

APPLICATION FOR FULL PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00164
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA
DEVELOPMENT DESCRIPTION:	Demolition of existing storage sheds and erection of new storage building
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The scheme proposes the demolition of storage buildings (stores A – F on the provided site plan) at an existing commercial site, replacing with a single, larger store building in the same section of the site. No change of use is proposed.

Notwithstanding the detail on gross internal floorspace within the application form, annotations taken from the provided site plan indicates that the combined footprint of the existing buildings totals approximately 190m², with the new building proposed to have a footprint of approximately 360m². The measurements being 18m W X 20m L X 8m H (6m to the eaves)



Figure 1: Partial extract of existing and proposed site plan

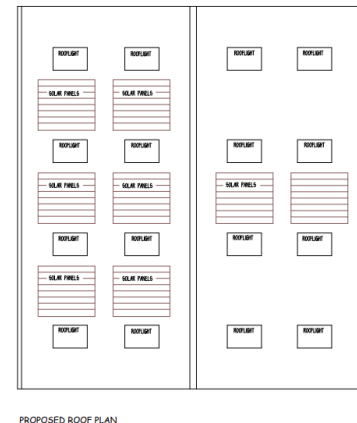


Figure 2: proposed roof plan

The building is proposed to have roof mounted solar panels and will be constructed with the following materials finish:

- Walls: Profiled steel sheet cladding in anthracite grey
- Roof: Profiled steel sheet cladding in anthracite grey with rooflights
- Doors: Powder coated grey

SITE DESCRIPTION

The application site is an existing commercial site with permission for B8 (storage and distribution) use in Allington, a small hamlet in the Chippenham community area. The hamlet doesn't benefit from having a defined framework boundary, but is within the Neighbourhood Development Plan (NDP) area for Chippenham Without.

Plans provided as part of historic planning permission, which granted the B8 use, indicated that there were 3no buildings at the site in 2001. Whilst no planning permission for further buildings, or permanent stationing of shipping containers has been granted since, (or certificate of lawfulness requested/granted) aerial imagery indicates that the buildings have been in situ, or land used for the permanent stationing of shipping containers, for more than 10 years from the date of this application.

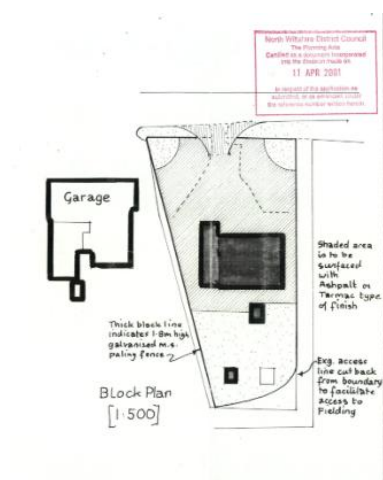


Figure 3: N/01/00310/FUL block plan



Figure 4: aerial view of buildings (2014)

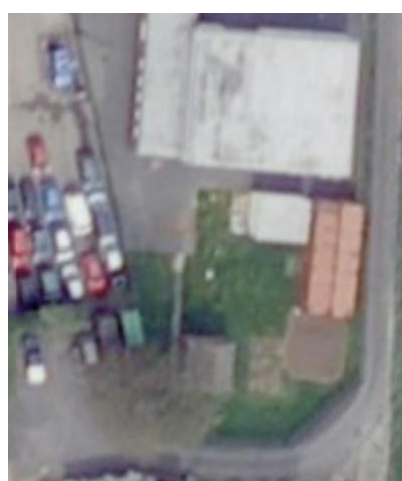


Figure 5: aerial view of buildings (2008)

The site is not listed, or within a Conservation Area; however, grade II listed 'Milestone about 20 metres southwest of Springfields, Bristol Road' is less than 50m northwest of the front section of the application site.

The site has existing access from classified A-road 'Bristol Road' and the primary building (not proposed to be demolished) is highly visible from this publicly accessible area. Structures proposed to be demolished/removed are behind, and lower than, this primary building and are consequently not very visible from the highway.

Whilst much of the wider setting is rural in character, Bristol Road service station is directly west of the site, a scrapyard is to the north of the highway and there are some dwellings in proximity. Dwelling 'Fielding', directly south-west of the site, is the closest to the demolition/development area with a side wall being approximately 5m from the site boundary.

Part of Hardenhuish brook is a little over 100m north of the site; the Environment Agency (EA) mapping data indicates that the site is within an outer source protection zone and that the site is in

flood zone 1, at the lowest risk of flooding from rivers and seas. Parts of the site have been identified within the Council's Strategic Flood Risk Assessment (SFRA) as likely to be at risk of surface water flooding.



Figure 6: map view of site (red)



Figure 7: aerial view of site (2024)



Figure 8: buildings to be removed (PEA)

The application has been submitted with a Preliminary Ecological Assessment (PEA) prepared by Alder Ecology (dated 13.02.2026) which indicates that the site *does not contain habitats that are nationally or locally significant and does not contain any priority habitats [... but that] the site is located inside the Natural England (NE) SSSI, Impact Risk Zone.*

RELEVANT PLANNING HISTORY

Relevant planning history at the site:

- N/01/00310/FUL approved *CHANGE OF USE TO CLASS B8 (STORAGE & DISTRIBUTION) WITH ALTERATIONS TO EXTERNAL ELEVATIONS, SURFACED AREAS, ACCESS AND ERECTION OF SECURITY FENCING* subject to 11no conditions on 12.04.2001

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP10: Spatial Strategy for the Chippenham Community Area
- CP41: Sustainable Construction and Low-Carbon Energy

- CP50: Biodiversity and Geodiversity
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring Conservation of the Historic Environment
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risks
- CP68: Water Resources

Saved Policies of the North Wiltshire Local Plan (NWLP)

- NE14: Trees, Site Features and the Control of Development

Chippenham Without Neighbourhood Plan (NDP)

Wiltshire Design Guide (WDG)

Wiltshire Local Transport Plan (LTP4)

- Parking standards (LTP3)

Revised Wiltshire Planning Obligations SPD

Waste storage and collection: guide for developers SPD

Wiltshire Employment Land Review Update (September 2023)

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

ISSUES

Taking into account the site context, and description of development, the main issues in the consideration of this application are:

- Principle / Sustainable Development
- Design / Visual Impact and Neighbouring Amenity
- Highway Safety / Access
- Flood Risks / Drainage
- Biodiversity / Geodiversity

CONSULTATION

Chippenham Without Parish Council: Comment

The Council has no objections to the proposals in principle as a new building will replace a number of ancillary single storey buildings/units/containers that are unsightly in this location.

However, the Council has some concerns as the development is in a prominent location on the A420 leaving Chippenham and the question is raised as to why, bearing in mind that the existing accommodation is only single storey, the proposed building is so high being 6 metres to eaves level.

The Council would prefer a lower eaves height of perhaps 4.5 metres which would reduce the scale and bulk of the building in this prominent location.

The Council trusts that their views will be taken into consideration when the application is determined

Councils Drainage Team:

09.03.2026 Objection

[...] According to SFRA, the proposed site is within Flood Zone 1 and has a low risk of surface water flooding and a medium risk of groundwater flooding. It is understood that the applicant intends to retain the existing drainage arrangement on site, which involves discharging surface water flows to a nearby watercourse (ditch). The applicant will need to supply further information regarding the existing drainage arrangements, and provide evidence to demonstrate that the development will not increase discharge rates to the ditch. [...]

26.06.2026 No objection subject to condition

[...] The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors. Extracts from the drainage strategy are provided below: Development proposals comprise the demolition and removal of the storage structures in the south of the Site, followed by the construction of a single warehouse building. The building and hardstanding in the north of the Site are to remain unchanged. There are potential issues identified relating to Site contamination, and the Site is located within a SPZ (Zone II - Outer Protection Zone). SuDS features comprised of rain planters and a soakaway are proposed to attenuate a minimum of 27.59 m3 of surface water runoff. Where site investigation confirms the underlying ground conditions are not conducive to infiltration, the presence, condition and capacity of the drainage ditch should be confirmed and permission should be obtained from the Local Council any permits required. [...]

Councils Ecology Team: No Objection Subject to Condition

Habitats and features within the site are assessed as being of limited or negligible biodiversity value, and as such, significant impacts on biodiversity are not anticipated. The inclusion of biodiversity-enhancement measures; comprising two bird boxes, two bat boxes, a hedgehog box, and the establishment of an on-site native hedgerow as recommended in Section 10 (Recommendations) of the Preliminary Ecological Assessment is welcomed.

[...] Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Councils Highways Team: No Objection

Provided the storage use is for Bridge Contract Solutions in relation to the operation of the business at Beaufort Building I raise no highway objection.

Councils Public Protection Team: Comment

We have no concerns in respect of Contaminated Land, but if you are minded, please can I request that any pp granted is conditioned with our standard hours of activity which are 8am-6pm Monday to Friday, 8am-1pm on Saturdays and no construction or demolition to take place on Sundays, or Public Holidays. As I have concerns in respect of local amenity.

REPRESENTATIONS

At the time of writing, no public representations have been received.

PLANNING CONSIDERATIONS

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

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

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

Principle / Sustainable Development

CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for sustainable development within the county. CP10 of the WCS expresses that development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in CP1.

It is acknowledged that the application site is located outside of a defined settlement boundary, with such development occurring in the open countryside being typically resisted; however in this instance, the proposal is associated with an established commercial site and the proposal does not seek to intensify or change the use.

The proposal would facilitate the continued and improved operation of the existing business which is consistent with the strategic aims of the WCS, the principle of development is accepted, subject to compliance with other relevant development plan policies.

Design and Neighbouring Amenity

Policy CP41 of the WCS relates to sustainable construction and low-carbon energy and encourages development to incorporate design measures to reduce energy demand. Policy CP57 of the WCS requires high quality design and place shaping for all new development including extensions, alterations and changes of use. Policy CP58 of the WCS requires development to conserve the historic environment.

The site is within 50m of a Grade II listed milestone; however, given the degree of separation afforded by the existing built form and the siting of the proposed building to the rear of the site, the proposal would not materially impact the setting of significance of that heritage asset.

The scheme proposes the replacement of a series of small-scale structures, including shipping containers, with a single purpose-built structure that would occupy a footprint measuring approximately 18mX20m. The proposed building is of functional design, typical of storage building, and proposes materials which reflect the character of the wider application site. The existing built form would provide a degree of visual screening when viewed from the publicly accessible highway and, the colour of the external finish for the new building would also assist in reducing visual prominence to some degree. Whilst this represents an increase in built form, and the building would be taller than the structures to which it will replace, the consolidation of storage structures would reduce the sprawl of storage buildings at the site which would represent a visual improvement; furthermore, the scheme proposes the installation of new roof mounted solar panels, which would provision low-carbon energy generation at the site which is a welcomed addition, inline with the aims of CP41.

Concerns raised by the Parish Council regarding the eaves height is noted and careful consideration has been given to the proximity of the proposed building to neighbouring residential units – particularly ‘Fielding’ which is located to the south-west of the site. The Councils Public Protection Team have been consulted and responded with no objection but requested a condition restricting construction hours. The submitted plans and supporting information indicate that the separation distance between the proposed building and the curtilage of the nearby dwelling is

modest and that some parts of the external walls of the existing dwelling and the proposed new commercial building would be within 15m of one another.

Whilst the proposed building is taller than the existing structures, the height is not excessive within the context of commercial storage operations, and the rear wall of the new building will be further north than the existing stores shown as 'G, E, and F' on the existing site plan (as shown on figure 1 earlier in this report). When compared with the existing situation and taking into account the scheme is not proposing a change or intensification of use of the site, the proposal would not give rise to an unacceptable change to neighbouring amenity currently enjoyed by occupiers of Fielding, or other neighbouring occupiers in proximity to the site.

To safeguard the visual amenity of the area, and the residential amenity of neighbouring occupiers it is necessary to include a condition requiring removal of existing structures and any waste from their demolition from the site prior to the first use of the building. Furthermore, given that the scale of the building is justified by virtue of being comparable to the cumulative existing piecemeal storage buildings, a condition restricting external storage anywhere on the site during the operational phase of the building permitted is similarly necessary, as is the Public Protection teams recommended condition restricting construction hours; the latter condition should also include a restriction on hours of demolition.

Highways Safety / Access

Policy CP61 of the WCS requires new development to be served by safe access to the highway network. Policy CP64 of the WCS relates to demand management measures which includes car parking management and standards.

Representation from the Councils highways team resulted in no objection being raised. Given that the proposal does not introduce a new or intensified use, the level of vehicle movements to and from the site are not expected to materially increase.

Adequate parking and turning areas on site will be retained and, overall, the scheme would not result in any adverse impact on highway safety or the operation of the road network.

Flood Risk / Drainage

Policy CP67 of the WCS relates to flood risk and includes the requirement for development to reduce the rate of rainwater run-off and to improve rainwater infiltration to soil and ground unless site or environmental conditions make these measures unsuitable.

The site falls within flood zone 1; however, mapping indicates that parts of the site may be at risk of surface water flooding and that the site lies within a groundwater source protection zone.

The Councils drainage team initially objected to the proposal on grounds that there was insufficient information provided but subsequently withdrew that objection following review of further information provided by the application

The provided Sustainable Drainage Assessment proposes a SuDS-based drainage strategy, comprising rain planters and a soakaway to attenuate surface water runoff. The provided strategy prioritises infiltration to ground with a fallback option involving discharge to a nearby drainage ditch at a controlled rate, should infiltration prove unsuitable.

The drainage teams most recent representation maintains that further information still needs to be provided prior to commencement of development. This information can be secured by condition and the applicant agreed, on 29.06.2026, to pre-commencement conditions being included should permission be granted.

Biodiversity / Geodiversity

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

The submission includes a Preliminary Ecological Assessment (PEA) which confirms that the site comprises predominantly low-quality habitats concluding that the site does not contain habitats of national or local significance.

Review of plans and detail provided indicates that the scheme would meet the de minimis exemption for BNG; however, the proposal includes biodiversity enhancement measures, including the installation of bird boxes, and a hedgehog box, along with the provision of native planting. The Councils ecology team has been consulted and raise no objection to the scheme, welcoming the enhancement measures that have been forwards in the PEA.

CONCLUSION

The development proposes a commercial building to replace multiple smaller storage structures. No change of use, or intensification of use, is proposed and the principle of redevelopment at the site is accepted. With the inclusion of necessary conditions, the scheme would not result in unacceptable impacts on highway safety, flood risk, biodiversity, or visual and neighbouring amenity.

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 accordance with the following approved plans and documents:

Location Plan

Proposed Floor Plans and Elevations; B 3296 01

Proposed Site Plan; B 3296 02

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

3. The development shall be carried out in broad accordance with the recommendations of Section 10 Recommendations of the Beaufort Building, Bristol Road, Allington, Chippenham, SN14 6NA. Preliminary Ecological Assessment. (Alder Ecology UK Ltd, 13th February 2026).

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

4. The building hereby approved shall be used only for purposes ancillary to the existing B8 use and for no other purposes without the approval of the Local Planning Authority

REASON: In the interests of protecting highway safety and neighbouring amenity.

5. Prior to the first use of the building hereby approved, all existing shipping containers and ancillary storage located within the southern part of the application site (shown as store A, B, C, D, E, F, and G on drawing B3296 02) shall be permanently removed from the site.

REASON: In the interests of visual amenity

6. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste, temporary accommodation, or other structures used for the purposes of storage, shelter, rest or refreshment, shall be stationed on any part of the site without the prior approval in writing of the Local Planning Authority.

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

7. No demolition or construction works shall take place outside of the hours of 0800 and 1800 on Mondays to Fridays, 0800 and 1300 on Saturdays, and at no time on Sundays and Bank or Public Holidays.

REASON: In the interests of the amenity of the area.

8. a) No development shall commence (excluding demolition) until a detailed surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall:

- i) be based on the principles set out in the approved Flood Risk Assessment / Sustainable Drainage Assessment
 - ii) include details of SuDS features including rain planters and soakaway
 - iii) include results of infiltration testing undertaken in accordance with BRE 365
 - iv) demonstrate that runoff rates and volumes will not increase above the existing situation
 - v) include exceedance flow routing
 - vi) include a timetable for implementation and a management and maintenance plan
- b) the development shall be carried out in accordance with the approved scheme

REASON: To ensure satisfactory management of surface water and to reduce flood risk.

9. In the event that infiltration is demonstrated to be unfeasible, no development (excluding demolition) shall commence until a revised drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure an appropriate drainage solution is secured in all scenarios

INFORMATIVE TO APPLICANT:

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

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

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

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

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