

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/03079

Site Address: Land to rear of Primrose Bank, New Zealand, Calne, SN11 9JL.

Proposal: The proposal seeks to change the use of the building to provide No.1 new single storey dwelling, amounting to a gross indoor area for residential use of 72.9sqm.

Date of Consultation Response: 02/06/2026

I refer to the above Prior Approval planning application dated 08/05/2026 for the change of use of the building to provide No.1 new single storey dwelling, amounting to a gross indoor area for residential use of 72.9sqm.

As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds. 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 has existing access from an unclassified section of public highway subject to a speed limit of 60mph. The access is not surfaced suitably to prevent loose materials entering the public highway and as such this should be amended to provide a consolidated surface for the first 5m. This would require a Licence/permit to provide the appropriate surfacing to connect to the public highway.

It is proposed to convert the existing building to a 2-bedroom dwelling, the block plan shows that vehicle parking to standard and turning can be achieved.

There would also be a requirement to provide cycle storage for the dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

EV Charging would also be required in line with national guidance and Building Regulations document S.

Therefore, other than the sustainability issues highlighted above, the principle of a change of use to provide a single dwelling in this location would not be a concern in regard to highway capacity, subject to the following conditions and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

PARKING (CYCLE) -DETAILS REQUIRED

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.

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of roadside ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

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