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8th September 2023

Dear Sir/Madam,

Full Planning Application for the construction of a free-standing condenser compound at Wincanton Building, Methuen Park

Planning Portal reference: PP-12408783

On behalf of our Client, Zahid Group Holding LLC, CBRE Ltd ('CBRE') has been instructed to submit a Full Planning Application for the construction of a free-standing condenser compound at Wincanton Building, Methuen Park.

The application seeks planning consent for the removal of the existing condensers north of the building and construction of a free-standing condenser compound, comprising 4no. condenser units at Wincanton Building, Methuen Park, Corsham, Chippenham, SN14 0WT.

The description of development is as follows:

> *"Full Planning Application for the construction of a free-standing condenser compound."*

The Full Planning Application has been submitted online via the Planning Portal, along with the following documents and drawings, in accordance with local and national validation requirements:

- Completed Application Forms;
- Location Plan (ref: 0504001-01)
- Existing Site Layout (ref: 10604_003_OG_EX_Rev B);
- Proposed Site Layout (ref: 10604_103_OG_EX_Rev D);
- Existing Condenser Plan (ref: 10604_004_OG_EX_Rev A);
- Proposed Condenser Plan (ref: 10604_104_OG_EX_Rev A);
- Condenser Elevations (ref: 10604_403_OG_EX);
- Condenser Specification.

Site and Surroundings

The Wincanton Building, to which this proposal relates ("the site") is located on the periphery of Chippenham, approximately 2.6km southwest of Chippenham Town Centre. The site is bound by the A350 in the south and west, Methuen Park in the east, and Bath Road Retail Park in the north. The site is currently accessed from the northern car park off Methuen Park. A location plan is submitted with this

planning application identifying the location of the proposed condensers (red line) within the wider site owned by the Applicant (blue line).

The site is located in Flood Zone 1, which according to the Environment Agency is 'very low risk'. There are 5no. TPO's within the land owned by NCQ16 Ltd. They are located on the eastern side of the Wincanton Building. There are no listed buildings within or adjacent to the site that could be affected by the development proposals.

The site is located within the Principal Employment Area as defined in Policy CP35 of the Wiltshire Core Strategy. Surrounding uses include commercial offices, a retail park, a supermarket and residential housing.

Planning History

A planning history search using Wiltshire Council's online planning records has been undertaken. The search identified the following applications in relation to the site (see Table 1):

Table 1 – Relevant Planning History at Wincanton Building

Reference	Description	Status
PL/2022/06693	New AC Units, cable routes will be changed and applied for new units. Relocation of generator.	Approved with conditions 24.11.2022
17/06409/PNCOU	Notification for Prior Approval under Class O for a Proposed Change of Use of Office Building (B1) to Dwellinghouses (C3) - 77 Residential Units	Prior Approval not required 23.08.2017
16/00951/TPO	T7 Quercus robur - 40% Crown Reduction, T8 Quercus robur - 10% Crown Reduction.	Approved 20.04.2016
N/11/01256/FUL	Portakabin for Transport Office	Approved with conditions 20.06.2011
N/06/01512/TPO	Tree Surgery to Five Oak Trees	Approved 08.08.2006

Summary of Proposals

This application proposes construct a free-standing condenser compound to the northwest of the building following the removal of existing redundant condensers. The existing condensers, of which there are 6no. serve a redundant data hall and are no longer required.

The new compound will house 4no. condensers (model Daikin VR5 Heat Recovery) and is in a position which is more discreet and will reduce the visual and acoustic impact on future office occupants. The condensers will provide the heating and cooling for the building.

Overview of Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan, unless material considerations

indicate otherwise. In this instance, the relevant Development Plan and primary material considerations for the area comprises the following:

- National Planning Policy Framework (2021);
- Wiltshire Core Strategy (2015);
- Saved Policies of District Local Plans;
- Chippenham Site Allocations Plan;
- Wiltshire Draft Local Plan

According to Wiltshire's Local Development Scheme, which was published in December 2022, the Regulation 19 consultation on the emerging Wiltshire Local Plan should take place within the period between Q3 2023 and Q2 2024. Paragraph 48 of the NPPF details that "Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced it's preparation, the greater the weight that may be given)". At this stage, the Draft Local Plan carries limited weight.

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021 and is a material consideration in the determination of planning applications.

Paragraph 11 of the NPPF demonstrates one of the fundamental principles of the NPPF which is, "presumption in favour of sustainable development". This means that development should be given planning approval where it agrees with the development plan; or, where the development plan is absent, silent, or out-of-date, permission must be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Chapter 12 of the NPPF relates to achieving well-designed places and explains that "design quality should be considered throughout the evolution and assessment of individual proposals". Developments should function well and add to the overall quality of the area, as well as be visually attractive and sympathetic to the local character.

Wiltshire Core Strategy was adopted in January 2015 and sets out the strategic vision for delivering sustainable growth over the period up to 2026. The following policies are considered relevant to the proposals:

- Core Policy 57: Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy, has regard to the design of all new development including extensions, alterations and change of use to existing building. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire. The proposals should make efficient use of land whilst taking into account the characteristics of the site and local context to deliver an appropriate development.
- Saved Policy BD2: Safeguarding Existing Business Uses from the North Wiltshire Local Plan, states that existing land and buildings for business use will be safeguarded for these uses, unless the continued use of the site for business use raises unacceptable environmental or traffic problems, harming the character or the amenity of the surrounding area.
- Saved Policy BD4: Business Development Within, or on the Edge of Villages from the North Wiltshire Local Plan, states that development proposals to provide new small scale or expanded business uses will be permitted providing that they are appropriate with regard to the

settlement's scale, form and character, and that the proposal will not have an adverse impact upon the surrounding road network.

Assessment of Proposals

This application proposes construct a free-standing condenser compound to the northwest of the building following the removal of existing redundant condensers. The existing condensers, of which there are 6no. serve a redundant data hall and are no longer required.

The new compound will house 4no. condensers and is in a position which is more discreet and will reduce the visual and acoustic impact on future office occupants. The condensers will provide the heating and cooling for the building.

The proposals have regard to the site and locality's character and scale. The principles of place making have been considered within the design and location of the condensers to ensure the proposals are complementary to its surroundings. Therefore, it is considered that the development is in accordance with Core Policy 57 of the Wiltshire Core Strategy, and chapter 12 of the NPPF.

The addition of the condenser compound will safeguard the office use of the Wincanton Building as it will assist in providing efficient heating and cooling to the Wincanton Building at Methuen Park. The removal of the existing condensers and the construction of the new compound will not have an impact upon the surrounding road infrastructure due to the nature of the use and due to its location to the rear of the Wincanton Building. Therefore, it is considered that the proposals are in accordance with saved Policy BD2 and BD4 of the North Wiltshire Local Plan.

Summary

The purpose of the condenser compound which comprises of 4no. condensers is to assist in providing heating and cooling to the Wincanton Building at Methuen Park, and the location and design of such is consistent with the relevant planning policies.

We trust that the enclosed is satisfactory and look forward to receiving confirmation that the application has been validated. In the meantime, should you have any queries please do not hesitate to get in contact with me or my colleague Grace Brocklehurst (Grace.Brocklehurst@cbre.com / 07867 141 232).

Yours sincerely,

Katherine Borton
Assistant Planner

For and on behalf of CBRE Ltd.