

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04845

Site Address: Calne Bowls Club Ltd, Hillcroft, Calne, SN11 8RJ.

Proposal: Erection of a link and side extension to create ladies', gents' and accessible toilets, enlarge the clubroom, and remodel the existing clubhouse to improve access and remove trip hazards.

Date of Consultation Response: 15/09/2026

I refer to the above planning application dated 21/08/2026 seeking permission for the erection of a link and side extension to create ladies', gents' and accessible toilets, enlarge the clubroom, and remodel the existing clubhouse to improve access and remove trip hazards.

The site is located with access from Anchor Road, an unclassified section of public highway subject to a speed limit of 20mph. There is a public car park directly connected to the existing club house to the south, which caters for the parking requirements of the existing clubhouse as well as the surrounding leisure and recreation facilities.

There are no proposals to alter the existing access with the public highway, and the proposals would result in the loss two vehicle parking spaces including one accessible parking bay. It would appear that the proposals would remove an existing access onto the green, I would assume for emergency access for the site, if this could be clarified and any emergency access relocated or its loss justified then that would help to inform in that respect.

The proposals would provide a new building with a footprint of some 213sqm, almost doubling the existing building footprint. The area is larger and occupies more space within the existing car park, it can be seen from plans that there would be dedicated toilet facilities, a bar area and kitchen as well as open public space. The plans to extend do not appear to seek to alter the patronage, merely accommodate existing use within the clubhouse facility, though it is mentioned that the new space would enable more frequency in larger events.

Vehicle parking for the facility is achieved by virtue of an adjacent public parking facility, and the club house is located with good links to enable walking/cycling to be considered as an alternative to the private motor vehicle.

The proposals are not dissimilar to the previously approved scheme, although there would be no demolition of the existing structure to allow for replacement.

It is therefore recommended that no objection be raised in regard to highways.

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

HighwaysDevelopment@wiltshire.gov.uk