

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01804

Site Address: Land North of 281 Quemerford, Calne, Wiltshire, SN11 8LA.

Proposal: Proposed erection of two semi-detached self-build bungalows.

Date of Consultation Response: 21/04/2026

I refer to the above consultation for planning advice dated 25/03/2026 seeking permission for the proposed erection of two semi-detached self-build bungalows.

The proposals seek to utilise the existing private access for the erection of 2 dwellings on land to the north of 281 Quemerford. The site is located to the rear of a number of properties and accessed via a private driveway to Common Farm. The access links to the A4 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.

A PROW Footpath CLAN21 runs north-south along the initial section of the private drive. The Countryside Access Team have provided comments in this regard.

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 and 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 on the site plans. The plans do not indicate locations for cycle parking, mentioned within the highways statement attached to the application which was previously submitted for a previous application on the site for 4 dwellings and included in the key on the proposed site plan. Cycle parking can be dealt with through a condition in this instance.

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.

I would therefore not wish to raise an objection to the use of the access for the proposal with regard to highways, and would offer the following condition:

CYCLE PARKING

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

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

HighwaysDevelopment@wiltshire.gov.uk