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1.0 Introduction

- 1.1 PlanningSphere are instructed by Tinplate Ltd, who are the freehold occupiers of No. 19c Dunkirk Business Park. We are instructed to submit a full planning application for a warehouse extension to No. 19c with associated landscape, access and drainage works.
- 1.2 Tinplate Products is a dynamic, Wiltshire-based business, supplying high-quality metal tin products and packaging to the retail industry, particularly serving high-end retailers. The company sources its products from a global network of manufacturers, ensuring both quality, variety, and continuity of supply.
- 1.3 Operating from its storage and packing facility in Southwick, Tinplate Products employs staff from Trowbridge and the surrounding area, supporting the local economy and maintaining a strong commitment to sustainability.
- 1.4 Dunkirk Business Park was built approximately twenty years ago by the Doric Group. The estate has been popular with local businesses, and has remained fully occupied since it was opened, apart from the occasional churn of re-let during this period of time.
- 1.5 The Doric Group extended the business park in 2019 (19/05839/FUL) to include 3 additional units: Unit 19c a modern warehouse constructed in 2020-21 (now owned and occupied by Tinplate); and Units 10a and 10b with associated parking, hard and soft landscaping, and secure boundary fencing. As part of the implementation of 19/05839/FUL a new footway and dropped kerb on the A361 frontage was implemented to provide enhanced safety for pedestrians using the existing bus stops on the A361.
- 1.6 Tinplate propose to expand their operations using the proposed warehouse for storage and distribution (Class B8). The proposed extension reinforces Tinplate's dedication to preserving its local connections and investment in the wider community.
- 1.7 While the new storage facility will not increase the company's permanent workforce, it will create additional seasonal employment opportunities and allow the company to grow its turnover, productivity, and profitability at a time of considerable global challenges.
- 1.8 The full planning application comprises the following elements:
 - Application fee: £10,635.00¹ (inclusive of £91.00 PP service charge)
 - Application forms: PlanningSphere
 - Site Location Plan: Ashford Homes
 - Application drawing pack (5 No. plans): Ashford Homes
 - Proposed Landscape Plan: Greenhalgh Landscape Architecture
 - Proposed Drainage Plan: Tumu Consulting
 - Articulated HGV Tracking Plan: Tumu Consulting
 - BNG Net Gain Statement and Assessment and BNG Metric: GE-Consulting
 - Ecology Impact Assessment: GE-Consulting
 - FRA and Drainage Strategy: Tumu Consulting
 - Landscape and Visual Appraisal: Greenhalgh Landscape Architecture
 - Planning Design and Access Statement: PlanningSphere

¹ The application fee is calculated on the basis of a proposed floor area of 1,154 sqm GEA

- Photosheet: PlanningSphere
- Waste Minimisation Statement: PlanningSphere
- Validation Schedule: PlanningSphere

2.0 Site context

(i) Site Description

- 2.1 The subject site of c. 0.69 ha comprises Unit 19c and associated land to the northwest of Dunkirk Business Park. The site includes a vegetated bund and areas of mowed grass which are managed by the applicant.
- 2.2 The site lies to the south of the village of Southwick, off the A361 Frome Road, two miles southwest of Trowbridge. The business park is gated out of hours.



Figure 1. Site location plan

(ii) Planning history

- 2.3 The following planning applications relate to the application site and wider Dunkirk Business Park, as recorded on the Council's public access website:

Reference	Details	Decision
19/05839/FUL Implemented Application Site	Erection of 3 No. employment units (Class B1/B8) and associated works	Approved 06.08.2019
18/11259/FUL Application Site	Erection of an employment unit (Class B1) and associated works	Approved 26.02.2019
18/06221/FUL Application site	Erection of 2 No. new employment units (Class B1/B8) and associated works (re-submission)	Approved 19.09.2018
18/03173/FUL Application Site	Erection of 2 No. new employment units (Class B1/B8) and associated works.	Refused 23.05.2018

W/12/00281/FUL	19B Dunkirk Business Park: Provision of door and change/enlargement of existing door/window to works door	Approve with conditions 30.03.2012
W/09/00647/FUL	Land North West of Dunkirk Business Park: Factory building for the construction of office chairs	Refused 15.04.2009
W/08/0496/FUL	Land North West of Dunkirk Business Park: Factory building for the construction of office chairs	Refused 30.01.2009
W/06/03690/FUL	Land Adjacent 19, Dunkirk Business Park Erection of unit attached to unit 19 and associated works	Approve with conditions 19.01.2007
W/06/02016/FUL	Land North West of Dunkirk Business Park: Erection of light industrial buildings and associated siteworks	Refused 23.11.2016
W/06/01179/FUL	Land Adjacent 19, Dunkirk Business Park: Erection of unit attached to unit 19 and associated works	Approve with conditions 02.06.2006
W/04/01898/FUL	Changes to door and window positions, and car parking, on approved scheme for erection of industrial starter units (Classes B1 and B2) and associated siteworks (Consent Ref 03/02224/FUL)	Approve with conditions 22.11.2004
W/03/02224/FUL	Dunkirk Business Park: Erection of industrial starter units (classes B1 and B2) and associated siteworks	Approve with conditions 03.03.2004
W/03/01749/FUL	1 - 2 Dunkirk Business Park: Extension	Approve with conditions 01.12.2003
W/02/00815/FUL	Dunkirk Farm: Erection of starter industrial units and associated site works including construction of earth bund	Approve with Conditions 15.10.2002

2.4 Relevant planning history relating to the barn to the north west of the application site, Hunters Lodge, includes the following unimplemented decision:

Reference	Details	Decision
PL/2025/06751 Not implemented	Prior approval (Class Q) of change of use of agricultural building to a dwelling	Permitted 10.12.2025



Figure 2. Extract from Proposed Site Plan. The permitted barn conversion is shown with the outline of the exiting Unit 19c shown in the right hand side corner.

(ii) Pre-Application (ENQ/2025/01302)

- 2.5 Advice was sought on a similar proposal relating to a warehouse extension along with three additional small scale flexible units, which are no longer being pursued in the finalised planning application submission. These units have been omitted to ensure that BNG commitments can be fully met on site, and to avoid any perceived impact on the Class Q unit.

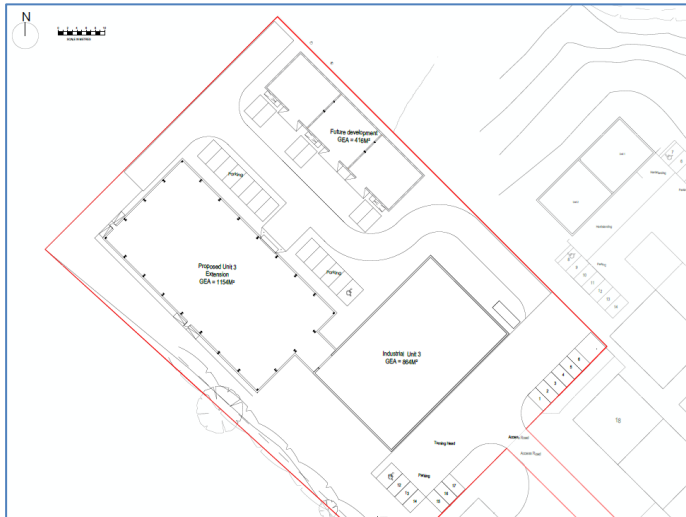


Figure. 3 Extract from the Proposed Site Plan for the proposals presented at a pre-application enquiry (ENQ/2025/01302)

- 2.6 Written advice was provided which provided supportive comments in respect of the principle of development subject to demonstrating compliance with WCS Policy CP34. Other technical advice was provided in respect of ecology; design, massing, layout; access, movement, parking; landscaping and visual impact.

3.0 Design and Access Statement

3.1 This section of the PDAS has been prepared having regard to the Design Council best practice guide 'Design and Access Statements: How to write, read and use them'. As such it explains the evolution and design thinking that has developed the application proposals into the submission scheme.

3.2 National Planning Practice Guidance advises that:

"...a Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users".

3.3 The NPPG goes on to state that:

"...the level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long".

(i) Use

3.4 The proposed use is for a new warehouse (Class B8) which is proposed as an extension to Unit 19c which was permitted under planning permission 19/05839/FUL for a dual Class B1/B8 use. However, Unit 19c has been occupied by the applicant for storage and distribution (Class B8). Unit 19c, with the proposed extension, will continue to be used for storage and distribution purposes.

(ii) Amount and Scale

3.5 The application site, which includes the existing Unit 19c and its associated external landscaping area, extends to 0.69ha. The proposed single storey extension will increase the quantum of floor space from 825 sqm (GIA) to 1,968 sqm (GIA) i.e. a net increase in 1,143 sqm GIA.

3.6 The proposed extension will continue the existing eaves and ridge height, which will maintain the established building scale and proportions.

(iii) Layout

3.7 The new extension is connected to the host building with a short inter-linking corridor and occupies the rear part of the site behind the existing building. A rear courtyard, turning head and rear access is provided.

(iii) Appearance

3.8 The proposed development will have a modern contemporary appearance with roof and wall cladding that will match the host building. The new warehouse will have a shallow pitched roof with a flat roofed connection section.



Figure 4. Extract from Proposed Site Plan showing the proposed new rear extension in context with the host building, Unit 19c, along with the proposed rear service yard and access road.

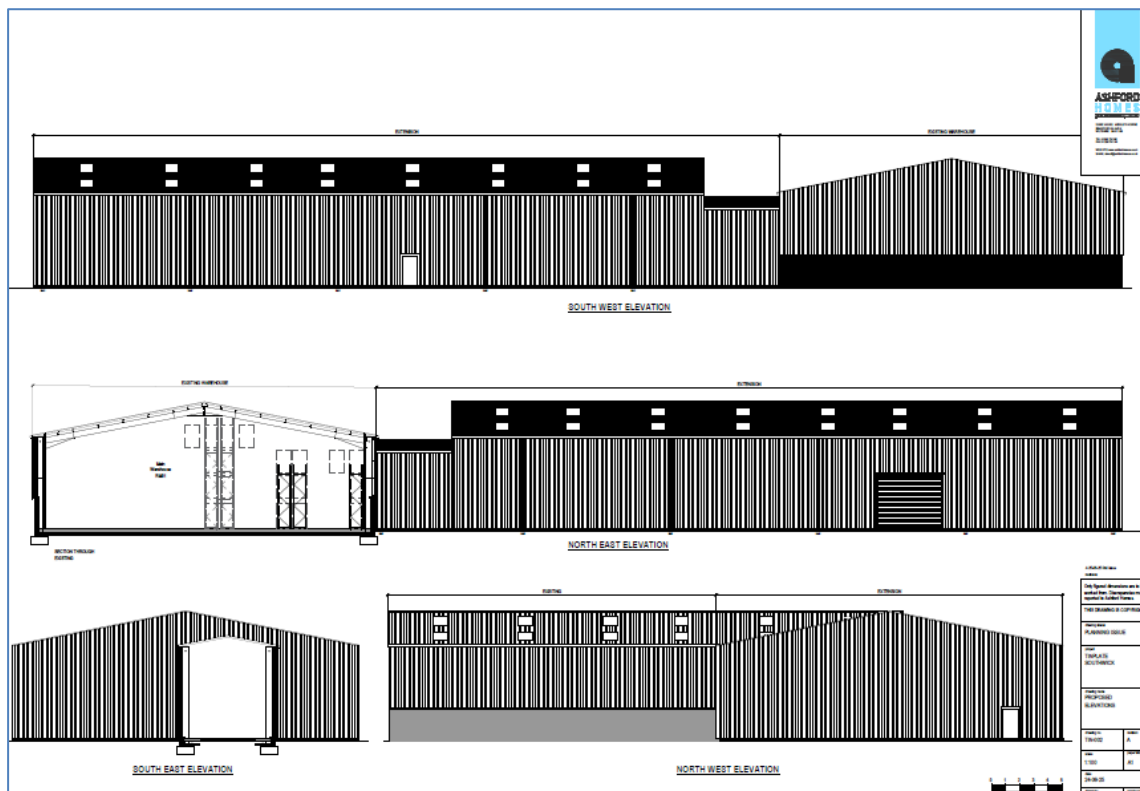


Figure 5. Extracts from the Proposed Elevations Plan shown in context with the host Unit 19c

(iv) Landscaping

- 3.9 The hard and soft landscaping scheme has been informed by a Landscape and Visual Appraisal and has been integrated with a scheme of green and blue infrastructure.



Figure 6. The Extract from the Proposed Detailed Landscaping Scheme

(v) Access and parking

- 3.10 Unit 19c benefits from an established point of vehicular access from the internal Dunkirk Business Park estate road. This in turn connects to the A361 as shown on the annotated photosheet. The estate provides optimum visibility set back 4.5m from the carriageway edge and affords sufficient unconstructive visibility across a mown wide frontage verge. The internal access roads are built to adopted standards but are in the private ownership of the Doric Group who own the estate infrastructure. The proposal also makes provision for a turning head that has been track tested.

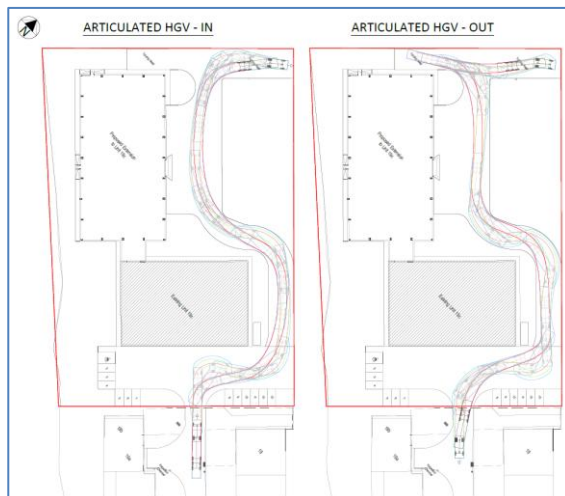


Figure 7: Extract from the submitted Articulated HGV tracking plan

- 3.11 The quantum of car parking is retained at 17 No. parking spaces including 2 No. blue badge/disabled parking spaces albeit reconfigured on the frontage parking area, which has enabled the formation of a delivery vehicle access link which runs around the north eastern elevation of the host building, Unit 19c, to a new central loading area in front of the north east elevation of new warehouse.

(vii) Drainage

- 3.12 A Flood Risk Assessment (FRA) has been included with the application submission. This demonstrates how surface water will be attenuated on site and discharged at the required run off rate having regard to climate change allowances. There is no change to the existing foul drainage system.

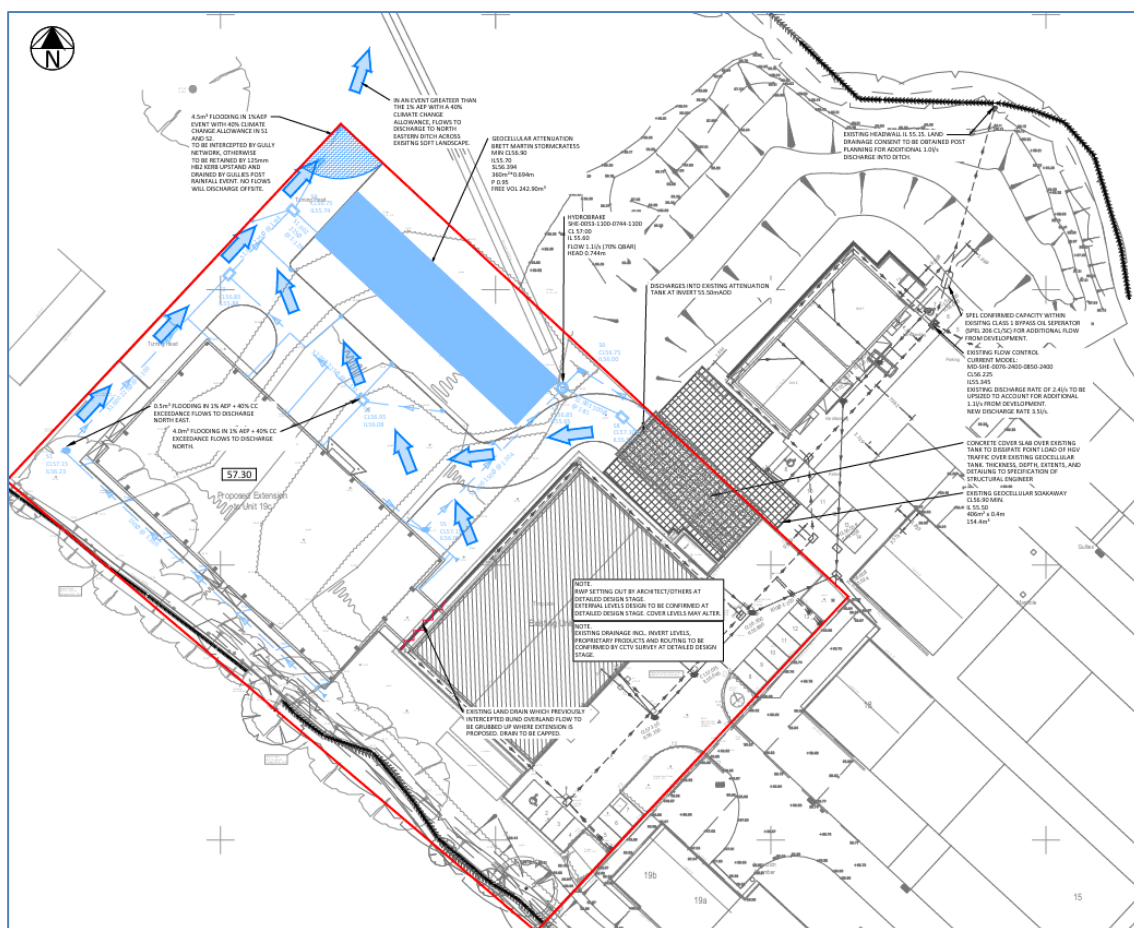


Figure 8: Extract from the Drainage Strategy Plan

4.0 Planning Policy Context

(i) Wiltshire Core Strategy (2015)

- 4.1 The statutory Development Plan for the area currently comprises: the Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocations Plan (2020); and the Southwick Neighbourhood Plan (2021).

(ii) Wiltshire Core Strategy

- 4.2 The following key policies from the Core Strategy are relevant:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 29: Spatial Strategy: Trowbridge Community Area
- Core Policy 34: Additional Employment Land
- Core Policy 35: Existing Employment Land
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design & Place Shaping
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 62: Development Impacts on the Transport Network
- Core Policy 64: Demand Management
- Core Policy 67: Flood Risk

- 4.3 The application site is located outside of the settlement boundary of Southwick on a strategic lorry route (refer to Figure 3). There are no employment, landscape or environmental local plan designations on or adjacent to the site.

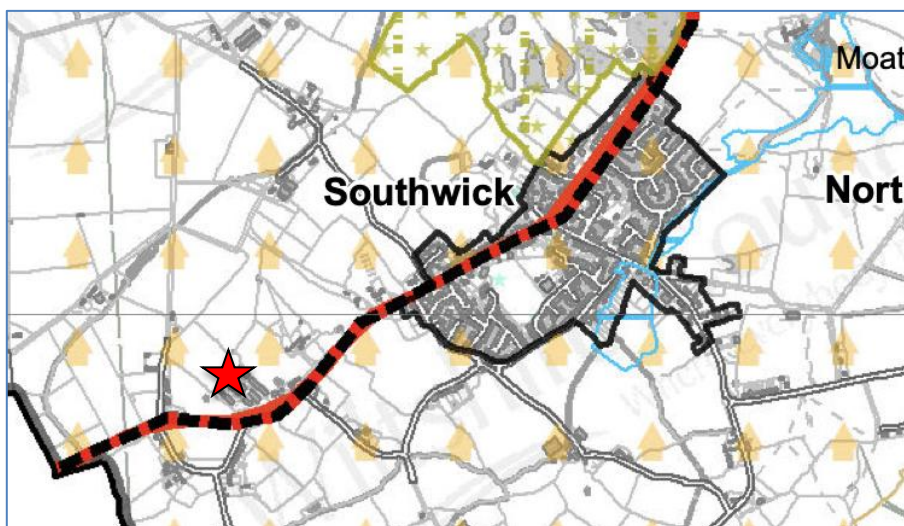


Figure. 9 Extract from Wiltshire Core strategy Policy Map showing the application site (marked by a red star) outside of the Southwick settlement boundary (black line), on a 'strategic lorry route' (red/black line). (The orange arrows relate to the Council's affordable housing policies). The site is show by a red star.

4.4 An extract from Core Policy 34 is set out below:

Core Policy 34

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.

Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the

⁶ Draft Wiltshire Strategic Economic Partnership: interim Strategy for the Development of the Economy in Wiltshire 2011 -2015 (June 2011 and The Swindon and Wiltshire Local Enterprise Partnership Proposal – the Pivotal Place for Growth in Southern England)

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Wiltshire Core Strategy Adopted January 2015

sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- i. Are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or*
- ii. Support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*
- iii. Are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- iv. Are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council*

will be supported where they:

- v. Meet sustainable development objectives as set out in the policies of this Core Strategy; and*
- vi. Are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity; and*
- vii. Are supported by evidence that they are required to benefit the local economic and social needs; and*
- viii. Would not undermine the delivery of strategic employment allocations; and*
- ix. Are supported by adequate infrastructure.*

(iii) Southwick Village Neighbourhood Plan (2018-2036)

4.5 The Southwick Village Neighbourhood Plan (SVNP) was made on 5th October 2021 and forms part of the Development Plan for Wiltshire. Policies included in the Neighbourhood Plan should be given full weight when assessing planning applications that affect land covered by the plan. One of the objectives of the SVNP is to protect and improve the leisure, education, employment and service facilities within the village. Relevant policies of the Neighbourhood Plan are as follows:

- Policy 2: Bat Conservation

- Policy 10: Infrastructure and Developer Contributions

(iv) Other Designations

- 4.6 The site is located in Flood Zone 1 which indicates a low probability of flooding. There is, however, a risk of surface water flooding along the southwestern boundary of the site (refer to Figure 4).



Figure. 10 Extract from the Government's Flood Map for Planning service showing the extent of potential surface water flooding. The site is edged in red.

- 4.7 The site falls within the Trowbridge and Westbury Bat Mitigation Strategy (2025) yellow zone, which provides foraging and migration habitat for bats associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC).

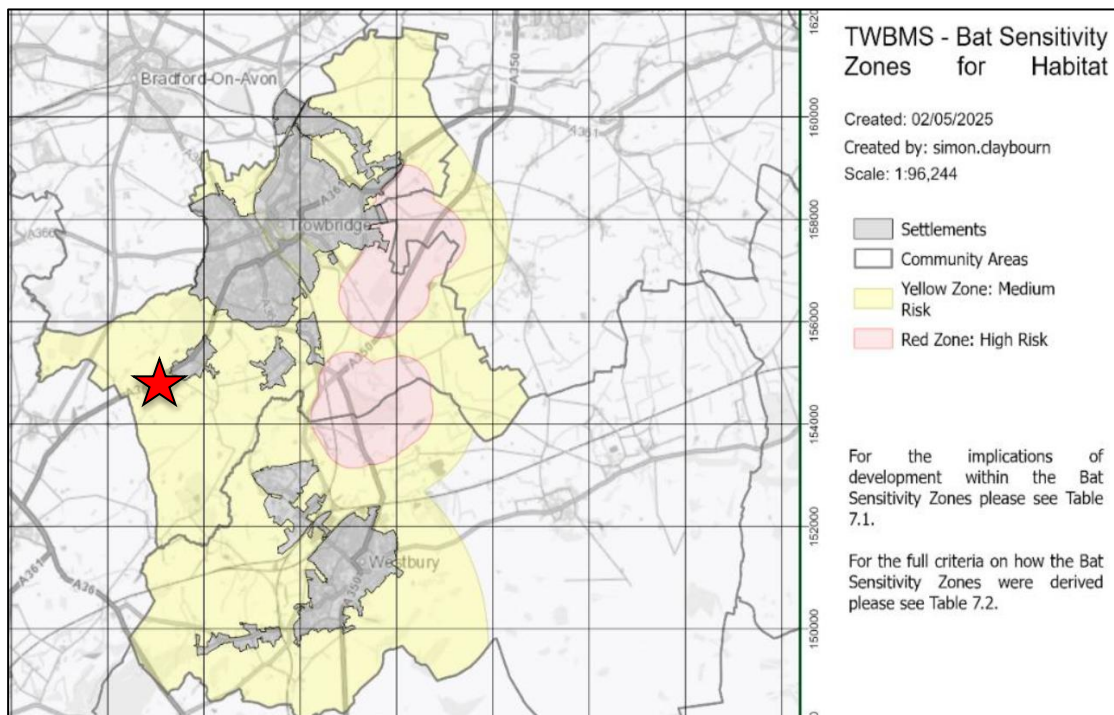


Figure. 11 Extract from the Trowbridge and Westbury Bat Mitigation Strategy (2025) showing the extent of the Yellow Zone (Medium Risk) The approximate location of the site is marked by a red star.

(v) National Planning Policy Framework (NPPF)

- 4.8 National planning policy and guidance is set out in the NPPF (February 2025)² and web-based guidance in the National Planning Policy Guidance (from 2014). Relevant sections of the NPPF, include:

2. Achieving Sustainable Development
4. Decision-making
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed and beautiful places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the Natural Environment
16. Conserving and enhancing the Historic Environment
Annex 1: Implementation

- 4.9 Para. 85 states:

'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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'

- 4.10 Para. 87 states:

'Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for:

...

c) the expansion or modernisation of other industries of local, regional or national importance to support economic growth and resilience.'

- 4.11 Para. 88 states:

'Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;...

- 4.12 Para. 89 states:

'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport)...

(vi) National Planning Practice Guidance

² A consultation on a revised NPPF closed in March 2026. The new NPPF is expected to be published in Q2/Q3 2026. If any material changes are made to the NPPF prior to the determination of the application an updated Planning Statement can be provided.

- 4.13 National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. The relevant guidance linked to the NPPF policy referred to above has been reviewed. NPPG contains further information and guidance on a number of technical matters and best practice relevant to climate change, design, natural environment, noise, managing flood risk, planning obligations, transport assessments and water supply/sewerage.

(vii) Emerging Wiltshire Local Plan Review

- 4.14 Wiltshire Council is reviewing its Local Plan. A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. Following hearings in 2025 and submission of proposed programme of work for the Council, Inspectors have requested that the council either (i) withdraw the Local Plan from examination or (ii) request that the Inspectors draft a final report (which would recommend non-adoption). Wiltshire Council are planning to take a report (recommending proceeding with one of these two options) to the scheduled Cabinet (6 May) and Council (19 May) meetings in May 2026. At the time of writing, it is anticipated that the ELP will be withdrawn and work on a new Local Plan will commence in June 2026 over a 30-month programme in accordance with the new local plan making regulations.

(viii) Local Transport Plan 3 (2015)

- 4.15 An extract from Wiltshire Council's LTP3 confirms the maximum parking standards for Class B1 (NB. now Class E) and Class B8. The standards relating to Class B8 are applicable to the proposals.

Appendix C Maximum parking standards

Maximum parking standards¹

Use class	Land use	Standard
A1: Retail	Food Retail	1 per 14m ² (>1000m ²), 1 per 35 m ² (<1000m ²)
	Non-Food Retail	1 per 20m ² (>1000m ²), 1 per 35 m ² (<1000m ²)
A2: Financial and Professional Services		1 per 30m ²
A3: Food and Drink	Restaurant	1 per 5m ² public floor area
	Fast Food and Drive Through	1 per 5m ² public floor area
B1: Business	Stand Alone Offices	1 per 30m ²
	Business Parks	1 per 35m ² (above 2500m ²)
B2: General Industry	General Industry	1 per 30m ² (less than 500m ²), 1 per 50m ² (min. 8 above 500m ²)
B8: Storage and Distribution	Storage and Distribution	1 per 30m ² (less than 500m ²), 1 per 200m ² (min. 8 above 500m ²)

3

Figure 12: extract from LTP3

5.0 Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.

(i) Principle of development

- 5.2 The application site is located on the north west edge of the existing established Dunkirk Business Park, to the south west of the village of Southwick off the A361 and it also lies within the Trowbridge Community Area.
- 5.3 A pre-application enquiry for a similar extension proposal plus 3 No. new build separate units confirmed acceptance of the principle of development subject to the resolution of applicable technical matters (ENQ/2025/01302). The 3 no. speculative units have now been omitted to lessen the perceived impacts of the scheme and ensure BNG commitments can be fully met on site.
- 5.4 The submitted application proposal is a reduced scheme relating to a warehouse extension to the host building, Unit 19c that has been designed to meet the specific needs of the applicant's business, as explained in Section 1.0 above.
- 5.5 WCS Policy 34 sets out a sequential approach to the provision of new employment development. Exception criterion (iii), which relates to rural employment sites outside principal, market town and service centre locations, is applicable to this proposal, on the basis that this is a proposal to expand an existing employment building:
- (iii) are for new and existing rural based businesses within or adjacent to Large and Small Villages*
- 5.6 Additionally, the proposal would also meet the sustainable development policies of the WCS whereby the proposal would provide premises to support an existing SME and is of a size that would not undermine the delivery of strategic employment sites that are allocated in the WCS.
- 5.7 Noting the strong support for economic development proposals in the NPPF, which post-dates the WCS, it is considered that the principle of development accords with Policy CP34 and the NPPF.

(ii) Design considerations

- 5.8 The design approach has been informed by the applicant's brief, a Landscape and Visual Appraisal, and a full review of all technical constraints. The form, scale and materials of the proposed extension match the existing host building.
- 5.9 The following overview demonstrates technical compliance:
- 5.10 **Landscape and Visual Appraisal:** the site is not subject to any national or local landscape designations. The proposal has been assessed from publicly accessible viewpoints in accordance with Landscape Institute guidelines. A Zone of Theoretical Visibility (ZTV) within a 2km radius of the site has informed the baseline assessment and

key identified viewpoints (1-7), as set out in the LVA. The analysis of the viewpoints has informed the proposed landscape screening mitigation.

- 5.11 It is concluded that the proposal will be readily screened by vegetation, as illustrated in representative close and mid-range views. Native tree planting would establish and mature over time, with potential to increase in height and density. Structural tree planting, native scrub and hedgerows are incorporated as part of the scheme, responding to landscape character and visual amenity and to the introduction of new built form. The benefits of this planting are demonstrated in the visualisations and the landscape mitigation plan. On this basis the proposal is considered to be in conformity with WCS Policy CP51.
- 5.12 **Transport:** The existing host building, Unit 31c, was permitted as a dual use in Use Classes E and B8 to maximise the prospects for finding an end user operator. Following implementation and occupation by the application, the existing site has been used for storage and distribution purposes only. As such, there is spare off-street parking provision on site.
- 5.13 The proposal seeks to retain the existing 17 No. parking spaces (including 2 disabled blue-badge spaces) albeit reconfigured to make provision for access to the new rear service courtyard. No additional parking is required or proposed such that the number of vehicle movements will not materially increase. Secure staff cycle parking is available within the existing facilities on site.
- 5.14 There is no proposed change to the site access arrangements connecting the site to Dunkirk Business Park. The junction of the entrance to the Business Park from the A361 benefits from a full standard of visibility in both directions and there is a recently implemented footway link to the nearest bus stop.
- 5.15 The provision of a dedicated rear service courtyard with turning facilities for HGVs will enable all delivery vehicles to enter the site and leave in a forward gear. This has been track-tested.
- 5.16 The proposal is considered to be in conformity with WCS Policies 61, 62 and 64 and the NPPF; and is in broad conformity with maximum parking standards noting that the host building was permitted on dual use basis.
- 5.17 **Drainage:** the site lies with Flood Zone 1. A comprehensive FRA and Drainage Strategy has been designed to ensure that the surface water is attenuated on site in storage tanks and then positively discharged to an existing ditch at an agreed runoff rate that factors in appropriate climate change factors. On this basis the proposal accords with WCS Policy 67, the NPPF and national SuDs Guidance (2025).
- 5.18 **Ecology:** The site lies within the Yellow Zone identified in the Trowbridge and Westbury Bat Mitigation SPD (TWBMS). The application site has been subject to an Ecological Impact Assessment and a baseline BNG assessment. On the basis that the proposal does not have external lighting or any glazing on any elevations and that the main loading entrance faces into the internal courtyard, the existing surrounding perimeter landscape will remain dark. Therefore, the impact of the proposal upon any light shy protected bats associated with Bath and Bradford on Avon SAC for Bats will be neutral, and as such, will not require a Habitat Regulation Assessment.

- 5.19 A BNG assessment has been undertaken. The proposal, which includes the planting of 74 No. additional trees on site, as part of compressive landscaping scheme and site management proposal, will meet the mandatory BNG requirements on site both in terms of habitat and hedgerow units. Site management can be secured through the imposition of a pre-commencement planning condition requiring the prior approval of a Habitat Management and Monitoring Plan (HMMP).
- 5.20 On this basis, the proposal is considered to be in conformity with WCS Policy 50, the NPPF and applicable wildlife legislation.

(iii) Residential amenity

- 5.21 The proximity of the Hunters Lodge, which benefits from an unimplemented Class Q permission (PL/2025/06751), has been considered in the design development process. There is an approximate 15m separation distance between the south east elevation of Hunters Lodge and the north west gable end of the warehouse building. A close boarded fence will be erected along the site boundary along with new planting which will provide partial screening of the new extension. There will be no windows in the north west elevation so no loss of privacy would arise. The additional 3 no. speculative units have also been omitted to address any concerns regarding perceived loss of amenity.

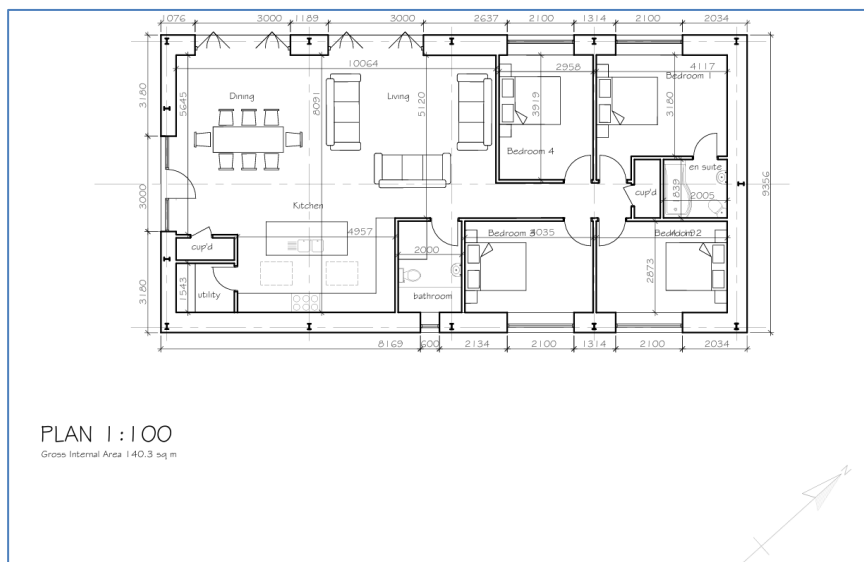


Figure. 13 Extract from the floor plan permitted under PL/2025/06751

- 5.22 The permitted floor plan shows that the main habitable outlook faces south and north west with only a bathroom and Bedrooms 2 and 3 facing the application site.
- 5.23 Given the proposed storage use there will be no externally audible noise from within the warehouse itself. The only potential noise source will be from delivery vehicles. The applicant operates the site during normal office hours and only receives deliveries between 0800-1600 (Monday to Friday). The applicant would be willing to accept a planning condition controlling delivery vehicle access to the central courtyard to minimise the potential for disturbance from vehicular movements during these hours.

6.0 Conclusions

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 Full planning permission is sought for a warehouse extension to No. 19c Dunkirk Business Park with associated landscape, access and drainage works.
- 6.3 The following material considerations form part of the overall planning balance:
- The proposal will enable a dynamic and successful Wiltshire-based business that employs staff from Trowbridge and the surrounding area to grow at a time of considerable global challenges, enabling workforce retention, creating additional seasonal employment opportunities whilst preserving its local connections and investment in the wider community.
 - A low impact design creating modern flexible warehouse space matching the existing high-quality construction.
 - A safe and secure working environment for staff and visitors.
 - Delivery of biodiversity gain and long-term site management.
 - Creation of employment opportunities and associated local supply chain expenditure during the construction phase.
- 6.4 In accordance with Paragraph 11d of the NPPF, and on the basis that the proposal is demonstrably compliant with applicable Development Plan and NPPF policies, the Council is respectfully requested to grant full planning permission with appropriately worded planning conditions.