

Cycle Chippenham response to [PL/2026/00385](#) Carpetright, Bath Road, Chippenham, SN14 0AT

Proposal: Change of Use from Class E (formerly A1 Retail) to Use Class B8 to create a self-storage facility.

Cycle Chippenham does not object to the principle of the change of use, and welcomes the return to use of a vacant site in the town. However, we are concerned that no consideration appears to be given to cycled journeys in the planning application (for staff or customers), and would highlight the following to Wiltshire Council's highways team and the applicant.

1. Transport Statement should be provided

Cinch self-storage produced a transport statement for its self-storage facility as part of planning application [PL/2025/03422](#).

Like the Carpetright building, the Cinch facility was proposed on an existing commercial site, which had previously had traffic movements going to/from it, prior to a period of being unoccupied.

The Cinch building has a total floor area of 2984m².

The Carpetright building application shows a floor area of 1875m². We assume that this does not include the proposed 500m² mezzanine, which will mean a total floor area of 2375m² – not dissimilar to the Cinch site.

Requirement: On the basis that Cinch produced a transport statement for a facility of a similar size, we would expect the current application also to provide a transport statement, which takes into account cycled journeys.

2. Section 106 contribution towards off-site cycleways is required

Wiltshire Council's highways development control team required Cinch to provide £10,000 in off-site cycleway contributions, to mitigate the impact of the development on the local highway network.

Requirement: Given the identical nature, similar location, and similar size of the proposals in the current application, we feel it is reasonable that a similar amount be required towards cycle schemes set out in the Chippenham LCWIP and Neighbourhood Plan improvements map shown at Policy T1.

3. Cycle parking is required for visitors and staff

In line with local and national policy, cycle parking for visitors and staff is required for a facility of this nature. The numbers of spaces are set out in Wiltshire Council's LTP3 Cycling Strategy, though this document is 12 years old and soon to be replaced. We expect LTP4 to align with or exceed LTN 1/20, so it is reasonable to use the numbers set out in LTN 1/20 as the minimum requirement.

We recognise that the adjacent unit (B&Q) has cycle parking in the corner of its car park closest to Carpetright. However, this is unintuitively located for people looking to access the Carpetright building (opposite side of the road, and obscured by a hedge). It also requires a longer-than-necessary walk between the cycle parking and building, with several sharp turns and obstacles in the way. We therefore feel it is reasonable for additional cycle parking to be required that is conveniently and intuitively located for the Carpetright building.

Requirement: Cycle parking is required, in line with the numbers set out in LTN 1/20 table 11-1. This should be immediately outside the main front entrance to the Carpetright building.

It is critical for a facility such as this, where people are likely to be bringing larger volumes of goods, that cargo cycles and cycles with trailers are accommodated in the cycle parking (up to 2.8m long and up to 1.2m wide, as per the Cycle Design Vehicle specified in LTN 1/20).

The design of the [cycle parking area at Cinch self-storage](#) showcases a high-quality design that should be used as a blueprint.

Note in particular:

- Flush access from surrounding parking area
- No sharp turns required to reach cycle parking area
- Large area in front of cycle parking to accommodate longer and wider cycles
- Several wider bays to accommodate wider cycles
- Line of bollards, spaced 1.5m apart, around the cycle parking area to prevent parked vehicles from blocking it
- Covered parking area
- Very close to the pedestrian entrance and access to the storage units

4. **Staff showers, lockers, and changing facilities are required**

It is now common practice for sites such as this to provide changing facilities, lockers, and showers for staff, to encourage people to cycle to work.

Such facilities have been provided or required at Cinch self-storage, [Kellaways Builders Merchant](#), [LF Replacement Windows](#).

Requirement: Provide showers, lockers and changing facilities for staff.

ENDS