



PLANNING, DESIGN AND ACCESS STATEMENT

Application:	Extension of commercial building specifically falling within use class B8 & associated works.
Property:	Unit 7, Brook Lane, Brook Lane Industrial Estate, Westbury, Wiltshire, BA13 4EP
Client:	Dreamwork's Beds Ltd
Date:	November 2025
Agent:	Chris Cary MSc MRICS FAAV Chartered Surveyor & Planner



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1.0 INTRODUCTION

- 1.1 Woolley & Wallis LLP have been instructed by Dreamwork's Beds Ltd to prepare and submit an application for the extension of the existing commercial building and associated works.
- 1.2 The purpose of this report is to identify and provide full detail and the planning considerations in respect to the application above.
- 1.3 Supporting documentation:
 - a) Ecology Survey
 - b) Existing & Proposed elevations
 - c) Existing & Proposed roof plan & floorplan
 - d) Location Plan
 - e) Proposed Block Plan

2.0 BACKGROUND & APPLICATION REASONING

- 2.1 Dreamwork's Beds is a well-established company with a long rooted history in Westbury going back over 20 years.
- 2.2 In 2022 the company appointed a new management team and since then they have grown from strength to strength.
- 2.3 Dreamwork's Beds is committed to continuing to grow the business in Westbury which in turn provides employment to local people.
- 2.4 The business has been just managing to operate with the available amount of commercial space however the current building presents practical limitations.
- 2.5 In June 2025, the applicants were granted permission to extend Unit 10-13 within the same industrial estate to provide a loading and pre-loading area. This application looks to erect a similar extension, again to provide a covered loading and pre-loading area.
- 2.6 The directors have been working hard to grow the business and having won a number of production contracts, this extension will enable the business to continue to grow as well as deliver the current contracts.

3.0 PROPOSED SITE INFORMATION

- 3.1 The proposed site is situated in Westbury and in the Brook Lane Industrial Estate. The site is surrounded by commercial buildings and the mainline railway and Westbury Train station lies close to the southeast.
- 3.2 The site is within the defined settlement boundary of Westbury.
- 3.3 The industrial estate is long established and provides excellent transport links to the A350 and beyond. Brook Lane Industrial Estate is the Principal Employment Area for Westbury.
- 3.4 The following Statutory and non-statutory designations apply:
 - The property is **not** situated within an Area of Outstanding Natural Beauty.
 - There are a number of public footpaths in the locality.
 - There are no statutory or non-statutory historic designations within the vicinity of the site.
 - The site does not fall within a conservation area nor is the site visible from a conservation area.
 - The site is not within a flood risk zone for rivers nor surface water as confirmed below on the Environment Agency Flood Risk Map:



Image 1: Environment Agency river & sea flood risk map

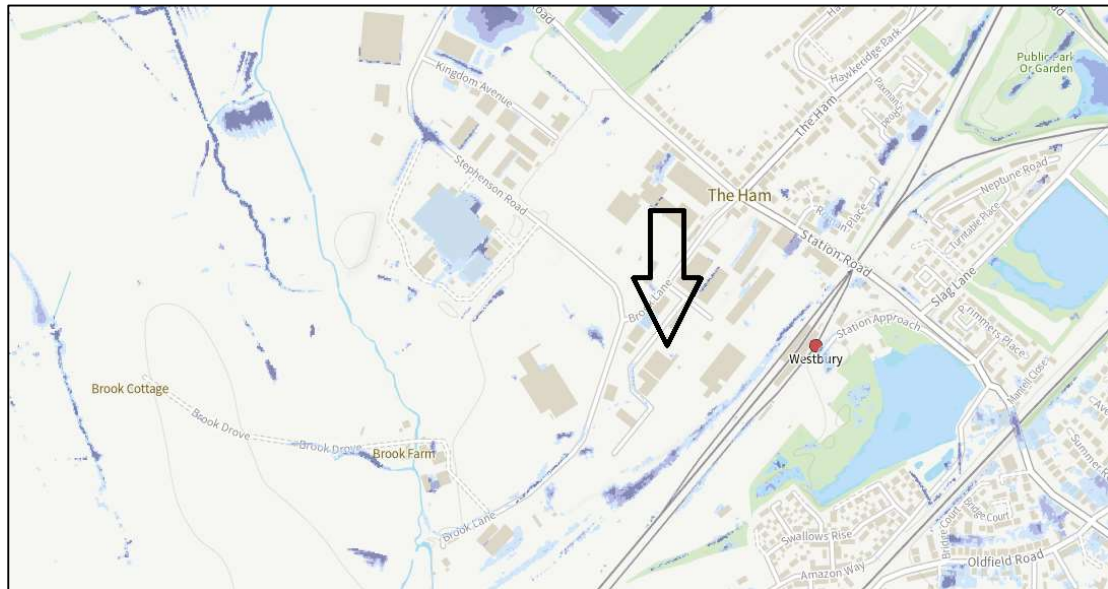


Image 2: Environment Agency Surface Water risk map

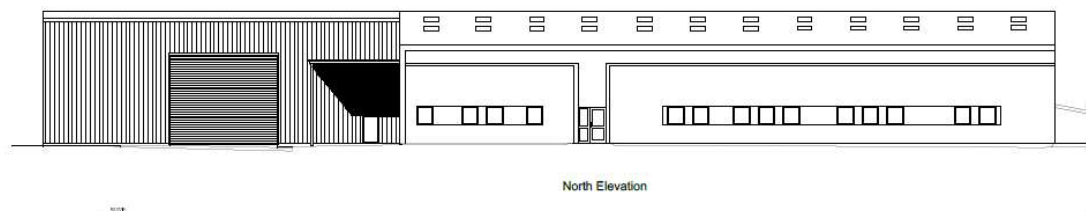
- 3.5 Ethos Environmental have considered local habitats and environmental designations in the area. A walkover survey of the land was undertaken which focused on present habitats and potential for protected species.
- 3.6 The report noted that the site is located in the Wiltshire SAC consultation Zone for greater horseshoe bats, which is part of Bath and Bradford-on-Avon Bat SAC Roosts buffer zones and within the Salisbury Plain 6.4km buffer. The site is also located 600m southwest of the Trowbridge Bat SAC buffer zone.

4.0 PROPOSAL

Scale

- 4.1 This application seeks to create a single north-east extension to the existing commercial building to provide a covered loading area and a pre-loading storage area. The extension will have a full height roller shutter door to allow lorries to back into the building to be loaded undercover.

Proposed elevations, roof plan and floorplans are submitted alongside this application.



- 4.2 The proposed extension will be single storey and will extend to approximately 450m². The extension will represent a continuation of the existing roofline, with the ridge height and eaves height matching the existing building as shown above.
- 4.3 The proposed development is deemed to be of an appropriate size for the site. The development leaves more than sufficient space for parking and manoeuvring of vehicles.

Design/Appearance

- 4.4 The proposed building will match the existing building as well as surrounding commercial buildings within the industrial estate.
- 4.5 No windows are proposed to be installed within the extension and the only doors proposed include the roller shutter door with single pedestrian door beside and a further 2 rear pedestrian fire doors to ensure that modern building regulations are met.
- 4.6 The building will be of standard steel portal framed construction with insulated composite roof and side cladding.
- 4.7 The exterior appearance will largely match the existing building with matching cladding and roof sheeting. Colour – 'Mushroom' side and roof cladding with 'leaf green' flashings and doors.
- 4.8 The proposed design will be accepted in its setting, and the development will look like a routine extension of an existing building.

5 CORE RELEVANT PLANNING POLICY

5.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

5.2 At the current time the statutory development plan in respect of this application consists of the Westbury Neighbourhood Plan (MADE March 2024), the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006) & the Wiltshire Housing Site Allocations Plan (WHSAP) (adopted February 2020). The WCS Strategy and The Westbury Neighbourhood plan is relevant in this case.

5.3 Wiltshire Council are currently undertaking their Local Plan Review - Pre Submission Draft 2023- 2028 (Reg 18). Yet to be adopted therefore little weight given.

5.4 The National Planning Policy Framework (NPPF) 2024 as amended in Feb 2025 is the current national level policy document. This has been considered. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

Westbury Neighbourhood Plan 2023 – 2036

5.5 *Objective No.7 - To support the retention and growth of local businesses, ensuring there is sufficient provision of appropriate workspaces to attract a range of businesses.*

5.6 *Policy TCE1: Working & Living in Westbury - Proposals which maintain the integrity of, and support investment in jobs, premises and infrastructure within the established employment areas as shown on Figure 14, will be supported in principle.*

Wiltshire Core Strategy (WCS) 2015.

5.7 *CP1 & CP2 - Settlement Strategy & Delivery Strategy* – These seek to locate new development in existing settlements.

5.8 *CP34 – Additional employment land - 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. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.*

- 5.9 *CP35 – Existing Employment Sites - Wiltshire’s Principal Employment Areas (as listed in the Area Strategies) 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.*

Within the Principal Settlements, Market Towns, Local Service Centres and Principal Employment Areas proposals for the redevelopment of land or buildings currently or last used for activities falling within use classes B1, B2 and B8 must demonstrate that they meet, and will be assessed against, the following criteria:

- i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use.*
- ii. Where the proposal concerns loss of employment land of more than 0.25 ha in the Principal Settlements, Market Towns or Local Service Centres it is replaced with employment land of similar size elsewhere at that settlement.*
- iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site.*
- iv. The site is not appropriate for the continuation of its present, or any employment use due to a significant detriment to the environment or amenity of the area.*
- v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market 223 conditions.*
- vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.*

- 5.10 *CP36 – Economic Regeneration - Regeneration of brownfield sites will be supported in the Principal Settlements, Market Towns and Local Service Centres where the proposed uses help to deliver the overall strategy for that settlement, as identified in Core Policy 1 (Settlement Strategy)*

National Planning Policy Framework (NPPF)

- 5.11 *Para 85 - Building a Strong, Competitive Economy - states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*

6.0 PLANNING ASSESSMENT

Principle of development

- 6.1 The proposed development is supported by **Policy TCE1** of the Westbury Neighbourhood Plan, with the site lying within the Established Employment Area of Westbury. The proposal will facilitate the continued growth of the existing business and help to safeguard local employment opportunities in the long term.
- 6.2 At a local level, **Core Policy 35** of the Wiltshire Core Strategy seeks to retain, renew and intensify existing employment land within Principal Employment Areas across the county. The proposed extension accords fully with this policy framework. It represents the enhancement of an existing commercial building within an established employment site, enabling the business to operate more efficiently through the provision of modern, fit-for-purpose accommodation that supports both current operational needs. Core Policy 34 and 36 also provide support.
- 6.3 The development will not result in the loss of employment land or displacement of jobs. Instead, it will strengthen the long-term viability of the business and may create additional employment opportunities through growth. By improving the quality and capacity of the site's existing commercial floorspace, the proposal contributes positively to the sustainable economic development of Westbury and reinforces the area's continued role as a key employment location within Wiltshire.
- 6.4 Para 85 NPPF provides strong support at a national level.

Impact on Landscape

- 6.5 We believe that the proposed development will present a negligible landscape impact given its location central to an existing principal employment area. The extension will match the exiting well established building therefore complying with *Wiltshire's CP57 - Ensuring High Quality Design and Place Shaping*.
- 6.6 It is therefore felt that the development is in line with NP *Policy 17 – Landscape Character* & WCS *CP51 – Landscape*.

Impact on Ecology

- 6.7 Ethos Environmental Planning were instructed to visit site and assess the ecological impact. Their report accompanies this application. They found that "The proposed development does not impact on any onsite priority habitats" and impacts less than 25 sq.m habitat in general and therefore the development proposals are below the de minimis threshold for BNG.
- 6.8 It is understood that the site sits within the Wiltshire SAC consultation Zone for greater horseshoe bats which is part of the Bath and Bradford-on-Avon SAC Core Roosts buffer zones and within the Salisbury Plain 6.4km buffer. The site is also within 1km of the Trowbridge Bat SAC buffer zone, which is approx. 600m to the northeast of the site.
- 6.9 Ethos's report concludes that "*the proposed development is not anticipated to have an impact on any protected or notable sites, habitats or species. Therefore, no further surveys or mitigation is required in relation to bats or other protected species to enable the development*"

Impact on Amenity

- 6.10 Given the location being central to an industrial estate the impact upon amenity will be negligible.

Impact on Highways

- 6.11 The existing commercial building is serviced by an existing lawful access off Brook Lane. No changes are proposed to be made to the access.
- 6.12 The proposed extension is creating an undercover loading and a pre-loading storage area. This development will not present any changes to traffic movements or staff number / parking requirements.
- 6.13 The NPPF para 109 states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

7.0 CONCLUSION

- 7.1 In conclusion, the proposed development represents a logical and policy-compliant extension of an existing commercial building within the established Brook Lane Industrial Estate, a designated Principal Employment Area for Westbury. The scheme will enable Dreamwork's Beds to operate more efficiently, ensuring the continued growth of a long-standing local business that contributes positively to the town's economy and provides valuable local employment.
- 7.2 The proposal is fully supported by Policy TCE1 of the Westbury Neighbourhood Plan and Core Policies 34, 35 and 36 of the Wiltshire Core Strategy, as well as paragraph 85 of the NPPF, all of which encourage the retention, expansion and modernisation of existing employment premises.
- 7.3 The development will not result in the loss of employment land and will have no adverse impact on the landscape, ecology, amenity or highway safety. It represents a sustainable form of economic development that aligns with both local and national planning policy objectives.
- 7.4 Accordingly, the proposal is considered acceptable in planning terms, and approval is respectfully sought.