

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08009
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	PROSPECT WEST, BUMPERS WAY, BUMPERS FARM INDUSTRIAL ESTATE, CHIPPENHAM
DEVELOPMENT DESCRIPTION:	Retrospective planning permission for a temporary generator connected to Vectura House to be made a permanent fixture. No car parking spaces have been used for the compound as it was originally a gas cylinder storage area which was unused. The generator is a Kohler VC350C2 with acoustic protection of 81 dB(A) at 1m, 71 dB(A) at 7m and 65 dB(A) at 15m
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is in relation to the commercial building known as Vectura House. The site lies directly adjacent to the west of the building.

The existing building is a two-storey steel framed structure with brick cladding to the external walls at ground floor and insulated metal cladding to the upper floor and roof. It has office accommodation on both levels with cafeteria, meeting rooms and reception facility on the ground floor and a double height warehouse area along the south side of the building.

The building is within the Bumpers Farm industrial estate which is designated a Principle Employment Area within policy CP10 to the Wiltshire Core Strategy.

The application site is subject to a risk of surface water flooding at a 1 in 30 to 1 in 1000 year extent, and a ground water flooding constraint but there are no other planning policy designations covering the application site.

PROPOSAL

This is an application seeking full planning permission retrospectively for the installation of a temporary generator connected to Ventura House and for the generator to be made a permanent fixture.

It is stated in the submitted application form that the proposed temporary generator has replaced the previously unused gas cylinder storage area. Based on the information available, this cylinder compound has been permitted through planning permission PL/2021/09899.

Following a request for further clarifications and information, the Applicant has submitted additional details regarding the noise levels and clarified that the generator is supplied by a 2,000 Litre fuel tank measuring 2m x 1m x 1.45m.

PLANNING HISTORY

Proposal / Summary
ENQ/2025/00332 - Pre-Application enquiry Decision - Pre-App Response Date: 29/7/2025 – We have two temporary electrical generators (Kohler V350C2, 350kVA each) that we wish to make a permanent fixture. These are located beside Unit 5-6 Prospect West and Vectura House on Bumpers Way
N/12/01135/FUL - Full planning permission Decision - Approve with Conditions Date: 15/6/2012 – Alterations to Elevations and Erection of Covered Walkway Area
PL/2021/03004 - Full planning permission Decision - Approve with Conditions Date: 11/6/2021 – Minor proposed external alterations
PL/2021/09899 - Full planning permission Decision - Approve with Conditions Date: 31/12/2021 – Minor external alterations

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 10 Spatial Strategy Chippenham Community Area
- Core Policy 35 Existing Employment Land
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management

Neighbourhood Plan:

Chippenham Neighbourhood Plan 2023 to 2038 (made May 2024)

No relevant policies.

Supplementary Planning Documents and other Guidance:

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No objection

- Proposals would not result in further loss of vehicle parking provision

WC Public Protection: No objection

- The generator's location is away from residential dwellings and no complaints received regarding noise;
- No adverse comments.

WC Drainage: No objection

- Proposed works are minor in nature and will not increase impermeable area or corresponding flood risk

Chippenham Town Council: No objection

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site.

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No comments were received from the public consultation.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Core Policy 35 of the WCS confirms that development within Principle Employment Areas which relates to employment development will be supported providing the proposals demonstrate the criteria set out below are met:

- 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 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*

Assessment

The proposal includes the retrospective installation of a generator to serve the commercial building, Vectura House. The generator has replaced a previous gas cylinder which has not been used. The proposal is considered a minor in nature and it would not be in conflict with Core Policy 35 or undermine the spatial strategy within the development plan.

Conclusion

The principle of development is acceptable subject to the proposal's compliance with other policies in the development plan.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Assessment

The proposed fencing has a minor difference in style when compared to the existing wooden fencing surrounding the site, however it is of wooden material and the overall impacts on the character and appearance is considered limited.

The generator, along with its associated fuel tank, are located adjacent to the existing bike racks on site. Vectura House is situated amongst other commercial development and the siting of the generator and its associated fuel tank, is not considered to result in unacceptable harm to the character and appearance of the locality. Furthermore, these are all contained within the proposed fencing which further limits any harm.

Conclusion

The proposal is in accordance with Core Policy 57 of the WCS.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail below.

Assessment

Given the application site is situated amongst other commercial development, with no residential dwellings within its proximity, it is not considered that the proposal would give rise to unacceptable harm to the amenity of neighbouring dwellings.

The Council's Environmental Health team have been consulted and no objections are raised based on the above.

Conclusion

The proposal is in accordance with Core Policy 57 (vii) of the WCS.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Assessment

The proposal includes a retrospective installation of a generator, its associated fuel tank and fencing along the perimeter. This replaced a former gas cylinder on-site. Given there are no loss of car parking spaces and the nature of the minor development, it is not considered to result in any unacceptable harm on the local traffic network or the current car parking arrangement.

The Highway Authority has been consulted and no objections are raised. It is noted that on-site car parking was decreased via a previous planning permission, however, the current planning application does not result in any further loss of car parking provision.

Conclusion

The proposal is in accordance with transport policies of the WCS.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

Given the retrospective nature, the proposal is considered to be exempt from the mandatory Biodiversity Net gain requirements. Nevertheless, as required by the regulations, any approval must include an Informative reminding the applicants of the biodiversity net gain requirements. In addition, given the existing development on-site, the proposal is not considered to result in any unacceptable harm to the biodiversity on-site, and is therefore in accordance with Core Policy 50.

Conclusion

The proposal is exempt from BNG requirements and would not result in any unacceptable harm to the biodiversity on-site, it is therefore in accordance with Core Policy 50.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment

The proposal includes works which are considered minor in nature and would not result in an increase in impermeable area or corresponding flood risk when compared to the existing baseline scenario. The Council's Drainage team has been consulted and no objections are raised.

Conclusion

The proposal is in accordance with Core Policy 67 of the WCS.

Other Issues

N/A

PLANNING BALANCE AND CONCLUSION

The principle of development is considered acceptable when assessed against the settlement strategy of the Wiltshire Core Strategy and the emerging Local Plan.

The proposal is broadly compliant with relevant local and national planning policies in respect of design, scale, residential amenity, highway safety, flood risk and drainage, ecology and biodiversity, subject to the recommended conditions.

No material considerations have been identified that would give rise to unacceptable harm that would warrant for permission to be refused, having regard to the assessment above.

Accordingly, the proposal is considered acceptable in planning terms and in accordance with the Wiltshire Core Strategy, the National Planning Policy Framework, and all other relevant material considerations.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.

CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form; received 6 October 2025

Block Plan; received 6 October 2025

Vectura House Generator Compound Layout / Elevations / Floor Plans / Site Plan; Approved date 27 Oct 2025 Edition 1; received 3 November 2025

Vectura House Elevations; Approved date 30/10/25 Edition 1; received 3 November 2025

Vectura House Layout/Boundary Site Plan; Approved date 03/11/25 Edition 1; received 3 November 2025

Industrial Diesel Generator Set – V3502 50Hz Specifications Sheet; received 26 January 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The generator and associated fuel storage tank hereby permitted shall be removed from the site in their entirety once they are no longer required for the operation of the approved development. Within 3 months of the equipment becoming redundant, all plant, equipment, hardstandings, fixings, and any resultant materials shall be fully removed, and the land restored to its former condition or to a condition otherwise agreed in writing by the Local Planning Authority. All works shall be carried out in accordance with the relevant Building Regulations and any applicable environmental, safety, or pollution control legislation in force at the time of removal.

Reason: To ensure the satisfactory removal of temporary equipment in the interests of visual amenity, site safety, and environmental protection, and to ensure compliance with relevant Building Regulations and statutory requirements.

INFORMATIVE NOTES:

Biodiversity Net Gain not required

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.