

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00638
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	41B Main Street, West Wilts Trading Estate, Westbury, BA13 4JU
DEVELOPMENT DESCRIPTION:	Replacement of existing light industrial unit with new two storey light industrial unit and external landscaping.
RECOMMENDATION:	Approve with Conditions

SITE CONTEXT

Location: The site is a corner plot sited between Main Street East, Headquarters Road and Storridge Road and is situated towards the southern end of the West Wilts Trading Estate in Westbury (designated a Market Town in the Wiltshire Core Strategy).

Wider context: West Wilts Trading Estate was developed in the 1960s and originated from a WWII American logistics depot known as Westbury General Depot G-47. The original depot buildings were either repurposed to employment uses or replaced over time with modern employment facilities. The estate has since been expanded to the east and south.

Site and immediate context: The site measures circa 0.14ha and comprises three buildings arranged around a courtyard. The two buildings to the west proposed to be replaced are single storey structures that were once the shower blocks of the original depot and, while they are not subject to any heritage protections, they are WWII-era buildings with a storied history. The building to the east is a modern three-bay workshop approved in 1990. The central courtyard is tarmacked and provides parking and turning space. The site is depicted at **figure 1**.





Figure 1: Images of the site and its context.

Constraints and designations: The site and its surroundings are subject to the following constraints/designations:

- **Development plan:**
 - Site lies within Westbury Market Town.
 - Site lies within the West Wiltshire Trading Estate Principal Employment Area.
- **Heritage:**
 - The grade II listed Storridge Farmhouse is located circa 60m to the southwest.
- **Ecology:**
 - Site lies within the Bath and Bradford on Avon Special Area of Conservation (SAC) 4km Core Roost Buffer.

- Site lies within the Trowbridge Westbury Bat Mitigation Strategy Grey Hatched Zone.
- Site lies within the Salisbury Plain Special Protection Area (SPA) 6.4km buffer.
- **Flooding:**
 - The Strategic Flood Risk Assessment 2024 indicates that the site falls within Flood Zone 2, however the most recent EA flood mapping confirms the site lies within Flood Zone 1.
- **Environmental protection:**
 - Site lies within the Westbury Air Quality Assessment Zone.

PROPOSAL

The proposal seeks full planning permission for the replacement of the two western buildings with a single, larger industrial building comprising five units, providing a total of 526 sqm of general industrial (Use Class B2) floorspace. This represents a net increase of approximately 160 sqm compared to the existing buildings.

The proposed building is a modern industrial structure with a shallow pitched roof, measuring approximately 15m deep, 30m wide, with 6.4m high eaves and an 8m high ridge. The external materials proposed include grey aluminium cladding, aluminium-framed windows, metal personnel doors, and roller-shutters.

The courtyard would be reconfigured to rationalise on-site parking and circulation, with the hardstanding made good where necessary. The existing entrance gate and fencing is to be replaced with steel palisade fencing and gates and a new soakaway is proposed with a permeable surface above. The proposed plans are depicted at **figures 2 and 3**.



Figure 2: Proposed site plan.

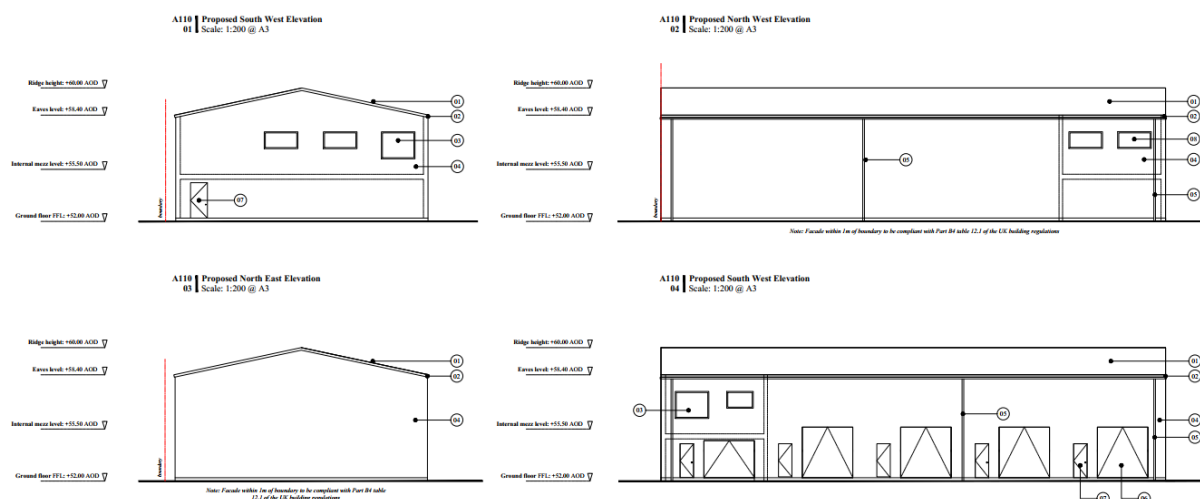


Figure 3: Proposed elevations.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
W/76/00722/HIS	Use of buildings for warehouse purposes	Approved	06/09/1976
W/78/00467/HIS	Change of use to general industrial	Approved	07/07/1978
W/81/00001/HIS	Change of use from warehousing to light industry	Approved	03/02/1981
W/81/01256/HIS	Renewal of Planning Permission for units in chemical Road, Engineer Road and Washington Road	Approved	08/12/1981
W/87/00052/FUL	Permission for units (renewal)	Approved	24/02/1987
W/90/00596/FUL	New industrial building	Approved	05/06/1990
W/96/01193/REM	Road to facilitate industrial development	Approved	14/10/1996
W/94/00333/FUL	Retention of existing romney buildings	Approved	18/04/1994
W/94/00929/FUL	Amendment of planning condition 01 of 94/00333	Approved	25/08/1994
W/01/00795/FUL	Extension to cold store facility to provide ancillary office accommodation	Approved	09/07/2001
W/08/00531/FUL	To change commercial premises from B8 to B2 planning consent, to accommodate an MOT assessment centre	Approved	25/03/2008
ENQ/2025/01357	Demolition of existing single storey light industrial unit and replacement with new two storey light industrial unit on the site	N/A	14/10/2025

Commentary: This application has been informed by the officer advice provided in respect of pre-application enquiry ENQ/2025/01357. In the pre-application response, officers advised that the proposal was acceptable in principle, of an appropriate scale to its context, compatible with the adjoining/nearby uses and likely acceptable in relation to environmental protection

matters. Officers advised that technical reporting would be required in respect of ecology and flood risk which has been supplied with this application.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Planning Legislation:

- Town and Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- Planning (Listed Buildings and Conversation Areas) Act 1990

Development Plan:

- Wiltshire Core Strategy (WCS, adopted January 2015):
 - Core Policy 1 Settlement strategy
 - Core Policy 2: Delivery strategy
 - Core Policy 3: Infrastructure Requirements
 - Core Policy 32: Spatial strategy: Westbury Community Area
 - Core Policy 35: Existing Employment Land
 - Core Policy 41: Sustainable construction and low-carbon energy
 - Core Policy 50: Biodiversity and geodiversity
 - Core Policy 55: Air quality
 - Core Policy 56: Contaminated land
 - Core Policy 57: Ensuring high quality design and place shaping
 - Core Policy 58: Ensuring the conservation of the historic environment
 - Core Policy 60: Sustainable transport
 - Core Policy 61: Transport and new development
 - Core Policy 62: Development impacts on the transport network
 - Core Policy 64: Demand management
 - Core Policy 67: Flood Risk
- West Wiltshire District Local Plan (WWDLP, adopted June 2004):
 - Saved Policy C40: Tree Planting
 - Saved Policy U1a: Foul Water Disposal

Material Considerations (Policy):

- National Planning Policy Framework (NPPF, revised December 2024)
 - Section 2. Achieving sustainable development
 - Section 6. Building a strong, competitive economy
 - Section 9. Promoting sustainable transport
 - Section 12. Achieving well-designed places
 - Section 14. Meeting the challenge of climate change, flooding and coastal change
 - Section 16. Conserving and enhancing the historic environment

- Wiltshire Local Plan Submission Draft 2020-2038 (WLP, Regulation 24): The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Material Considerations (Guidance):

- National Planning Practice Guidance
- National Design Guide (January 2021)
- Wiltshire Design Guide (March 2024)
- Wiltshire Local Transport Plan 2011-2026 (LTP3): Car Parking Strategy
- Wiltshire Local Transport Plan 2025-2038 (LTP4)
- Wiltshire Waste Storage and Collection: Guidance for Developers SPD (January 2017)
- Trowbridge and Westbury Bat Mitigation Strategy
- HRA and Mitigation Strategy for Salisbury Plain SPA
- Wiltshire Community Infrastructure Levy – Planning Obligations SPD
- Wiltshire Community Infrastructure Levy – Charging Schedule (Charging Schedule) and Regulation 123 List (123 List)

CONSULTATION RESPONSES

Heywood Parish Council: No objection, though regret was expressed at the loss of buildings of historic interest.

Wiltshire Council Archaeology: No objection.

Wiltshire Council Drainage: The Local Lead Flood Authority (LLFA) originally lodged a holding objection requiring the submission of further information regarding pre- and post-development run-off rates, any necessary drainage consents, updated SuDS calculations and designs and exceedance routing.

Following this response, the applicant provided a revised Surface Water Drainage Strategy Report (SWDS). The LLFA reviewed this document and confirmed they have no objection, subject to a condition requiring the development be carried out in accordance with the SWDS.

Wiltshire Council Ecology: No objection, subject to conditions requiring the submission, approval and implementation of enhancements for biodiversity and a Construction Method Statement.

Following this response, the applicant provided a Construction Ecological Management Plan and Ecological Enhancement Plan (CEMP). The Ecologist reviewed this document and confirmed that they had no objection, subject to a condition requiring the development be carried out in accordance with the CEMP.

Wiltshire Council Highways: No objection, subject to a condition requiring the provision of the approved access and parking arrangements prior to the first use of the development.

Wiltshire Council Public Protection: No comment.

Wiltshire Council Trees: The Arboricultural Officer initially raised concerns over the impact of the proposal on the adjoining trees. Following further review, they have confirmed they have no objection.

REPRESENTATIONS

One comment was received from a neighbouring business who advised that they own the access road immediately adjacent to the site and land behind the site. They expressed that they do not permit any access, storage or other activity that would restrict access to their property and privately owned access road.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with this requirement, this application has been assessed against the relevant policies of the development plan and the material considerations listed above.

Having regard to the planning context and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Principle of development
- Design and heritage
- Neighbouring amenity
- Transport
- Flood risk and drainage
- Environmental protection
- Trees
- Ecology
- Other matters

Principle of Development

WCS Core Policy 1 establishes the settlement hierarchy for Wiltshire and the scale of development appropriate for each settlement category. It identifies Westbury as a Market Town and defines Market Towns as settlements that can support sustainable patterns of living through their levels of facilities, services and employment opportunities and which have potential for significant development that reinforce their role.

WCS Core Policy 2 states that there is a presumption in favour of sustainable development within Market Towns.

WCS Core Policy 32 establishes the spatial strategy for the Westbury Community Area and identifies Westbury as a Market Town. It states that Principal Employment Areas will be supported in accordance with Core Policy 35.

WCS Core Policy 35 states that proposals for the renewal and intensification of employment uses within Principal Employment Areas will be supported. Proposals are required to comply with the following criteria:

- i. The proposal would maintain or increase permanent job numbers.
- ii. Any loss of employment land over 0.25 ha would be replaced within the same settlement.
- iii. Limited floorspace loss would enable continued employment use and maintain or increase jobs.
- iv. The site is unsuitable for ongoing employment due to environmental or amenity impacts.
- v. There is clear evidence the site is no longer viable or needed for employment use.
- vi. The change of use enables business relocation and retains local employment.

The proposal involves the intensification of an existing employment use in a Principal Employment Area located within a Market Town. The proposal would facilitate an increased level of employment and productivity. In this regard, the proposal wholly complies with Core Policies 1, 2, 32 and 35, NPPF section 6 and is acceptable in principle.

Design and Heritage

Section 66(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990 requires that special regard be had to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

WCS Core Policy 57 requires that development proposals be of high design quality, create a strong sense of place and complement its context, including through enhancing local distinctiveness and responding positively to local characteristics.

WCS Core Policy CP58 states that development should protect, conserve and, where possible, enhance the historic environment. The policy requires that heritage assets and their settings be conserved and/or enhanced in a manner appropriate to their significance.

The Wiltshire Design Guide expands on these policies and requires that proposals understand and integrate with their local context, ensuring that development is appropriate in terms of identity (local character and distinctiveness), built form (topography, legibility, land use efficiency and detailing), movement (transport mode hierarchy, permeability, public transport and parking and servicing), nature (green and blue infrastructure, multi-functional open spaces, landscape and ecology), public space, uses (mix of uses and social inclusion), homes and buildings (health, safety, amenity, space definition), resources and lifespan.

NPPF paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage asset affected by development, including any contribution made by their setting. The level of detail should be proportionate to the asset's

importance and no more than is sufficient to understand the potential impact of the proposal on the asset's significance.

Paragraph 212 clarifies that great weight should be given to an asset's conservation, irrespective of the level of harm.

As set out in the pre-application response to enquiry ENQ/2025/01357, the plot occupies a prominent corner position at the junction of Storridge Road and Headquarters Road, within a context defined by the surrounding industrial estate. The proposed building would be similar in character, appearance and height to the existing 1990s building forming the eastern part of the site, as well as to numerous buildings within the wider estate. In this respect, the scale and design of the proposal are considered appropriate to its industrial context.

In terms of the historic environment, the demolition of the World War II-era shower blocks would result in some loss of wartime fabric, which is noted as regrettable. However, the buildings are not subject to any statutory designation, nor are they identified as non-designated heritage assets. Furthermore, they are not considered to be of architectural merit. The proposal would therefore not result in the loss of a heritage asset, nor of buildings of notable architectural importance.

The site forms part of the peripheral setting of the grade II listed Storridge Farmhouse, located approximately 60m to the southwest. While the proposal would increase the built form extent within the visual proximity of the farmhouse, it would not materially alter the established industrial character of its setting. As such, the proposal is considered to preserve the setting of the listed building.

Having regard to the above, the proposal would harmonise with the layout, scale, character and appearance of the site and its industrial estate setting. In addition, it would conserve the setting of the nearby listed building. The proposal is therefore considered to be of an acceptable quality that conserves the historic environment in accordance with Section 66(1) of the Planning (Listed Buildings and Conversation Areas) Act 1990, WCS Core Policies 57 and 58, NPPF section 16 and the Wiltshire Design Guide.

Neighbouring Amenity

WCS Core Policy 57(vii) requires that development be compatible with the adjoining uses and protect the residential amenity of existing and future users of the site and its surroundings, including in respect of natural lighting, privacy, outlook and pollution sources.

The proposal would intensify an existing employment use within an established industrial estate, where the surrounding properties are in comparable industrial and commercial uses. The development is therefore compatible with its surroundings, and there are no nearby sensitive receptors that would be adversely affected by the proposal. As such, the development is considered to accord with Core Policy 57.

Transport

WCS Core Policies 60-64 collectively require that development proposals promote sustainable transport (in terms of location and facilitating sustainable modes of transport), provide safe and suitable access for all users and have an acceptable impact on the transport network. The policies further require that adequate car parking, cycle storage, turning space and accessibility for waste collection be provided in accordance with the adopted car parking standards set out in the Wiltshire Local Transport Plan 2011-2026.

The Highways Engineer noted that the proposal would increase the existing B2 floorspace by 160sqm, which would be expected to result in a minor uplift in vehicle movements and parking demand. However, it is noted that, while on-site parking provision falls marginally below the Council's adopted standards, the increase in demand is not anticipated to give rise to a material impact on parking conditions in the area. The Highway Engineer recommended a condition requiring the proposed parking arrangements to be implemented prior to first use of the building, which has been applied to this recommendation.

Having regard to the above and subject to compliance with the recommended condition, the development is considered to comply with Core Policies 60-64 and is therefore acceptable in transport terms.

Flood Risk and Drainage

WCS Core Policy 67 requires that development safeguard people and property and avoid increasing flood risk on-site or elsewhere. Development within Flood Zones 2 or 3 must satisfy the sequential and exception tests as necessary. In demonstrating compliance with the Sequential Test, proposals are expected to refer to the Strategic Housing Land Availability Assessment (SHLAA) when identifying reasonably available alternative sites. In addition, all development must incorporate sustainable urban drainage (SuDS) measures unless site-specific or environmental conditions make such measures unsuitable.

The submitted Surface Water Drainage Strategy (SWDS) confirms that the site lies within Flood Zone 1 and is also not at risk of flooding from other water sources. The proposal incorporates Sustainable Drainage Systems (SuDS) in the form of a courtyard soakaway, the design of which has been informed by site-specific infiltration testing. The proposed measures would reduce surface water runoff rates in accordance with best practice standards. The Lead Local Flood Authority (LLFA) raises no objection and supports the findings and proposed SuDS measures set out in the SWDS.

Having regard to the above, the proposal is considered to safeguard people and property from flooding, avoid increasing flood risk on-site or elsewhere and incorporate appropriate SuDS measures in accordance with Core Policy 67.

Environmental Protection

WCS Core Policies 55-57 seek to ensure that development does not result in unacceptable impacts on human health, amenity or environmental quality, aligning with national guidance in the NPPF. Development should be sited and designed to avoid exposure to, or generation of, significant levels of pollution, including noise, odour, vibration, light, and contamination. Where risks are identified, appropriate assessment and mitigation must be secured.

Having regard to the site's location within an established industrial estate and its existing employment use, the modest increase in B2 floorspace proposed, and the absence of objection from the Environmental Health Officer, the development is considered to result in an acceptable impact in terms of environmental protection matters. The proposal therefore complies with Core Policies 55-57.

Trees

WWDLP saved Policy C40 states that trees of visual amenity value will be retained, particularly within conservation areas. The policy requires the replacement of protected trees with new specimens of an appropriate size and species in the immediate locality.

Concerns were initially raised by the Arboricultural Officer that the proposal could adversely affect third-party trees along the western boundary of the site, potentially requiring the removal of two Silver Birch trees and three Robinia trees. Subsequently, the applicant confirmed that the development would utilise the existing building foundations, thereby enabling the retention of the two Silver Birches, although the removal of the Robinia trees would still be necessary. It is understood that these works have been agreed with the trading estate management.

In light of this clarification, the Arboricultural Officer advised that while the Silver Birch trees are of some visual amenity value, any coppicing works to facilitate the development would be acceptable. The Robinia trees were not considered to make a meaningful contribution to visual amenity, and their removal was therefore judged acceptable. Accordingly, the proposal would not result in the undue loss of, or harm to, protected or visually significant trees and therefore complies with saved Policy C40.

Ecology

WCS Core Policy 50 seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats and seeks opportunities to enhance biodiversity. In addition, the Council has a statutory duty under the Environment Act 2021 to secure a 10% measurable biodiversity net gain (BNG) for qualifying development.

The applicant has submitted a Preliminary Ecological Appraisal and Roost Assessment (PEA&RA) and Construction Ecological Management Plan and Ecological Enhancement Plan (CEMP). These documents have been reviewed by the Council Ecologist, and their comments are summarised below:

- The proposal has been screened under the Habitats Regulations and would not adversely affect Salisbury Plain SPA or the Bath and Bradford on Avon SAC.
- As the development is non-residential, no contribution is required under the TWBMS.
- Ecological appraisal confirms no bat roosting potential, and no further surveys are required.
- Works should avoid the bird breeding season (March–August), and a bird nest box is recommended as an enhancement.

- A Construction Method Statement is required to protect nearby sensitive habitats.
- The proposal is exempt from mandatory 10% BNG
- The proposed CEMP measurements (which cover the Construction Method Statement and ecological enhancement measures the Ecologist requested) are acceptable and should be secured by condition.

Having regard to the above and subject to compliance with the recommended condition, the proposal is considered to safeguard protected species and habitats and would enhance biodiversity in accordance with Core Policy 50.

Other Matters

In light of the comment received by the neighbouring business, the applicant has supplied revised plans showing the site area extending to the public highway. They have also provided a revised Application Form with Certificate of Ownership B completed and served notice on the access owner. Officers are therefore satisfied that the correct ownership notification procedures have been followed.

COMMUNITY INFRASTRUCTURE LEVY AND PLANNING OBLIGATIONS

The proposed development would be liable for Community Infrastructure Levy (CIL) as set out in the Wiltshire CIL Charging Schedule dated May 2015. The site would fall under CIL charging zone 1 where the sum equates to £0.00 per square metre of B2 floor space created. The applicant has submitted the requisite CIL Forms.

CONCLUSION

The proposal would replace a group of low-quality, deteriorating buildings (comprising converted World War II-era shower blocks) with five double-height general industrial units within the West Wilts Trading Estate, a designated Principal Employment Area in the Market Town of Westbury. In doing so, it would modernise and enhance the employment offer within a highly sustainable location, supporting economic growth and effective use of previously developed land. The proposed design responds appropriately to the industrial character of the surrounding area, and no technical objections have been raised by consultees. Accordingly, the proposal is considered to comply with the relevant policies and guidance of the Wiltshire Core Strategy, the emerging Wiltshire Local Plan, the NPPF and the Wiltshire Design Guide.

RECOMMENDATION: That Planning Permission be GRANTED, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the following approved documents:

- Proposed Location Plan and Block Plan, ref: 1073 A90 rev 04
- Proposed Site Plan, ref: 1073 A100 rev 04
- Proposed Floor Plans, ref: 1073 A110 rev 02
- Proposed Elevations, ref: 1073 A150 rev 02
- Proposed Site Elevations, ref: 1073 A150 rev 02
- Design and Access Statement (dated January 2026)
- Preliminary Ecological Appraisal and Roost Assessment (dated 5 January 2026) [except where superseded by the CEMP&EEP]
- Construction Ecological Management Plan and Ecological Enhancement Plan (dated 20/03/2026)
- Surface Water Drainage Strategy Report (received 9 April 2026)

REASON: For the avoidance of doubt and in the interests of proper planning, the protection, mitigation and enhancement of biodiversity and the protection and mitigation of flood risk.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those stated on the approved documents.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. No part of the development shall be brought into use until the nine car parking spaces shown on the approved plans have been provided with sufficient access & turning thereto. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.