

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/03392

Site Address: Land south of Atcherley Road, Calne, SN11 8QJ

Proposal: Proposed erection of a new farm shop and cafe with associated access, car parking, service yard, drainage pond and landscaping.

Date of Consultation Response: 21/07/2026

Relevant Planning and Guidance

National Planning Policy Framework – December 2023
Wiltshire Core Strategy

Submission details

The site for a farm shop location is from the classified C15 road that runs from the A4 to A3102 and to be accessed south of Atcherley Road, Lower Compton.

The walking and cycling infrastructure in the areas and between Calne town centre and the site is limited, although there is a footway running from Quemerford to the proposal site for a Farm Shop. There is desire within the LHFIF for Calne to extend cycle route offerings to the east along the A4 corridor. The A4 east of Calne is a busy route with significant daily vehicle movements. The Calne Local Cycling and Walking Infrastructure Plan (LCWIP) identifies the A4 corridor between the town centre and Quemerford as a priority route for walking and cycling improvements, highlighting existing deficiencies in provision. Crucially this route will need to be extended to reach the proposal site as the current corridor for improvement along the A4 stops at around the Post Office local shop in Quemerford.

The existing footway along the classified road C15 from the A4 to the site access is overgrown and would not provide adequate space for two-way pedestrian movement and is unsuitable for accessibility purposes in its current state.

Works should be implemented through a S278 agreement to provide a 2m footway connection from Atcherley Road to the site access to include informal crossings in the form of dropped kerbs to allow for suitable crossing points (with adequate visibility to allow pedestrians to cross). Bus shelter improvements can also link the bus stop at the A4 and the bus stop at Atcherley Road to the site in order to provide some level of active travel/sustainable transport improvement and connectivity.

While there is a desire for connection to the A4 corridor that forms part of the LCWIP this identified section of the A4 through Quemerford stops well short of the junction of the A4 and the classified road to the site and Lower Compton, therefore there is no direct relationship to the development for a significant contribution request to be made on the back of this application.

However, given the scale of the farm shop development it would be reasonable to ask for a contribution toward improvements in the general area that will improve walking and cycling chances so I intend asking for a reasonable amount toward the A4 corridor possibly 20k but to ask for 10k toward vegetation clearing along the A4 and the classified C15 to improve walking routes to the proposed site as there will be an increased demand for walking along the footway that is overgrown in places.

I do require cycle storage and secure parking at the farm shop and shower/locker facilities for staff to utilise that would be able to cycle to work.

Highway Position

There is no principal highway objection to the proposal. The proposal is for a Farm Shop and the very nature of this establishment is that is associated with a farm; therefore, they are typically located away from urban centres and but typically served by a range of sustainable transport options.

There is a footway along the length of the A4 that runs from Quemerford to the C15 classified road to Lower Compton and therefore the site is not considered to be isolated and only accessed via private car journeys. It is recognised that the vast majority of movements to and from the retain offering would be via car journeys. The level of parking demonstrated recognises that the car would likely be the preferred option for trip attractions to the site.

There will be a requirement for the final design to include secure cycle parking and shower and locker facilities for those staff wishing to cycle to work and cycle parking for visitors as well.

There will be an active travel component for the site with the uptake of pedestrian movements from the residents of Lower Compton in the two developments that make up the residential areas. This may take some local traffic off the highway network with the formation of a pedestrian link from the south side of Atcherley Road to the new access to the farm shop and improve the non-vehicle movements to the site, this can offset the total amount of contributions that could be requested for transport improvements. A condition requiring the submission of details to for a 2 m wide footway to connect Atcherley Road with the site will be added and this obligation will be brought forward via a Section 278 agreement with the Council as Local Highway Authority.

To address the issue of desirability to walk or cycle to the farm shop the path along the A4 and the classified C15 to Lower Compton can be cleared of vegetation to its full width which does narrow to just over 1m in places. Given a funding value of £50/linear foot the amount of £1200 will be requested for this purpose, while acknowledging that the developer's contractor may be able to provide this clearance while on-site.

There is a regular bus service that runs along the A4 between Calne and Marlborough alighting within 300 m of the proposal site. While no bus service contributions have been sought there will be a requirement within any permission granted that the infrastructure be improved by way of further improvements to bus stops shelters and by providing 'bus kerbs' if not already in situ.

The visibility at the access point is adequate and the level of parking should be sufficient as I note that the primary allocation of parking has been calculated on the element of the proposal site associated with the café/restaurant as being the prime supplier of vehicle movements and occupiers of the visitor parking. There will be room within the curtilage to allow for overflow parking should this be deemed necessary.

S278 works will be required to connect Atcherley Road to the farm shop and allow walking routes from the two housing developments closest to the site to offer non-car access. This will take the form of a 2m wide footway of approx. 120m in length to the site and informal crossing places in the form of dropped kerbs.

I therefore raise no objection subject to the following conditions being applied or the production of further detailed plans.

S106 obligations

- Improvements to bus stops to include shelters and bus kerbs at A4 and Atcherley Road
- Contribution of £20000 toward improvements to the A4 corridor identified in LCWIP
- Clearing of vegetation to restore full width of footway by contractor or by contribution of £50/linear foot of footway from 381 Quemerford to location opposite the proposed access

Conditions

Approval of road works necessary

No development shall take place until details of the following works to the highway have been submitted to and been approved in writing by the Local Planning Authority:

Installation of bus kerbs and shelters to the bus stop location at Atcherley Road and the east and west bound bus stops on the A4 closest to the development. In addition, a footway connection of at least 2m width from Atcherley Road to the proposal site, all works to form part of a S278 agreement with Wiltshire Council as LHA.

The building hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Reason: To ensure that all road works associated with the proposed development are planned and approved in good time to include any Highways Orders, and to a standard approved by the Local Planning Authority and are completed before occupation.

Cycle Provision

The development hereby approved shall not be occupied until details of secure covered cycle parking, and where shown, for commercial developments shower/changing facilities and lockers for cyclists have been submitted to and approved in writing by the Local Planning Authority. These facilities shall 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 be always 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

The development hereby approved includes the construction of a 2m wide connecting footway with Atcherley Road. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's Engineering Standard Details and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 278 of the Highways Act 1980.

Contact the Highway Authority's Highway Development Management Team at highwaysdevelopment@wiltshire.gov.uk

Ian Fry

If you have any queries regarding the above advice, please contact Ian Fry on 01225 771649, Ian.Fry@wiltshire.gov.uk