

Planning Appeal Statement
By MDE Planning Consultants
For Nestware Properties Ltd.

Carpetright, Chippenham, Wiltshire.



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Appendices

Appendix 1 Trip Rates and Parking Study by I-Transport

1.0 Introduction

- 1.1 This statement is written in support of a planning appeal submitted against Wiltshire County Council's Conditional Approval of the change of use of Carpetright, Chippenham into a self storage facility. A planning application was submitted and registered with the Council on the 20th January 2026 the 10th December 2025. The application was granted subject to 7 conditions as set out below. This appeal is lodged against condition 6 of the application which seeks to limit the floorspace of the proposed self-store facility to 1103sq m. This restriction will limit the use of the premises and prevent the installation of a third floor of mezzanine space, an additional 600 sq m of additional space which is sought by prospective operators of the facility.

Particulars of Development:

Change of use from Class E (formerly A1 Retail) to Use Class B8 to create a self-storage facility; insertion of a mezzanine floor for self storage (Use Class B8).

Granted subject to the following conditions:

1. The Development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - a. Planning Portal Produced Location Plan
 - b. EMAPSITE Plans: Site Plan
3. No building or use hereby permitted shall be occupied, or the use commence, until secure cycle parking to LTN 1/20 standard are provided, as well as provision of shower/changing facilities and lockers to store cycle equipment, to encourage staff cycle options. Such facilities are to be completed and kept free of obstruction and available for the parking of cycles only for the lifetime of the development.
4. Notwithstanding the provisions of the Town and Country Planning (General and Permitted Development) (England) order 2015 (or an order revoking or re-enacting or amending that order with or without modification), the site shall be used solely for the purposes within class(es)B8: storage and Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987(as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that order with or without modification).
5. Notwithstanding the provisions of the Town and Country Planning (General and Permitted Development) (England) order 2015 (or an order revoking or re-enacting or amending that order with or without modification), there shall be no additions, extensions/ external alterations to any building forming part of the development hereby permitted.
6. **The gross internal floorspace of the retail warehouse hereby permitted shall not exceed 1103 square metres and there shall be at no time any additional floorspace created.**

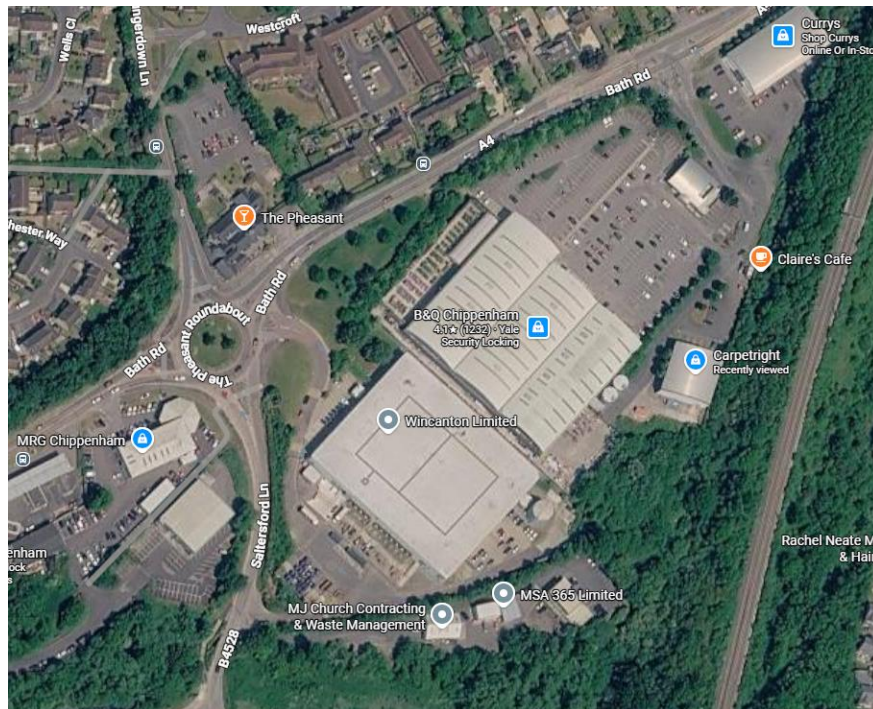
Reason: To protect the vitality and viability of the Town Centre and to ensure appropriate levels of traffic and vehicle movements relating to the site.

7. The proposed additional mezzanine floorspace shall only be first brought into use concurrently with (or after) the proposed change of use of the site for class B8: Storage and Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987 (As amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order (with or without modification). Consistent with condition 4 it shall not be used for any purposes other than B8.

- 1.2 My clients, Nestware Properties Ltd (formerly the owners of the Carpetright business) object to condition 6. This condition is poorly worded; it restricts the size of mezzanine floor that can be inserted into the building and this has resulted in the loss of the self-store operator that was to take the unit on the basis of their ability to successfully and economically operate their business.
- 1.3 The reason(s) for the condition are apparently two-fold and relate to both highway safety at and around the premises to be converted and the health, vitality and viability of the nearby Chippenham town centre. Our evidence will deal with both of these points and, to assist the Inspector in reaching a conclusion on this matter, a highways and parking study has been commissioned and submitted alongside this appeal to deal with matters of highway safety and car-parking. (appendix 1).

2.0 Site Description and Planning Proposal

- 2.1 The former Carpetright in Chippenham sits on a trading estate to the 1km south-west of the town centre and at its periphery close to the M4 junction. It is a large metal framed warehouse of 603 sq m and has most recently been in use for retailing (use class A1 or E). It has been vacant for some two years now. The immediate neighbour to the property is a much larger B & Q DIY warehouse in a retail use and both are served by the same access road which is accessed from the A4 Bath Road. An aerial image of the site and wider location is included below:



- 2.2 Historically the unit has only been operated as a single-storey retail warehouse and the original permission for the property (N/05/03094) was restricted by condition to 603 sq m as follows:

“The gross floorspace of the retail warehouse hereby permitted shall not exceed 603 square metres and there shall be at no time any additional floorspace created, whether by extension or internal alterations including the installation of mezzanine floors, unless approved in writing by the local planning authority.”

- 2.3 The site as constructed has 24 parking spaces and five disabled parking spaces giving a total of 29 for the development. Three spaces have been used to provide a snack van by the site entrance. This leaves a net parking provision for the former Carpetright building of 26 spaces. The service road for the site passes the entrance to B&Q, an entrance to Currys electrical warehouse and then leads past the Carpetright premises into a dead end at the service yard for B&Q. Servicing for Carpetright is a yard to the rear of the unit accessed adjacent the B&Q service yard. The whole of the appeal site backs onto the mainline railway to the south-east. There are no residential properties within the vicinity of or visible from the site.
- 2.4 The proposed development is a simple conversion of the premises to self-storage and lifting a condition to allow the creation of mezzanine floor-space. The prospective occupiers of the site, a Chippenham self-storage company, consider that two floors of mezzanine space can be accommodated within the existing shell of the building, giving potential to almost triple the ground floor space and propose an increase up to 1200 sq m. Given the geometry of the building however a full cover second floor is unlikely to be feasible and potentially would only be able to occupy the central portion of the arched roof. Mezzanine space *per se* only needs planning permission where it has been proscribed by condition. Otherwise it is generally considered to be an internal alteration that would not normally require planning permission. The appeal application did not propose a ceiling on the floorspace that could be created but a limit of 1600 sq m, or an increase in the total floorspace from 603 to 1600 sq m would be the maximum usable floorspace that can be achieved, an increase potentially of 997 sq m. No internal layout drawings were provided to the Council

at the time of the applications.

- 2.5 The original application for a simple change of use for a self-store facility was amended to include the removal of the floorspace restriction and lifting of the mezzanine restriction included by condition in the original application (N/05/03094). This was originally proposed as a separate application. However, the applications were merged at the request of the Council who did not wish to consider the lifting of the mezzanine condition in isolation but understandably wanted to do it in the context of the change of use. The two applications were effectively merged into the appeal application.
- 2.6 The Council's highways officers and policy team raised no objection to the applications during consultation but it emerged during the process that the Council wished to impose a floorspace restriction on the amount of floorspace that could be installed and whilst my clients sought and argued for more space during the application process, they considered it expedient to accept the conditions to secure the consent in the knowledge that they could subsequently appeal the condition restricting the extent of floorspace.

3.0 Wording of the condition.

- 3.1 Condition 6 describes the development as the creation of a retail warehouse. The self-storage facility created will have no retail element to it and should be referred to, if anything, as a self storage warehouse. Use of the term retail warehouse is misleading and incorrect in relation to the property as it will be in future. The word “retail” should be deleted from the condition.

4.0 Vitality and Viability of Chippenham Town Centre (or indeed any other town, neighbourhood or local centre).

- 4.1 Self-storage is a modern phenomenon catering for the needs of residents and small businesses who need additional space beyond their homes and garages for the storage of goods, tools for small businesses, stock for those working or selling on-line and from home. Temporary accommodation for furniture between houses and any other space needs for storage and distribution. It is by its very nature a bulky goods activity and car and van access for almost every user is an essential element of the use. It is not therefore a town-centre activity and as a use presents no threat to other town centre activities. I fail to see how the use as proposed could threaten the vitality and viability of the town centre almost irrespective of its size.
- 4.2 In trying to understand the Council’s viewpoint on this matter I believe it is their position that the unit may, at some point in the future, revert to a retail use should the storage and distribution use cease. This of itself would require a new planning permission and at that stage a review of the health of the town centre, vitality and viability and a retail impact assessment may reasonably be expected of an applicant. In considering any such application the Council could legitimately restrict the extent of floorspace permitted, including the mezzanine floor space, to be used in a retail class as it could pose a threat to the vitality and viability of the town centre.
- 4.3 The restriction of floorspace for a self-store facility can have no such justification. For this reason condition 6 and its reference in the reason for its imposition as seeking to limit the potential of the property to impact upon the vitality and viability of the town centre is unnecessary.

5.0 Consideration of Highways Issues, traffic generation and car parking.

- 5.1 The original application was not accompanied by a traffic assessment or car-parking study and the Council did not request one. The scale of development proposed was assumed to be only 600 sq m but actually removal of the mezzanine condition would allow additional floorspace up to 1600 sq m as discussed above.
- 5.2 In response to the conditional control on the scale of floorspace permitted my clients have commissioned a study from i-Transport to consider both highway safety and car parking issues. The study has been done looking at the current consented use (Carpetright) as a bulky goods retail warehouse of 603 sq m net. The consultants have then considered the impact of a self-store facility at 1100sq m net (as consented) and finally an increase of an additional 550 sq m net to the self-store assuming a total of 1650 sq m net.
- 5.3 The original scenario of a bulky goods retail use is the baseline and the two iterations for the self store represent the currently consented position and the worst case. In both instances the self-store gives rise to fewer trips than would the retail use.
- 5.4 In terms of the parking accumulation the self-store again gives rise to a reduction in demand overall when compared with the bulky goods retail use of the site. This study is included as appendix 1.

6.0 Conclusions

- 6.1 The Council’s approach to this application has been cautious and careful but the imposition of conditions seeking to limit the extent of mezzanine space can only be justified in a retail context. The change of use gives a different context to the mezzanine floor condition and renders such a restriction unnecessary. In

the circumstances of this application removal of condition 6 can be justified and this is borne out by the highways evidence at appendix 1. I therefore respectfully request that the appeal be allowed and condition six on the permission pl/2026/00385 be removed in its entirety to allow for the flexible creation of mezzanine space within the existing building.