

Wiltshire Council Planning Consultation Response

URBAN DESIGN

Officer name:

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Wiltshire Council

Date: 08.07.26

Application No: PL/2026/03699

Proposal: Variation to conditions 2 & 10 of PL/2024/07156 in relation to proposed increase in mezzanine office space, additional window openings and elevation changes, proposed wash down facility and EV parking.

Site Address: Unit 4C, Indurent Park Chippenham, Kington Langley, Nr Chippenham, Wiltshire, SN15 5BD

Case Officer: Lucie Turner

Reference:

Files indexed 07.07.26

Policy and guidance:

- Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping' (Abbreviated CP57)
- Wiltshire Design Guide – Wiltshire Council Supplementary Planning Document adopted 25th March 2024 (abbreviated WDG)
- National Planning Policy Framework (MHCLG December 2024) (abbreviated NPPF)

Note: Proposed update to NPPF expected March 2026 and incorporation of NDG, NMDC Parts 1 & 2, and BfHL/SfHL in a 'Design and Place making Planning Practice Guidance' document (DPPPG) expected shortly also.

Wiltshire Council's Core Strategy Policy CP57 'Ensuring high quality design and place shaping': A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

The NPPF recognises the role of design review in ensuring high standards of design and we encourage major development proposals to be independently assessed at an early stage in the process. The NPPF indicates "significant weight" is be given to designs "which help raise the standard of design more generally in an area". The draft NPPF intends to increase this to "substantial weight". Where a project has a design review, we will consider the panel's recommendations in our planning process and decisions. The Council's Urban Design Team can provide further information on this process on request.

Comment

The approved planning application contains a large area of 'Vertically laid profiled wall cladding system Colour: Merlin Grey (RAL 180 40 05)'. The proposed scheme adds new windows to this elevation which are not detrimental to the design but it is recommended that the 'Vertically laid profiled wall cladding

system' is extended to align with the proposed windows. Without extending there is a risk of creating a façade which does not look considered and is not in accordance with the design quality expected by Core Policy 57. Please see markup below with the red line indicating where the vertical profiled wall cladding should extend to.

