FREETHS

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7 November 2023

Our Ref: 88122041/1/BE/MB

Submitted via Planning Portal: PP-12483330

Dear Sirs,

DYSON TECHNOLOGY LIMITED, TETBURY HILL, MALMESBURY, SN16 0RP: FULL PLANNING APPLICATION FOR THE ERECTION OF A GATEHOUSE AND ASSOCIATED WORKS

We act on behalf of Dyson Technology Limited ("the Applicant") and have been instructed to submit this full planning application in relation to the erection of a gatehouse and associated works at Dyson Technology Limited, Tetbury Hill, Malmesbury, SN16 0RP.

This letter describes the site and its surrounding area, the planning history, the scope of the proposal, the relevant planning policy and how the proposal complies with the Development Plan and other material considerations. In addition to this supporting Planning Statement, the application comprises the following documents:

- Completed Application Form and Certificate;
- Completed CIL Additional Information Form;
- Existing Site Location and Site Plans (ref. MGH/PL-EX-01 Rev A);
- Existing Site and Building Plans (ref. MGH/PL-EX-02 Rev A); and
- Proposed Site Location and Site Plans (ref. MGH/PL-PL-03 Rev A).

The application fee of £462 has been paid via the Planning Portal (calculated based on the proposed development creating 49sqm (GEA) of floorspace).

The Application Site

The application site comprises a parcel of land within, and to the north of, the existing Dyson Campus. The Dyson Campus is located off Tetbury Hill, and lies to the north of Malmesbury. The application site itself currently comprises a temporary gatehouse, together with associated car parking and landscaping.

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To the east of the site is residential dwellings, on the opposite side of Tetbury Hill – there is mature vegetation along the north/eastern site boundary adjacent to Tetbury Hill. To the south is car parking within the Dyson Campus, and to the west is further car parking/buildings within the Dyson Campus. To the north is a mini-roundabout which then connects to Tetbury Hill/the B4014.

Planning History

The Dyson Campus has an extensive planning history which is not repeated here. Of relevance to the application site is the following application:

- **18/07013/FUL:** Provision of revised site access and visitor parking arrangements, comprising new entry/exit lanes, erection of new visitor gatehouse and new security building, new visitor parking facilities, bus and taxi drop-off points, electric vehicle charging points, new pedestrian route and associated works – approved 27 September 2018.

This application was implemented, however the approved visitor gatehouse was not built. A temporary gatehouse building was subsequently provided, and it is this building that this application seeks to replace.

Proposed Development

The proposed development comprises the erection of a gatehouse building, extending to 39.5sqm (GIA). The building will be a single storey block structure with a flat roof. It will be finished in a light grey metal façade panel, with anthracite windows and doors. Internally, there will be a security room, reception/check-in area, kitchen and toilet areas, and an induction room.

The proposed development will replace an existing temporary gatehouse. No car parking spaces are to be removed as a result of the proposed development, nor would the existing access be altered.

Full details of the works proposed are provided on the accompanying planning drawings.

Statutory Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The planning policy context relative to the proposed development relates to the Wiltshire Core Strategy (adopted January 2015), the saved policies of the North Wiltshire Local Plan 2011 (adopted June 2006) and the Malmesbury Neighbourhood Plan 2014-2026 (made February 2015). The National Planning Policy Framework (NPPF, 2023) is a material consideration.

The Council is in the process of preparing a new Local Plan, with a Regulation 19 consultation running until 22 November 2023. Given the draft Plan has not yet been through independent examination, it can be given little weight at this time.

The adopted policies which are the most important for determining any application at this site are considered to be as follows:

Wiltshire Core Strategy (2015)

- Policy 1: Settlement Strategy
- Policy 2: Delivery Strategy
- Policy 13: Spatial Strategy - Malmesbury Community Area
- Policy 34: Additional Employment Land
- Policy 35: Existing Employment Sites
- Policy 57: Ensuring High Quality Design and Place Shaping
- Policy 60: Sustainable Transport
- Policy 61: Transport and Development
- Policy 62: Development Impacts on the Transport Networks

Planning Assessment

Principle of Development

Core Strategy Policy 13 (Spatial Strategy - Malmesbury Community Area) allocates the Dyson Campus as a Principal Employment Area, whereby development will be supported in accordance with Policy 35.

Policy 34 (Additional Employment Land) sets out proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy.

Policy 35 (Existing Employment Sites) sets out Wiltshire's Principal Employment Areas (i.e. including the Dyson Campus) should be retained for employment purposes within use classes B1, B2 and B8 to safeguard their contribution to the Wiltshire economy and the role and function of individual towns. Proposals for renewal and intensification of the above employment uses within these areas will be supported.

Objective 4.1.3. of the Malmesbury Neighbourhood Plan seeks to promote and encourage diversified employment opportunities in the locality.

The proposed development will be ancillary to the principal use of the wider site, and will therefore support the operation of the existing employment uses on the wider Dyson site. As such, the proposal accords with Policies 13, 34 and 35 of the Core Strategy and Objective 4.1.3. of the Malmesbury Neighbourhood Plan, and the principle of development is acceptable.

Design and Amenity

Core Strategy Policy 57 (Ensuring High Quality Design and Place Shaping) highlights that a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The proposed gatehouse will replace an existing temporary gatehouse on the site, and will be viewed against substantial existing development on the wider Dyson campus. It would not therefore constitute a prominent or incongruous feature.

The building has been designed in a block structure with a flat roof and is proposed to be finished in grey metal panels, consistent with other similar buildings within the Dyson campus. The proposed development is therefore of an appropriate design, in accordance with Policy 57.

In terms of amenity, the proposed development is not considered to have any adverse impact on the current level of residential amenity awarded to the nearest dwellings which are situated approximately 30m to the east of the site. The development will not result in any additional overlooking, loss of privacy or noise disturbance associated with amended vehicle access and parking over or above that of the existing site. The proposed development is therefore also acceptable in amenity terms, in accordance with Policy 57.

Highways

The proposed development will replace an existing temporary gatehouse. No car parking spaces are to be removed as a result of the proposed development, nor would the existing access be altered. There would be no increase in vehicular traffic as a result of the proposed gatehouse, as this is an ancillary feature which will serve employees/visitors of the wider Dyson Campus. Given this, the proposed development is considered acceptable in highway terms, in accordance with Core Strategy Policies 60, 61 and 62.

Conclusion

The above assessment has demonstrated that proposed development is acceptable in terms of principle, design, amenity and highway considerations. As such, planning permission should be granted at the earliest opportunity.

We look forward to receiving notification of the registration of this application in due course. In the meantime, should you have any queries or wish to discuss further, please do not hesitate to contact either myself or my colleague, Mark Bassett.

Yours faithfully,

This document is "unsigned" as it is electronically forwarded. If you require a signed copy please contact the sender.

Beth Evans
Senior Associate
Freeths LLP

Please respond by e-mail where possible