

Application Number:	PL/2026/00776
Location:	304c Devizes Road, Salisbury, SP2 7DP
Proposal:	Change of Use from a private dwelling C3 to class C2, and therefore use as a children's residential home

[304C Devizes Rd - Google Maps](#)

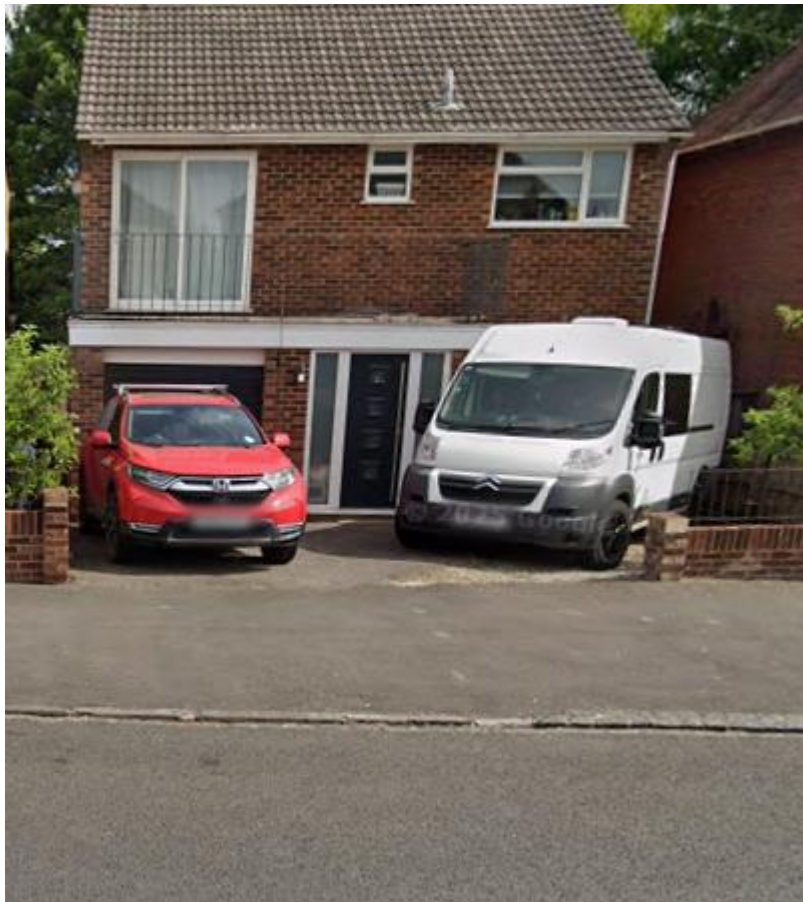
[A360 - Google Maps](#)

I refer to the additional information submitted in support of the above planning application in respect of staffing levels and traffic generation.

Access, Parking and Traffic Generation

As previously stated, the existing garage is not of dimensions that would reasonably be considered appropriate for a parking space, and given that there is no dedicated provision indicated for cycle storage, it could offer such provision to promote sustainable travel.

It has previously been advised that the parking area on the driveway fronting the property would only reasonably be considered appropriate for the parking of two cars, in order to provide unfettered access to the door of the property, and having regard to the low boundary wall to the south-eastern side of the frontage.



The further information submitted provides clarification of the staffing levels that would be expected at the site, which advises that there would be a minimum of 1 staff member onsite at all times and a maximum of 4 staff members, depending on the needs of the children.

It is, however, advised that there may be occasions when there would be more than 4 members of staff onsite, but in these instances the travel and parking would be managed to minimise disruption.

The shift handovers are advised as 09:30 and 21:30 daily, which fall outside of the general peak times, with the Manager or Deputy being on site Monday to Friday between 09:00 and 17:00.

In accordance with the emerging Parking Standards, a C2 use requires 1 parking space per 3 bedrooms and 1 space per 2 members of staff (based on the maximum number of staff on site at any one time)

C2: Residential Institutions ** See definitions below	Hospitals	1 per 4 members of staff + 1 per 3 visitors
	Residential Care Home	1 per 4 bedrooms + 1 per 2 staff **maximum staff on site at any one time
	Nursing Homes	1 per 4 bedrooms + 1 per 2 staff ** maximum staff on site at any one time
	Specialised Housing/ Supported Acc.	1 per 3 bedrooms + 1 per 2 staff ** maximum staff on site at any one time

Definitions

****Use Class C2** is defined as 'personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment "Use Class Order 1987.

Land Use	Definition
Residential Care Home	A residential building for the residency of older people who require extra support.
Nursing Home	A residential building which provides more intense support and care. This can include (though not excluded to) medical care, dementia care and similar support.
Specialised housing/Supported Accommodation	A Residential unit which can cover a range of social care demands. This can include (though not exclusively) Adult social care, care leavers, Children Care homes, Mental Health Residential units, Dependency support, Disability independent living with support.

On the basis of information submitted regarding staffing levels, the general maximum number of staff would be 4, and therefore the proposed use would generate the need for 2-3 car parking spaces.

It is understood that visitors, such as social workers, would attend by appointment. Such visits would be akin to what could reasonably be expected if the property were in a general residential use, and where the use of on-street parking would be acceptable. It is understood that additional meetings and visitors would be infrequent.

Devizes Road has a wide carriageway which can comfortably accommodate a level of on-street parking without compromising the movement of vehicles along the road, and therefore it is accepted that some degree of on-street parking for visitors would be considered acceptable in this location.

In terms of sustainable travel, the site is located such that there are good available options for travel by sustainable means, including car sharing. It is therefore considered that any approval of the proposed development should be conditional on the submission and approval of a Travel Plan Statement.

Summary and Recommendation

The proposed change of use is considered acceptable, based on the information submitted by Agincare in their "Response to Highways queries" on the staffing levels and the management of the timing of visitors.

Given the need to manage vehicular traffic to and from the site, it is considered that a Travel Statement is required to manage the numbers and timing of vehicular trips and parking demand associated with staff, and to promote car sharing and sustainable travel.

It is therefore recommended that no highway objection is raised subject to the following conditions being attached to any permission granted.

Conditions

Travel Plan Statement

No development shall commence until a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied prior to the implementation of the Travel Plan Statement and the use shall thereafter operate in accordance with the approved Travel Plan Statement.

Reason: In the interests of reducing the amount of private car movements to and from the development and promoting sustainable travel.

Cycle Storage

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. 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.

Amanda Hall
Highways Development Management Engineer