

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/04943

Site Address: Sheldon Business Park, Sheldon Corner, Sheldon.

Proposal: Change of use of the existing buildings from office accommodation (Use Class E) to an Alternative Learning Provision within Use Class F1(a) – provision of education.

Date of Consultation Response: 06/10/2026

I refer to the above application dated 10/09/2026 seeking permission for a change of use of the existing buildings from office accommodation (Use Class E) to an Alternative Learning Provision within Use Class F1(a) – provision of education.

The site is located with existing access onto The Close, a privately maintained cul-de-sac which has access onto Chippenham Lane/Sheldon Corner, a C classified section of public highway subject to a speed limit of 60mph. There are no proposals to alter the existing access with the public highway.

The proposals seek to change the use from commercial office space to alternative learning provision under Class F1, the learning provision would be for up to 16 students of primary age, with a total of 7 staff members.

Existing parking for 20 vehicles is proposed to be retained in the current layout, which is above the optimum parking requirements, however the nature of the site use is such that I feel it is justified particularly for pupil drop off where there should be designated areas for this and it is proposed to use the existing car park for unit 1 to provide visitor and parent parking. The over provision for staff parking would enable further space for drop off which is also considered acceptable, considering the parking already exists. The parking provision would ensure that no overspill onto the surrounding public highway will occur.

An element of cycle parking provision should be provided in line with LTP3 and LTN1/20 to ensure that active travel is a viable option and an alternative to the private motor vehicle. This has the potential to further reduce the vehicle trip attraction for the site, the standards for provision based on the land use proposals are 1 covered space per 12 staff, 1 visitor space per 45 pupils and 1 covered space per 10 pupils, therefore I would consider that 4 secure and covered spaces would be sufficient. The cycle parking can be conditioned as part of any approval.

The Traffic and operational management plan stipulates that there would be a spread of arrivals and departures throughout the day from the 4 proposed groups of pupils, this would not be considered to be more intensive than the existing use and therefore would not have a significant impact on the surrounding public highway.

It is therefore considered that no highway objection be raised in relation to the proposed change of use, subject to the following condition:

PARKING (CYCLE)

No development shall commence on site until details of secure covered cycle parking and changing facilities 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