

**Building SP2, Corsham Science Park, Park Lane,
Corsham, SN13 9FU**

Planning Statement

Date of report: May 2026

PREPARED FOR

bathorus
a Pharmaxo company

savills

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Document History

Issue	Date	Issued by	Comment
1.0	19/03/2026	BT	Draft for client / team comment
2.0	20/05/2026	BT	Final

1. Introduction

1.1 Introduction

- 1.1.1 This Planning Statement has been prepared by Savills on behalf of Bath ASU ('the Applicant') in respect of proposed development at Building SP2, Corsham Science Park, Park Lane, Corsham, SN13 9FU ('the site').
- 1.1.2 Planning permission is sought from Wiltshire Council ('the Council') for the construction of a single-storey link building between Buildings SP2 and SP3, alongside a range of external alterations to support the operational requirements for the Applicant as part of their future occupation and fit out of Building SP2.
- 1.1.3 This Planning Statement sets out the background to the application, describes the scheme proposal and explains the planning context. The Statement is structured under the following headings:
- Section 2 – Site Description and Context
 - Section 3 – Application Proposal
 - Section 4 – Pre-Application Consultation
 - Section 5 – Planning Context
 - Section 6 – Planning Assessment
 - Section 7 – Conclusions

1.2 Application Information

- 1.2.1 This Planning Statement should be read in conjunction with the wider application documents that comprise this planning application submission. The below table details the application documents submitted within this planning application and provides a schedule of the plans and drawings.

Document Title	Author
This Planning Statement	Savills
Application Form and Certificates	Savills
CIL Form	Savills
Design and Access Statement (incl. sustainability statement)	Scitech Ekium
Sustainability Statement	Scitech Ekium
Tree Survey and Arboricultural Impact Assessment	Green Way Tree Services Ltd
Ecology Assessment, incl BNG Assessment	Davidson-Watts Ecology
Noise Impact Assessment	LCP Acoustics
Transport Statement	Rovia
Travel Plan	Rovia

Drawing Title	Drawing Number	Scale	Author
Site Location Plan and Proposed Site Plan	00031-SCI-PL-SI-DP-AR-101-P02	1:2500 and 1:500 @ A1	Scitech Ekium
Existing Site Plan	300031-SCI-PL-SI-DP-AR-001-P02	1:500 @ A1	Scitech Ekium
Existing Ground Floor Plan	300031-SCI-PL-00-DP-AR-001-P02	1:100 @ A1	Scitech Ekium
Proposed Ground Floor Plan	300031-SCI-PL-00-DP-AR-101-P02	1:100 @ A1	Scitech Ekium
Existing First Floor / Service Yard Plan	300031-SCI-PL-M1-DP-AR-001-P02	1:100 @ A1	Scitech Ekium
Proposed First Floor / Service Yard Plan	300031-SCI-PL-M1-DP-AR-101-P02	1:100 @ A1	Scitech Ekium
Existing Roof Plan	300031-SCI-PL-R1-DP-AR-001-P02	1:100 @ A1	Scitech Ekium
Proposed Roof Plan	300031-SCI-PL-R1-DP-AR-101-P02	1:100 @ A1	Scitech Ekium
Existing Elevations	300031-SCI-PL-ZZ-DE-AR-001-P02	1:125 @ A1	Scitech Ekium
Existing Elevations	300031-SCI-PL-ZZ-DE-AR-002-P02	1:125 @ A1	Scitech Ekium
Proposed Elevations	300031-SCI-PL-ZZ-DE-AR-101-P02	1:125 @ A1	Scitech Ekium
Proposed Elevations – Link Building	300031-SCI-PL-ZZ-DE-AR-102-P02	1:125 @ A1	Scitech Ekium
Proposed Elevations - Outbuildings	300031-SCI-PL-ZZ-DE-AR-103-P02	1:100 @ A1	Scitech Ekium

1.2.2 In the next section, we describe the background to the application proposals.

2. Site Description and Context

2.1 In this section, we describe the background to the site, its designations, and planning history.

2.2 Site Description

2.2.1 The site lies wholly within the administrative area of Wiltshire Council.

2.2.2 It is located approximately 1km south-west of Corsham, adjacent to the existing built-up area of Rudloe. Corsham is a vibrant market town situated along the A4, approximately 9 miles east of Bath and 6 miles west of Chippenham. Junction 17 of the M4 is located approximately 8.4 miles to the north. The site is accessed from Park Lane and is positioned adjacent to established commercial occupiers including Airbus.

2.2.3 The site comprises a two-storey building known as Building SP2, within Corsham Science Park. Building SP2 is consistent in appearance with other units within the Science Park, adopting a two-storey warehouse-style form. Building SP2 is currently vacant. The original planning permission (16 January 2014) granted the unit for Class B1 floorspace (now Class E(g)) use.

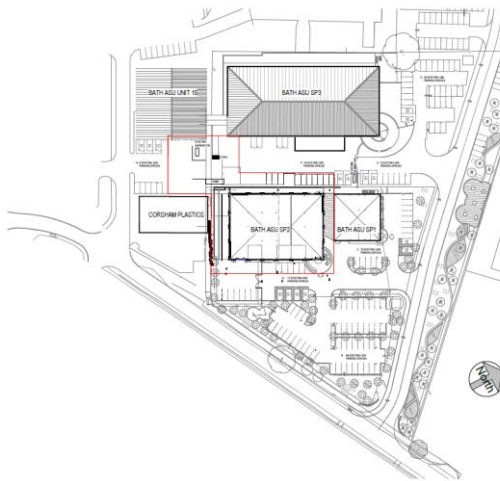


Figure 1: Site Location Plan (Scitech Ekium, 2026)



Figure 2: Photo of main east elevation of Unit SP2 (Scitech Ekium, 2026)

2.2.4 Bath ASU's existing operations are from Building SP3 which is located north-west of Building SP2, separated by an existing service-yard.

2.3 Site Designations

2.3.1 The site is subject to the following planning and environmental designations:

- Located outside of the Rudloe settlement boundary;
- Bath and Bradford on Avon Bat Special Area of Conservation (SAC).
- Located in Source Protection Zones 2 and 3;
- Adjacent to, but outside of a Principal Employment Area;
- Within an Affordable Housing Zone; and is
- Located within Flood Zone 1, at low risk of flooding from rivers and seas.

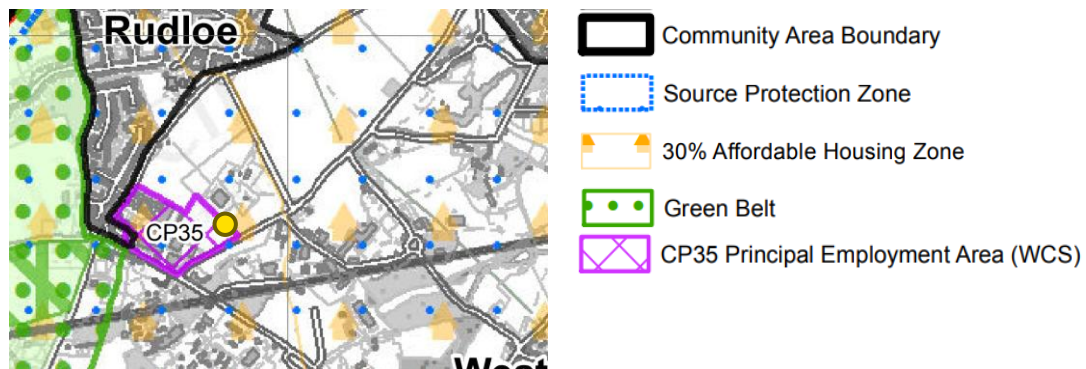


Figure 3: Chippenham, Corsham & Calne Community Area Policy Map with the site identified with a yellow dot (Wiltshire Council, 2025)

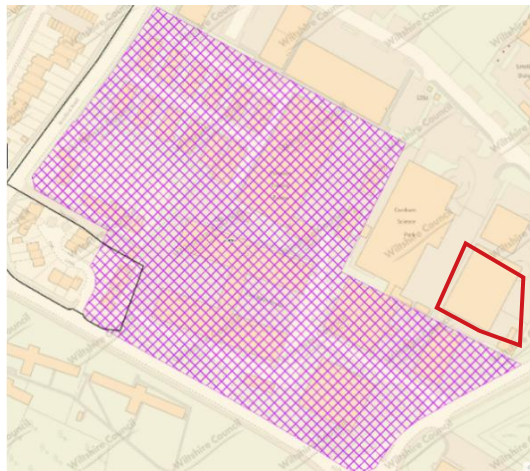


Figure 4: Wiltshire Core Strategy Policy Map (Wiltshire Council, 2015) showing the extent of the principal employment area

2.4 Planning History

- 2.4.1 Building SP2 was granted planning permission on 16 January 2014 (ref: 13/05269/FUL) as part of a wider development for:

“2 no. employment buildings to provide an additional 2,315sqm of Class B1 floorspace, a covered pedestrian link, new site access, 70 new car park spaces, cycle parking, circulation & servicing areas, landscaping & associated works including plant”.

- 2.4.2 This permission establishes the lawful use of the premises as Class E(g) (formerly Class B1).

3. Application Proposal

3.1 Background

- 3.1.1 Bath ASU are a leading pharmaceutical specialist manufacturer based in Corsham, Wiltshire, and forms part of the Pharmaxo Group, a healthcare organisation specialising in the manufacture and delivery of aseptic medicines and clinical homecare services. In July 2024, Pharmaxo Group was acquired by Icon Group, a global healthcare company specialising in cancer care, providing comprehensive medical oncology, radiation therapy, supportive services, and advanced sterile compounding. Icon Group, majority owned by the European private equity firm EQT, continues to drive strategic growth in the UK and internationally, supporting its businesses to expand and innovate.
- 3.1.2 Bath ASU produces a range of cytotoxic drugs and Centralised Intravenous Additive Services (CIVAs) as part of its aseptic manufacturing operations at the Corsham site. To meet evolving regulatory standards and enhance operational efficiency, Bath ASU identified the need to transfer its existing aseptic production processes from Microbiological Safety Cabinets (MSCs) to fully contained Grade A isolators, ensuring full compliance with the updated EU GMP Annex 1 requirements while supporting sustainable business growth.
- 3.1.3 To support Bath ASU's growth within Corsham, Bath ASU are seeking to occupy the vacant industrial unit known as Building SP2. In order to adapt the premises to Bath ASU's operations, a series of operational works are required in and around the building.

3.2 Proposed Development

- 3.2.1 This application seeks full planning permission for the construction of a single storey building between Buildings SP2 and SP3, alongside a range of external alterations to support the operational requirements of the Applicant as part of their occupation and fit out of Building SP2. The proposed description of development is, as follows:

"Erection of single storey link building between SP3 and SP2 and single storey airlock lobby, installation of external plant decks, fire escape, goods lift, new windows and doors, flues and associated plant and machinery. Relocated parking and refuse and waste areas and associated works."

- 3.2.2 The proposed manufacturing facility in SP2 will be supplied with materials, goods and consumables from SP3 and it is not practical to move these externally as they need to be kept at internal conditioned temperatures and not exposed to the external elements and contaminants. For this reason, a temperature controlled single-storey link building, with goods lift down to the SP2 ground level, is proposed between SP2 and SP3 to allow items to be moved without the need to be taken outside.
- 3.2.3 In summary, the key components of the proposal include:
- Construction of single storey link building between SP3 and SP2;
 - Construction of single storey airlock lobby to SP2;
 - Installation of goods lift connected to proposed link building;
 - External fire escape and plant decks for plant and machinery;
 - Installation of electrical substation and LV connection to SP2;
 - Installation of electrical generator and an Uninterruptible Power Supply (UPS);
 - Installation of new flues to the roof;
 - Installation of new windows and doors;
 - Relocation of refuse bins, skips, and waste area from A14 yard; and
 - New parking bays to offset those lost from the relocation of the refuse area.

4. Pre-Application Consultation

4.1.1 In this section, we set out the pre-application consultation that has been undertaken with regards to the development proposals for the site.

4.2 Wiltshire Council pre-application Consultation

4.2.1 The Applicant has engaged in pre-application advice with Wiltshire Council ahead of submission of this planning application. A pre-application advice request was submitted on 9 January 2026 (ref: ENQ/2025/02101). An initial pre-application site visit was held with Wiltshire Council on 2 February 2026. Written pre-application advice was received 4 February 2026. The written advice confirmed that the proposed development was acceptable in principle and a summary of the written advice is set out below:

- Principle of development: the Council is supportive of the proposed link building and associated works within the Science Park, recognising the site's established employment use and alignment with Core Strategy policies.
- Design and appearance: the proposals are considered to integrate well with the existing buildings and would not materially affect the character or appearance of the area.
- Amenity: given the separation distances and the siting of the works, the Council does not identify any direct adverse impacts on neighbouring residential amenity, such as loss of light, overshadowing or overbearing effects.
- Noise: although the site sits within an established commercial context, a BS4142-compliant noise assessment will be required to support a full planning application. This should address noise from new plant and equipment and demonstrate that any potential impacts on neighbouring occupiers can be satisfactorily mitigated through the scheme design.
- Ecology: the site falls within the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). As such, a future application is likely to require an ecological assessment to confirm no adverse effects on protected species, including bats, and to inform any necessary mitigation. The Council also highlights the need to consider the effects of additional lighting and noise. While the site itself is unlikely to deliver measurable Biodiversity Net Gain, opportunities for biodiversity enhancements should be explored where possible.
- Highways and parking: parking capacity on site is noted as constrained, and the anticipated increase of approximately 20–30 employees will need to be managed. The Council expects this to be addressed through appropriate parking provision and sustainable travel measures, such as cycle and motorcycle parking, EV charging and car sharing initiatives.
- Other matters: sustainable construction and energy efficiency will need to be addressed in line with policy, but no fundamental constraints have been identified.
- Overall, the Council assessed the proposed link building and associated works at the existing employment buildings are considered to be acceptable in principle at pre-application stage. The development is generally compatible with the character and function of the existing Science Park and wider employment area. The feedback received under the pre-application has been taken on board through amendments to this submission.

4.2.2 This application has taken into account the Council's pre-application feedback and is now accompanied by various technical reports, as summarised at Section 1, which seek to address the main points of additional information requested from pre-application stage.

5. Planning Policy Context

This section of the statement sets out the planning context for the application proposals.

5.1 Planning Policy

- 5.1.1 Set out below is the development plan and the other material considerations that are relevant to the application scheme.

5.2 The Development Plan

- 5.2.1 Planning law requires that where regard is to be had to the development plan for the purpose of and determination made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise¹.

- 5.2.2 The development plan for Wiltshire Council comprises the Wiltshire Core Strategy (WCS) (adopted January 2015) and any made neighbourhood plans, such as the Corsham Neighbourhood Plan (2019).

- 5.2.3 The WCS forms the principal document which planning applications are currently assessed. The key policies within the WCS (2015) that are of relevance to this application are as follows:

- CP1: Settlement Strategy;
- CP2: Delivery Strategy
- CP3: Infrastructure Requirements;
- CP11: Corsham Community Area;
- CP34: Additional Employment Land;
- CP35: Existing Employment Land;
- CP41: Sustainable Construction and Low-Carbon Energy;
- CP50: Biodiversity and Geodiversity;
- CP55: Air Quality;
- CP57: Ensuring High Quality Design and Place Shaping;
- CP60: Sustainable Transport;
- CP61: Transport & Development;
- CP62: Development Impacts on the Transport Network; and
- CP64: Demand Management.

- 5.2.4 The key policies within the Corsham Neighbourhood Plan 2016-2026 (adopted November 2019) that are of relevance to this application are as follows:

- Policy CNP ED1 – Corsham Design Guide and Corsham Batscape Strategy;
- Policy CNP BE1 – Employment;
- Policy CNP E1 – Biodiversity; and
- Policy CNP E2 – Sustainable Development.

5.3 Emerging Development Plan

- 5.3.1 Wiltshire Council is currently undertaking a review of the Local Plan, which will set out a vision and planning framework for the period up to 2038. The emerging Local Plan was submitted for examination in November 2024, with hearings commencing on 24 June 2025. Stage 2 hearings began on 1 November 2025, addressing key matters including the Sustainability Appraisal, the overall plan period, housing need and requirements, and employment need. During the hearings, objections were raised by members of the public and key stakeholders in relation to both the overarching strategy and detailed aspects of the draft plan.

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

- 5.3.2 The Inspectors examining the plan have raised substantial concerns regarding its soundness and have presented the Council with two options: withdraw the plan or proceed with the examination in the knowledge that it is likely to be found unsound. In response, the Council has confirmed that Cabinet and Full Council will determine the next steps at meetings scheduled for 6 May and 19 May 2026. In the interim, the Council has commenced preparation of a new Local Plan. Given the current position of the emerging Local Plan, it is considered that the policies within it can only be afforded limited weight.

5.4 National Planning Policy Framework (NPPF)

- 5.4.1 In addition to the development plan, the National Planning Policy Framework 2024 ('NPPF') also holds weight in planning decisions, particularly where the adopted development plan is out of date or conflicts with the NPPF. The NPPF was published in December 2024 and is a key material consideration to this application.
- 5.4.2 The NPPF requires that local planning authorities apply a presumption in favour of sustainable development. Where a proposal accords with an up-to-date development plan, planning permission should be granted without delay. Where the development plan is absent, silent, or out-of-date, permission should be granted unless:
- Specific policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, where assessed against the policies in the Framework taken as a whole.
- 5.4.3 Paragraph 85 of the NPPF sets out that planning 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 to allow for areas 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.
- 5.4.4 On 16 December 2025, the Government published the draft NPPF, signalling its intended direction of travel for national planning objectives and policy. Consultation on the draft ran from 16 December to 10 March 2026, and a final version of the NPPF is expected in Summer 2026.
- 5.4.5 Whilst the document is not of material consideration as it is still in draft and under consultation, there are policies that are supportive of the application in principle. Draft Policy E2 sets out substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and adapt; especially where this would support the implementation of the Industrial Strategy, which includes support for key sectors including life sciences / healthcare.

6. Planning Assessment

6.1.1 In this section we set out the public consultation undertaken in respect of the scheme proposals.

6.2 Principle of Development

6.2.1 Core Policy 1 sets out Wiltshire's Settlement Strategy, identifying locations where sustainable development will be directed to improve the lives of those who live and work in the county. Corsham is identified as a Market Town, while Rudloe is defined as a Large Village. The Core Strategy describes large village settlement roles as follows:

"Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities."

6.2.2 Core Policy 34 (Additional Employment Land) states that outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements.

6.2.3 The site is located within the extended business conurbation adjacent to the market town of Corsham and immediately adjacent to the Fiveways Trading Estate, which is identified as a Principal Employment Area in the Wiltshire Core Strategy. As the site is adjacent to a Large Village, Principal Employment Area and the proposed development seeks to expand an existing business, it is considered that the principle of expanding an established business in this location is therefore supported.

6.2.4 Notwithstanding its location outside of a settlement boundary and the designated office / industrial areas, as set out in the adopted Local Plan proposals shown at Figures 3 and 4, the site has established use for employment purposes and is well-linked to existing premises, including Bath ASUs existing operations at Building SP3. The expansion of existing local business is supported under both the adopted and emerging Wiltshire Core Strategy. Bath ASU is a significant local employer with an emphasis on high-skill jobs. Given Bath ASU's specialist nature of operations, they require bespoke facilities that cannot otherwise be met by local office accommodation and therefore the proposed development comprises operational development to support the established employment function of the site. Therefore, it is considered the principle of development is acceptable.

6.3 Design

6.3.1 Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design in all new development, including extensions and alterations.

6.3.2 In the context of the wider Science Park, it is considered that the proposed development is of a scale and appearance which is in keeping with the character of the area. The proposed link extension will form a single storey building set below the eaves of both Buildings SP2 and SP3 and will comprise a similar materiality and appearance to the existing buildings. Given the location at the edge of the site, away from public highways and viewpoints, it is considered that the link extension will be a discrete and appropriate addition to the site while not being highly visible in the wider area.

6.3.3 The proposed plant, machinery and refuse areas, including both raised decks, will be located to the southern and western elevations of the building, where they will be well screened from public view. It is considered that the installation of plant and machinery of this type and scale is typical of units in light manufacturing use and that found in existing service yard environments on the Science Park. The proposed siting will ensure that the buildings retain a high-quality appearance, and it is considered that the additions will be consistent with the character of the wider employment function of the site and area.

- 6.3.4 Extract flues will be installed to the western elevations. While it is noted proposed extract flues will exceed the eaves height of Building SP2 for compliance with BS standards, the flues will not exceed the ridge height of the building and the location of the flues to the rear of the building will mean they are only visible from the service yard of SP3 and not visible from the public approach of Park Lane.
- 6.3.5 It is considered the addition of further windows and doors to the eastern elevation will improve the activation and appearance of SP2 providing greater levels of natural light internally to improve the internal accommodation.
- 6.3.6 In summary, it is considered that the proposed development will be consistent with the character and appearance of the existing site which has an industrial / commercial character due to the nature of the lawful uses on site. It is considered that the proposed development is of a high-quality design and accords with Core Policy 57.

6.4 Heritage and Landscape

- 6.4.1 The site is not located within a conservation area, nor are there any listed buildings or designated landscapes (views from the nearby National Landscape not likely to be possible) in the vicinity of the site. As such, the proposals would not affect the historic or landscape character of the area, and no specific heritage or landscape mitigation measures are considered necessary for the development.

6.5 Noise

- 6.5.1 Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires development proposals to demonstrate how potential impacts on privacy, overshadowing, vibration, and pollution (such as noise, light, and waste) have been assessed and appropriately mitigated.
- 6.5.2 The closest residential receptors to the site are residential dwellings located on Monks Drive circa 180m north of the site and residential dwellings located on Westwells Road circa 160m to the south.
- 6.5.3 A Noise Impact Assessment, prepared by ICP, accompanies this planning application and assesses the impact of proposed plant and machinery from the nearest sensitive noise receptors. The Noise Impact Assessment concludes that the predicted noise rating levels for the proposed plant and machinery will be below the existing background day and night time noise levels, subject to proposed attenuation. It is considered that the NIA demonstrates that the proposed development appropriately mitigates potential noise impacts from nearby receptors,

6.6 Ecology and BNG

- 6.6.1 Policy CP50 (Biodiversity and Geodiversity) of the Wiltshire Core Strategy seeks to conserve and enhance biodiversity across Wiltshire and requires development proposals to incorporate measures that avoid, reduce, and mitigate potential disturbance to sensitive habitats and protected species throughout both construction and operation. The Council also has a statutory duty under the Environment Act 2021 to secure 10% measurable Biodiversity Net Gain (BNG).
- 6.6.2 The site is located within the Bath and Bradford on Avon Bat Special Area of Conservation (SAC). The existing site is predominantly operational hardstanding and buildings, with limited habitat present. As such, no significant impacts on habitat are anticipated.
- 6.6.3 An Ecological Assessment, prepared by Davidson-Watts Ecology, accompanies this application and sets out that no statutory designated sites occur within the site boundary. Bath and Bradford Bats Special Area of Conservation (SAC) lies 0.2km west of the site, and the proposed site is located within Bath and Bradford's Bat consultation zone. No significant effects on this SAC have been identified, and embedded mitigation measures for indirect construction and operational-phase effects, such as lighting and noise, have been incorporated into the design. Therefore, no significant effects on this SAC and surrounding habitats are anticipated as a result of the proposed development.

- 6.6.4 No further species-specific site surveys have been proposed beyond surveys undertaken to date to inform the Ecological Assessment. Mitigation measures identified in the Assessment include:
- Nesting bird timing restrictions.
 - Sensitive lighting design.
 - Precautionary working methods where required.
 - Retention and protection of boundary vegetation.
 - Biodiversity enhancement measures.
- 6.6.5 In respect to BNG, baseline area and linear habitats and condition assessments for the site have been produced using DEFRA's Biodiversity Net Gain metric calculator and the Statutory Biodiversity Metric QGIS template. The removal of one small urban tree (T2) in moderate condition presents an 89.13% change in area habitats and a minimum of 0.04 units is required to achieve a 10% biodiversity net gain in area habitats. The removal of the small section of hedgerow in poor condition presents an 14.71% change in hedgerow habitats and a minimum of 0.01 units is required to achieve a 10% gain in hedgerow habitats.
- 6.6.6 This could be achieved by the removal of the introduced shrub and planting of a new hedgerow or native shrub species, exploring areas of habitat with the potential to be enhanced and created within the wider Bath ASU site, although this would include an 'off-site' habitat calculation. There could be opportunities to create wildlife areas within the wider site and incorporate other measures to align with Wiltshire's core strategy, policy 50. Alternatively, units could be purchased through habitat banking to contribute to habitat enhancement and creation projects within the wider community. As a last resort, habitat credits may be available through the LPA where all other avenues have been exhausted. It is intended for the BNG required from the development to be secured by planning condition, or if considered required a legal agreement.
- 6.7 Transport and Parking**
- 6.7.1 Core Policy 61 (Transport and New Development) requires new development to be located and designed to reduce the need to travel, particularly by private car, and to promote the use of sustainable transport alternatives. Core Policy 60 (Sustainable Transport) seeks to support the safe, sustainable, and efficient movement of people and goods. This will be achieved by locating development in accessible areas and actively encouraging the use of modes of travel other than the private car.
- 6.7.2 The site is an established employment location, set back from the public highway. The proposed link building and associated works would result in the loss of some parking spaces; however, these are intended to be replaced within the site layout resulting in no net change in the number of car parking spaces. No additional cycle parking will be proposed as a result of the development and cycle parking will remain as originally consented.
- 6.7.3 A Transport Statement, prepared by Rovia, accompanies this application and sets out that the resulting net increase in floorspace above what is already permitted is limited to 181 sqm which will form functional floorspace for the purposes of accommodating plant and machinery and connecting existing premises with proposed premises, rather than form new employment floorspace to accommodate further employees. The Proposed Development is not expected to result in any material increase in employee numbers over and above those already permitted.
- 6.7.4 As a result, there will be no significant increase in vehicle trips associated with the Proposed Development, and consequently no material effect on the operation or performance of the local highway network.

6.7.5 To reflect Bath ASU's intended occupation of the premises, a new Travel Plan has been prepared by Rovia for the Site. The aim of the Travel Plan is to encourage greater uptake of sustainable modes of transport, including walking, cycling, and public transport, thereby reducing reliance on the private car.

6.7.6 In conclusion and having regard to the information contained within the Transport Statement and Travel Plan, it is considered that the Proposed Development is acceptable from a transport planning perspective.

6.8 Sustainability

6.8.1 Core Policy 41 (Sustainable Construction and Low-Carbon Energy) encourages development to incorporate design measures that reduce energy demand. Proposals should be well insulated and designed to maximise natural light and solar gain, utilise natural ventilation, and minimise overheating during the summer months.

6.8.2 A Sustainability Statement, prepared by Scitech Ekium, accompanies this application and sets out the sustainable design measures to be adopted within the development. In respect to the building fabric the internal fit out will utilise durable materials to maximise the lifespan of use and cleanroom and ceiling wall panels will be a partition system capable of being able to be reused or recycled at the end of life. Plant and machinery will comprise modern and up-to-date specification which is highly energy efficient and air source heat pumps are proposed to enable low carbon energy solutions to be adopted.

6.8.3 The proposals respond to the objectives of Core Policy 41 through the sustainability principles described in the accompanying statement and it is considered the proposals are wholly acceptable from a sustainability perspective.

6.9 Flood Risk and Drainage

6.9.1 Core Policy 67 (Flood Risk) requires development to be appropriately located and designed to minimise flood risk. The Core Strategy promotes a sustainable approach to surface water management, with all new development expected to incorporate Sustainable Drainage Systems (SuDS) in order to manage runoff and reduce flood risk.

6.9.2 The site is located in Flood Zone 1 (low risk) and is not in an area at risk of surface water flooding. In respect to drainage, no new drainage is proposed with all development restricted to existing hardstanding areas with runoff of surface water to be accommodated within the existing drainage network.

7. Conclusion

- 7.1.1 Bath ASU is a leading pharmaceutical specials manufacturer forming part of the Pharmaxo Group, a healthcare organisation specialising in the manufacture and delivery of aseptic medicines and clinical homecare services. The Proposed Scheme seeks to support the ongoing needs of Bath ASU, a key local employer with national impact manufacturing key medicines for the NHS and other organisations. A high-quality design is proposed, aligned with the existing character of the site while meeting the needs for the intended use.
- 7.1.2 It has considered the application proposal against relevant planning policies and considerations and has been submitted with all required assessments and statements. The submission of this Application follows thorough pre-application consultation with Wiltshire Council.
- 7.1.3 The application proposal is considered to comply with the Development Plan, particularly Local Plan Policy 34 which supports employment in this location, as well as material considerations including the NPPF. Overall, the proposed development accords with relevant national and local planning policy and represents sustainable development in accordance with Paragraph 11 of the NPPF. For the reasons set out in this Planning Statement, and the accompanying application documents, it is respectfully requested that planning permission is granted without delay.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in a darker shade of red than the rest of the word. It is positioned within a light yellow rectangular box.