

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04872

Site Address: 4 Scotts Close, Heddington, Calne, SN11 0PG.

Proposal: Demolition of single storey out-house. Erection of semi-detached 2-bedroom house.

Date of Consultation Response: 11/09/2026

I refer to the above planning application dated 19/08/2026 seeking permission for the demolition of single storey out-house. Erection of semi-detached 2-bedroom house.

The site is located with frontage onto Scotts Close, an unclassified section of public highway subject to a speed limit of 30mph. There is a highway maintainable footpath to the front and the main carriageway is separated from this by virtue of a bank of existing unadopted parking bays.

There are no proposals to alter the public highway as a result of this application. It is unclear where the ownership of the existing vehicle parking lies, it would appear that there are approximately 10 spaces within this area, and a further bay on the opposite side of the carriageway would appear to have capacity for 6/7 vehicles, the space dimensions used to calculate this are based on 2.4m width, therefore the parking capacity would be considered an absolute maximum.

There are approximately 9 dwellings of unknown bedroom quantum without any curtilage parking, the proposals would increase this to 10. Assuming that the other dwellings do not exceed 3 bedrooms, then there would be a minimum requirement for 20 vehicle spaces, two of which would be attributed to the proposed development. The existing parking appears to be sufficient to cater for the existing needs of the surrounding area. There are no parking restrictions along the length of Scotts Close, though I believe there would be little opportunity for vehicles to park on Scotts Close without causing some form of obstruction, to the junction with the main road to the south, the parking bays and to the north, the turning head/vehicle access to the south.

I would therefore consider that the proposals would likely result in inappropriate displacement of vehicles within the public highway and as such would be required to object on that basis, unless it can be demonstrated that sufficient parking away from the public highway can be provided.

I would therefore offer a recommendation to refuse the application in relation to highways for the following reason:

DISPLACED PARKING

The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this point.

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

HighwaysDevelopment@wiltshire.gov.uk