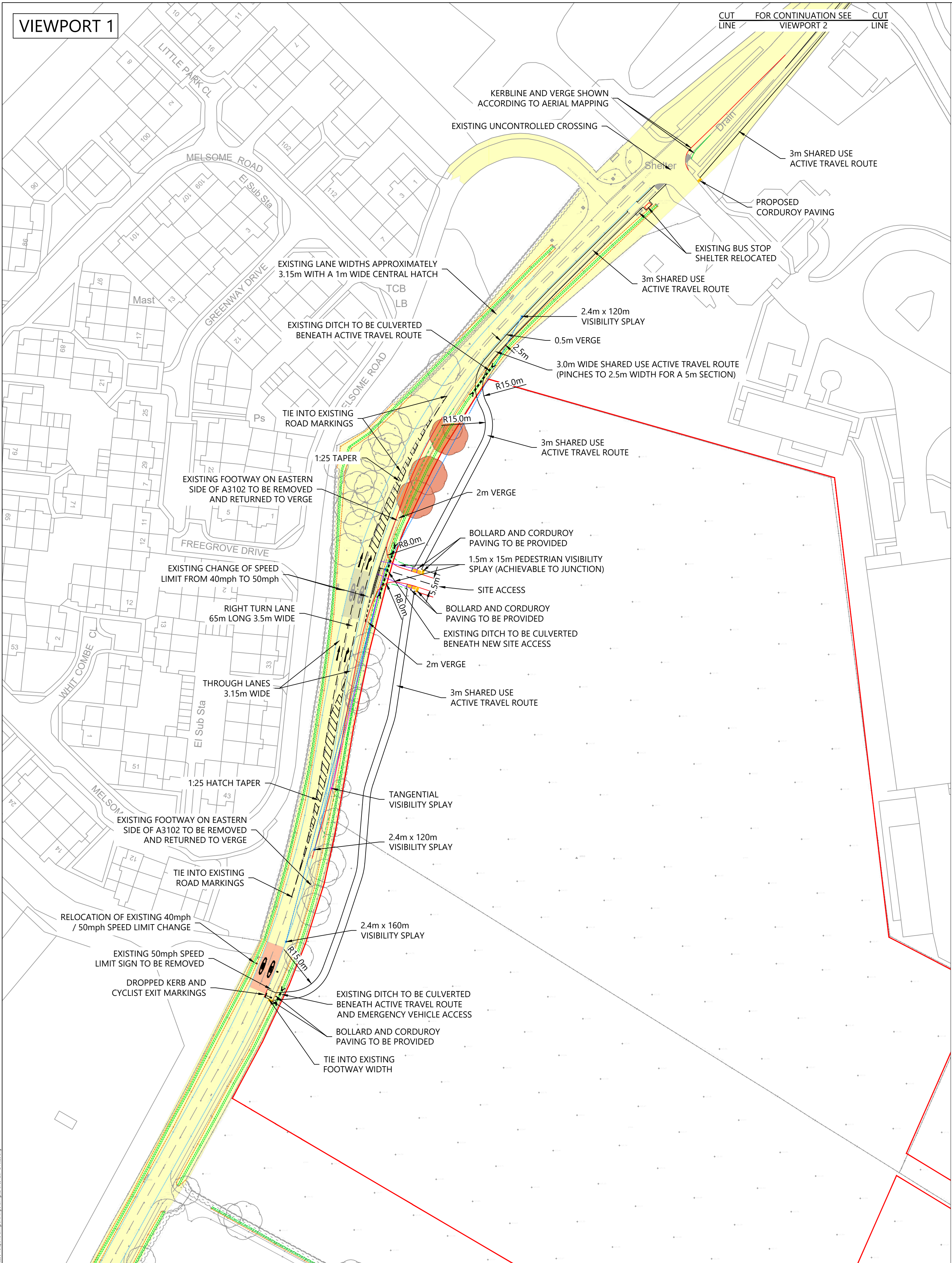
Purpose	Destination	Distance (M)	Walking Journey Time	Cycling Journey Time
	Lyneham Post Office	2,175	26	8
	Texaco Petrol Station	2,175	26	8
	Sawmills Garage	2,275	27	9
Education	Little Ducklings	1,060	13	4
	Lyneham Primary School	1,100	13	4
	Sunny Days Children's Nursery	1,340	16	5
Employment	MOD Lyneham	876	10	3
Health	Lyneham Pharmacy, Weight Loss and Travel Clinic	1,900	23	7
	Within 800m 'MfS Walkable Neighbourhood' – Comfortable Walking Distance / Within 8km 'Acceptable Cycling Distance'			
	Between 800m and 1,600m 'Reasonable Walking Distance'			
	Between 1,600 and 3,200km 'Acceptable Walking Distance'			

Source: Consultants Estimates

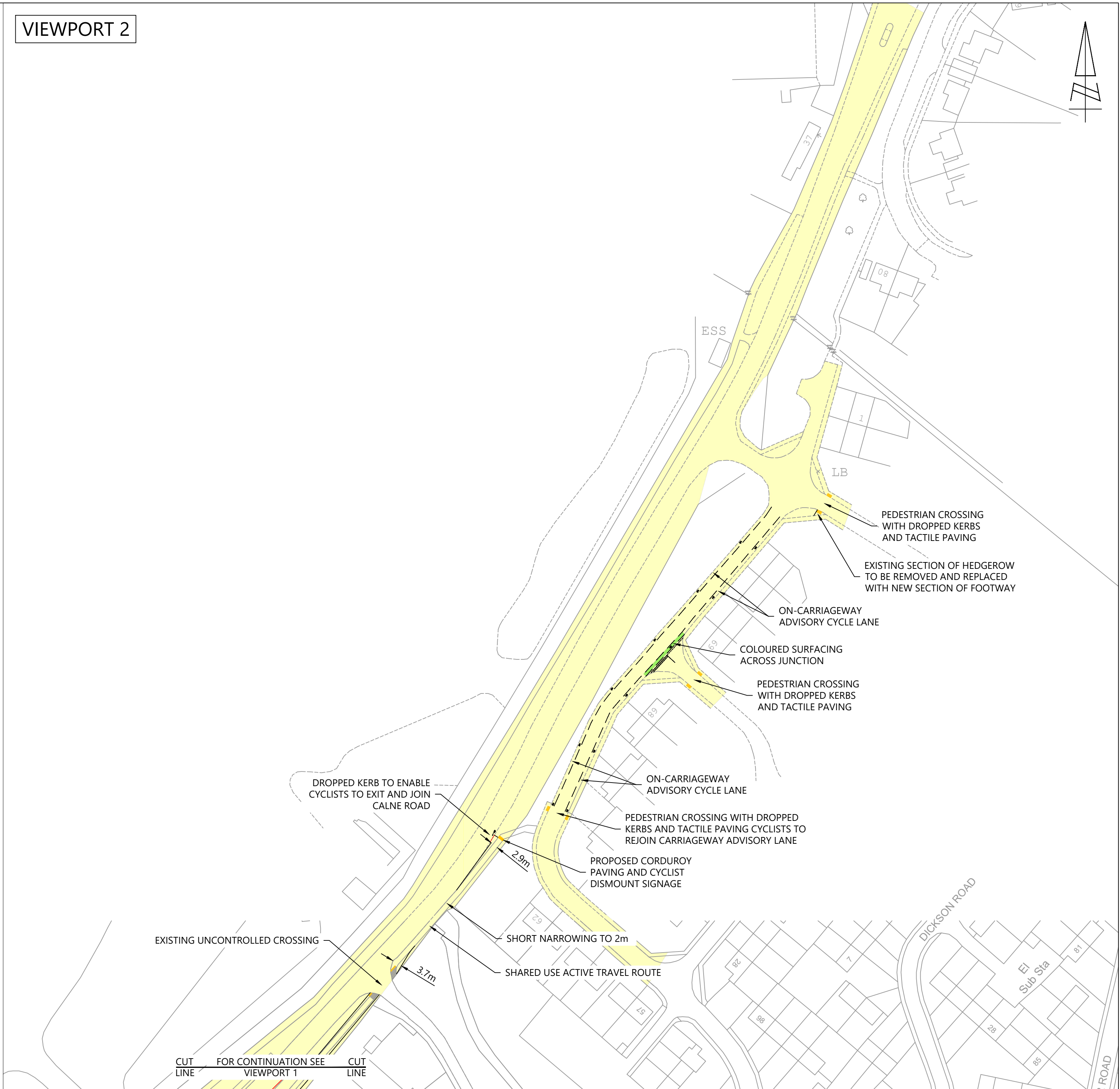
3.5.19 An extract of **Figure 2** is provided at **Image 3.3** which shows the locations of the services and facilities, the 55 bus service route and bus stops and walking catchments.

Appendix 3: Drawing reference ITB210361-GA-002

VIEWPORT 1



VIEWPORT 2



The Square, Basing View,
Basingstoke, Hampshire, RG21 4EB
www.i-transport.co.uk

Tel: 01256 898366

SCALE BAR @ 1:1000
0 10 25 50 100

NOTES:
1. THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A FINAL DESIGN.
2. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE CLIENT.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONSENTS.
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REV	DATE	BY	DESCRIPTION
1	14/11/25	MM	ARRANGEMENT UPDATED
2	18/11/25	MM	ISA COMMENTS INCORPORATED
3	06/12/25	MM	UPDATES TO ACTIVE TRAVEL ROUTE
4	26/12/25	MM	UPDATES TO CULVERT WIDTH AND SPEED LIMITS, TREE REMOVAL AND PEDESTRIAN VISIBILITY SPLAYS SHOWN

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STATUS: FOR INFORMATION

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PROJECT:	LYNEHAM WILTSHIRE	CLIENT:	ASHFLAME PROPERTIES LTD
TITLE:	PROPOSED SITE ACCESS FROM A3102 CALNE ROAD		
DRAWN:	PH	CHECKED:	DE
PROJECT No:	ITB210361	SCALE @ A1:	1:1000
DRAWING No:	ITB210361 - GA - 002		DATE:
APPROVED:	BH	DATE:	01.10.25
REV:	D		