

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/02881

Site Address: 13-14 High Street, Chippenham, Wiltshire, SN15 3ER.

Proposal: First floor conversion to a 3-bedroom apartment.

Date of Consultation Response: 02/06/2026

I refer to the above Prior Approval planning application dated 13/05/2026 for a first-floor conversion to a 3-bedroom apartment. The site is located on High Street, a C classified section of public highway, which is a restricted pedestrian zone.

It is proposed to convert the existing first floor to a 3-bedroom apartment, it is unclear if there is available parking, however, given the central location and the previous use class the proposals are unlikely to result in any significant impact in terms of parking displacement and the site is located such that the south of the site adjoins to an existing public car park. The site is located centrally within Chippenham and as such would be deemed accessible by various modes of transport as an alternative to the private car.

I do not feel that the proposed change of use would increase traffic generation for the site, there would be a shift in arrival/departure patterns associated with the change in use. The proposal does not seek to provide parking for the residential element which ordinarily there would be a required 2 spaces as a minimum. However as mentioned previously the location and scale of the proposals are such that a car free development could be considered acceptable.

There would be a requirement to provide cycle storage for the dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

The principle of a change of use to provide a single dwelling in this location would not be a concern in regard to highway capacity, subject to the following condition:

PARKING (CYCLE) -DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking have been 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 made available for use prior to the first occupation of the development hereby permitted 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