

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09566

Site Address: The Elm Tree, Long Street, Devizes, SN10 1NJ.

Proposal: Retrospective Change of Use of Shop and Storage Area into 2 Flats.

Date of Consultation Response: 19/12/2025

I refer to the above planning application dated 05/12/2025 seeking permission for a retrospective Change of Use of Shop and Storage Area into 2 Flats.

The site has existing frontage onto Long Street, an unclassified section of public highway subject to a speed limit of 30mph. there is an existing access in this location which allows access to a rear parking area. There are no proposals to alter the existing access with the public highway

The existing rear section of the building has been converted to two 1-bed flats, each with allocated parking within the car park accessed from Long Street. No cycle parking has been indicated for either flat, I believe there would be a requirement to provide at least 1 space per flat in line with Wiltshire Councils LTP3v Cycling Strategy, this can be conditioned as part of any approval.

The proposals would not be seen as an intensification of the existing access over the previous use as retail; therefore, it is considered that no highway objection be raised subject to the following condition:

PARKING (CYCLE) - DETAILS REQUIRED

Within 3 months of planning approval details of secure covered cycle parking must be 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 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.

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

HighwaysDevelopment@wiltshire.gov.uk