

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/02739

Site Address: Land adjacent 19 Trenchard Avenue, Calne, SN11 8QY

Proposal: Permission in Principle for erection of 1 No. dwelling and associated access works.

Date of Consultation Response: 15/05/2026

I refer to the above Permission in Principle planning application dated 30/04/2026 for the erection of 1 No. dwelling and associated access works.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds as follows:

The site is located outside of any settlement policy boundary, raising concerns with regards to the likely reliance upon the private car for any occupants and their visitors. This proposal is therefore, in my opinion, contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9 of the National Planning Policy Framework 2025, which aims to reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives. However, I shall be guided by you on this sustainability issue and wish to advise with regard to highways in the instance that you would be minded to permit a dwelling in this location.

The site is located on Trenchard Avenue, a private road which connects to the public highway via a simple priority junction with an unnamed section of C classified public highway and Windsor Road to the south of the proposal site.

There are no proposals to alter the existing access with the public highway, the access for the property would be taken directly from a private access road (Trenchard Avenue) therefore the applicant will be required to gain permission to place an access to a new dwelling in the proposed location.

The access would be a simple vehicular crossover formation allowing access to the proposed vehicle parking and garage. The level of parking required is dependant on the number of bedrooms proposed and I attach standards for information:

Table 7.1 Minimum Residential Parking Standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Garages will only count as part of the allocated parking provision where they meet the minimum size requirement of 6m x 3m (internal dimensions). This is to ensure that there is sufficient room for an average sized family car, a cycle and some storage provision. Where these minimum size requirements are not met, the council will require design statements and/or transport assessments to demonstrate the need for such provision and/or to set-out the role of alternatives (e.g. car ports which are unlikely to be used for storage and could therefore count towards allocated parking provision).

Therefore, access and parking appear to be achievable for the minimum requirements of the higher bedroom quantum and would be deemed acceptable. The proposed area shown for garage would be suitable to be considered as storage for the purposes of cycle parking provision.

There are no proposed alterations to the public highway, therefore other than the sustainability issues highlighted above, there would be no further concern with regard to highway safety and capacity.

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

HighwaysDevelopment@Wiltshire.gov.uk