

Peer Review of Marketing and Market Update

Hawke Ridge Business Park, Westbury
BA13 4LD

Prepared for Hawke Ridge Business Park Limited

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Confidential

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Executive Summary

This report highlights the extensive demand for logistics and industrial space throughout the South West, and in particular how it is clustered around motorways and ports. The macro economic uncertainty surrounding development and funding costs has further forced activity to the core markets with strong demand and low risk. The unintended consequences of this market shift has been the difficulties involved in viability and delivery of sites such as the subject site.

There has been extensive marketing activity throughout both the local geography, and wider through inward investment public vehicles. The initiatives undertaken are in line with those expected of a new development, with an expenditure level reflective of an extensive campaign.

There is no doubt that the good work undertaken through marketing activities has suffered a significant set back through the failure to deliver the Amazon buildings. Sites do gain reputations, and occupiers need certainty of delivery when they commit to a site. The loss of a high profile US online retailer will have repercussions in the market place, with an underlying concern about deliverability.

This combination of challenges from a viability perspective, combined with a track record that highlights the inability to conclude a transaction with the UK's most acquisitive occupier of the last 5 years, leaves the site in a position where it is difficult to see any genuine employment demand in the short to medium term.

Introduction

This report has been written on the joint instructions of Hawke Ridge Business Park Limited (a wholly owned subsidiary of HPH Limited) and Bellway Homes Limited by Russell Crofts MRICS, Partner in Logistics and Industrial Development, Knight Frank LLP, Bristol. Russell has over 25 years' experience in development, sales and leasing of business logistics parks throughout the South West.

Brief

The brief from the joint clients was to undertake a Peer Review of the Marketing Summary report, last updated 17.02.25, prepared by Carter Jonas. Additional work was to include an update of market activity/demand throughout competing areas; an assessment of viability in the context of the wider market; and commentary around deliverability.

Peer Review

An extensive report was prepared by Carter Jonas and recently updated (17.2.25) (*"The Report"*) and is appended to this report (Appendix 1). The report covers all aspects of the history of the site over the last 14 years of marketing and the associated activities.

By way of review, set out below are the main areas for consideration:

Marketing Strategic

We consider the extent of the strategic activity to be in line with those initiatives we would typically expect in the promotion of a significant site such as the subject holding. The land owner has instructed agents of standing who will be well versed in promoting the site on a local and national basis.

Futhermore, it is clear from The Report that there has been significant expenditure to support the above activities, together with extensive representation through the proposed development of the Planning promotion and allocation.

Marketing Tactical

There is extensive evidence in The Report of the key marketing activities we would consider to be core to the promotion of an important site of this quantum. The key activities are based around both awareness (marketing boards; website; social media), together with site specific information in the form of brochures and advertising. This suite of material is then promoted through occupier approaches and mailing – which demonstrates a high level of engagement and pro-active marketing.

A site in this location will typically derive interest from the immediate locale, and therefore the wider advertising activity through press releases and local sponsorship is vital. The Report details activity in these areas, and associated expenditure. Credit should be given to the inventive methods of potential occupier engagement including those away from pure occupier activity – such as association with sustainable travel at the Bike Bath event.

Public Sector Engagement

There is regional demand in all areas of the country that generally starts with broader enquiries to Central Government. These are typically international level enquires that are disseminated through the UK via the Department of Trade & Industry (or alternative names) via the various Inward Investment activities of respective areas.

It is clear in The Report that there has been a continued engagement over a number of years to ensure there is not only an awareness of the site, but confirmation of its availability and deliverability.

Tenure & Flexibility

It is clear from The Report that the land owners remained open in their approach to the wider market by offering to consider all forms of tenure. There are a number of macro and micro variables that influence particular businesses in their desire to own or lease property; to buy land and develop their own premises; or pursue design criteria that do not necessarily fit with regular development. The Report highlights in the Conclusions that there has been full consideration of all demand, and the landowner has been flexible in attempting to meet the needs of potential occupiers.

Further activities set out in The Report will be covered later in this report.

Market Commentary

Market Overview South West

The South West Logistics & Industrial market has witnessed record levels of demand during 2025. Take up across the Region totalled 4.535m sq ft (421,311 sq m), which represents the highest ever recorded figure. Demand was fuelled by significant take up in the Big Box (9,290+ sq m), with notable lettings to GXO at Panattoni's 882,000sq ft (84,232 sqm) speculative unit in Avonmouth; together with EPTA/Stoford's pre-let to M&S of 400,000sq ft (38,200 sq m) on an adjacent plot. Further Big Box deals totalled over 1m sq ft throughout the region.

The Mid Box market (2,390 – 7,200sq m), had a mixed year, with a considerably better H2 2025. H1 was punctuated with low levels of demand, and a degree of stagnation. This changed materially in H2, with large regional; UK-wide; and international businesses returning to the market at a level not seen for a number of years. New supply was limited to 12 new units at Indurent's Access 18 Avonmouth (2,865; 4,970 & 7,830 sq m); Indurent Park Gloucester (3,250; 4,530 & 5,444 sq m; and Indurent Park Chippenham (2,292; 3,820; 6,495; 7,830 & 10,695 sq m), with no new buildings delivered elsewhere in the region. Tenant failures and consolidation has introduced second hand buildings into a sector that has been under supplied for the last 2-3 years. Rental growth has been incremental, but with new stock now available in the market, we expect new rental headlines to be set during 2026 in core locations.

The market is starting to see some prolonged voids, the most prominence of which is Indurent's C344 – a single detached distribution focussed unit of 32,852 sq m at Indurent Park Chippenham.

By way of contrast, the Multi-Let Industrial (MLI) sector was subdued during the same period. For the first time since the COVID Pandemic Landlords have started to see increasing voids across existing estates. This market behaviour has its roots in a tougher macro-economic backdrop of increased occupational costs; rates; rents and weaker consumer demand. Whilst this size range continues to represent the majority of transactions (by volume of activity) we expect to witness a recovery in 2026 as the business environment stabilises for SMEs. Tenants remain sensitive to rent, need units to reflect the ESG requirements of their business, and now need larger power supplies (in a way not witnessed previously).

From a development perspective, The Big Box market will see 2 units delivered early in 2026 – BGO/Equation's Matrix586 (55,965 sq m); and Indurent's A216 (2,005 sq m) helping to avoid a supply crunch in this key market of Bristol. Panattoni are accelerating their development programme with the delivery of 2 units at 50,048 sq m and 87,480 sq m respectively, on a speculative basis. There are proposals for a further 2 units to be started during 2026.

There still remains gaps in the market where requirements cannot be met, leaving opportunities for market entrants. Royal London are due to deliver 2 Mid Box units in Yate during 2026, representing the first new supply into the key submarket since 2015.

Land has been acquired by Tungsten at Filton (4 acres (1.62 Ha)) and Chancerygate (5 acres (2.02 Ha)) in Central Park, Severnside (5 acres), both of whom propose to deliver Mid Box and MLI schemes during 2026. Land values in the core market of Bristol are recorded in Avonmouth/Severnside now in excess of £2m/hectare. Land in North Bristol is now regularly in excess of £2.4m/hectare. Swindon has divergent evidence between £2m/ha and £3.4m/hectare due mainly to size of plots and development readiness.

For the first time there is an identifiable cluster of Industrial Open Storage (IOS) lettings throughout the Region. In the main these are focussed in Avonmouth, but there is activity recorded elsewhere throughout core cities as well as market towns. The burgeoning asset class is getting some traction, and a lot of investor attention.

Rental Growth continues to be incremental on existing stock, but where there is new development the rate of increase is significant. There is potential for growth to stall in the MLI sector reflecting the increase voids rate across the region. The historic low of 2.4% in 2023 is now coming under pressure, with Q4 2025 recording 6.7% by floor area.

ESG pressures and power supplies remain very high on occupiers' due diligence list when looking for new premises. The Capital Markets have largely adjusted to reflect the need to focus on the environmental performance of buildings, but there is definitely a lag in power provision. As with many towns and cities, there are areas where the infrastructure is at capacity with long lead in dates for improved supplies.

Occupational Supply

Availability of existing units over 50,000 sq ft was just under 5 million sq ft at year end. Availability has declined 21% y/y and as a result, vacancy rates have tightened 200 bps from 7.9% in 2024 to 5.9%. New speculative space fell 36% y/y, while second-hand supply declined 6%. Only four buildings over 23,225 sq m remain available, compared with 20 units under 9,290 sq m.

Three Big Box units are currently under construction speculatively, all above 38,200 sq m, including two at Panattoni Park Swindon (S916 and S545) and Matrix 586 in Avonmouth. This brings speculative development in the region to just over 180,000 sq m. With nine transactions above 23,255 sq m in 2025, strong big-box demand is prompting developers to restart previously paused speculative schemes.

Total supply across the region currently stands at 480,000 sq m across 41 units (over 4,800 sq m) throughout the South West (down from 54 units). Focussing down between 4,800 – 13,935 sq m (Mid Box) of new Grade A units, this represents 32,700 sq m in 6 units. This represents a vacancy level of 7.49 %. Throughout the South West planned supply of Mid Box 45,615 sq m is across 7 units all of which are new build speculatively developed.

There is limited MLI development in the region, recorded as Fraser Centre, Swindon (418 – 1,695 sq m), Royal London at Stover Industrial Estate (2,043 & 4,086 sq m), Yate; The Ashville Centre, Chippenham (100 – 410 sq m); and Indurent Park Gloucester (450 – 2,000 sq m).

There is no significant development recorded as completed or under construction outside of the Region's core logistics and industrial markets. This is large part due to the availability of funding/finance and the received paucity of demand due to reduced consumer behaviour throughout the UK. Where capital is available it migrates to the least risk locations.

Wiltshire Market Focus

For the purposes of this report, we will consider the M4/A303 corridors as distinct markets from the Wiltshire market. This is mainly to reflect how the market sees the key conurbation of Swindon on the M4 corridor; and the A303 corridor as a key regional hubs mainly for Storage and Distribution uses (B8), with a reduced manufacturing presence (following the Honda closure); when compared with the market towns of Wiltshire.

The two markets behave very differently, with regional, national and international occupiers using Swindon as a location for national or regional distribution functions. Occupiers such as Morrisons; Aldi; M&S; WHSmith; & Neptune Kitchens are a few of the household names who distribute from Swindon. There are some manufacturing occupiers with MINI; Catalent and Intel running long term operations in the town. More recently defence occupiers have started to migrate to the town including Stark and Tekever for manufacturing. Amesbury has evolved as a key location for Greggs and Homebargains to allow distribution into the South East and South West.

By contrast, the Wiltshire towns tend to be focussed around a particular skill/sector or around one key employer. Examples include Siemens in Chippenham; Herman Miller in Melksham; or beds and furniture in Trowbridge. There are examples of third party distribution functions in these locations to support the manufacturing industry including GXO (formerly Wincanton) and Great Bear. There is market activity to demonstrate how closely tied occupiers can be to each of the market towns with Siemens investing in a new £100m development on the western edge of Chippenham (relocating from the Town Centre) and Apetito and Cereal Partners in Trowbridge. The Apetito planned development is investing over £100m in a new Kitchen West facility; with Cereal Partners investing over £67m. However, it is to be noted that none of these three occupiers would consider leaving their towns owing to retention of staff.

When assessing the strategic land supply, the different markets have a different approach replicating the differences in types of occupiers and well as the levels of demand.

Swindon Borough Council has had to deal with the closure of the Honda Manufacturing UK site in recent years and has sought to use the site as its strategic large format employment site (even if this was a windfall site, rather than strategic in delivery). With over 7m sq ft master planned for the site, the Council has little need for significant new allocations on green field employment sites. It is likely that occupiers will relocate from the East/M4 corridor and benefit from Swindon's reduced occupational costs and employee supply.

Wiltshire by contrast has a much less volatile demand profile, with lower overall take up volumes, requiring a smaller strategic employment land supply. In recent years, this strategic supply has largely been delivered through the establishment of Indurent Park Chippenham off J17 M4. This park extends to 78.2 acres and has provided a constant supply of speculatively developed units in a strong location for access to the motorway network. The supply of these buildings has driven the market by providing immediate availability for occupiers. Removing the uncertainty of deliverability by permitting the development of one of Wiltshire's strongest locations has been to the detriment of less easily accessed locations in the County.

It is unclear at this time if there is realistic scope of extending Solstice Park at Amesbury, owing to the wider planning considerations that are part of the World Heritage Site curtilage around Stone Henge. Despite its distance, there are significant landscape and heritage issues to be addressed before any extension could be considered for an allocation and subsequent delivery. We do not consider this location to be deliverable in terms of competition to the subject site.

Wiltshire Supply

In terms of the Wiltshire market supply, there is are two Big Box units available (33,852 & 10,695 sq m respectively), and a number of Smaller Mid Box units (ranging from 800 to 2000Sq m).

Set out below is headline availability for units above 4,500 sq m across the target markets:

Name	Postcode	Location	Size Sq Ft	Size Sq M	Tenure	Grade
S916 Panattoni Park, Swindon	SN3 4TZ	Swindon	916,982	85,190	LH	New - Spec
Matrix 586	BS354BR	Avonmouth	586,288	54,467	LH	New - Spec
S545 Panattoni Park, Swindon	SN3 4TZ	Swindon	545,414	50,670	LH	New - Spec
2 Panattoni Park, Bristol	BS10 7SD	Avonmouth	431,000	40,041	LH	New - Spec
C344 Indurent Park Chippenham	SN14 6BD	Chippenham	343,754	31,936	LH	New - Spec
Swindon 285	SN5 8UB	Swindon	284,459	26,427	LH	Secondhand B
Wheatstone House	SN3 5HG	Swindon	269,000	24,991	LH	Secondhand C
Unit 26 Indurent Park Access 18	BS11 8HT	Avonmouth	215,000	19,974	LH	New - Spec
Buildings R5-R10, Langley Park Way	SN15 1GE	Chippenham	209,762	19,487	LH	Secondhand B
SN200, Swindon	SN2 2QW	Swindon	205,571	19,098	LH	Secondhand B
Hampton Park West		Melksham	170,670	15,856	LH	Secondhand B
Former BPI Premises, Bridgwater	TA6 4NZ	Bridgwater	148,910	13,834	LH	Secondhand C
DC115 Cabot Park	BS11 0YH	Avonmouth	115,033	10,687	LH	Secondhand A
C112 Indurent Chippenham	SN14 6BD	Chippenham	111,878	10,394	LH	New - Spec
Icon One Hundred	SN25 4DL	Swindon	109,433	10,167	LH	New - Spec
1-3 Crowley Way, Avonmouth, Bristol	BS11 9YR	Bristol	94,531	8,782	LH	Secondhand C
8 More + Central Park	BS35 4GH	Avonmouth	92,000	8,547	LH	New - Spec
Unit 29 Indurent Park Access 18	BS11 8AZ	Avonmouth	82,752	7,688	LH	New - Spec
G Park	SN3 4TZ	Swindon	80,927	7,518	LH	New - BTS
11 Poplar Park East, Cabot Park	BS11 0YH	Avonmouth	78,805	7,321	LH	Secondhand B
32 Harris Road, Porte Marsh IE, Calne,	SN11 9NT	Swindon	68,816	6,393	LH	Secondhand B

The Former Welton Factory, Station Road	BA3 2BJ	Midsomer Norton	65,650	6,099	LH	Secondhand C
4 More + Central Park	BS35 4GH	Avonmouth	63,700	5,918	LH	New - Spec
2 Third Way	BS11 9HL	Avonmouth	62,000	5,760	LH	Secondhand C
Unit 12 Indurent Park Gloucester	GL10 3EZ	Gloucester	57,643	5,355	LH	New - Spec
Unit 36-37 Ganton Way, Techno Trading Estate	SN2 8EZ	Swindon	57,477	5,340	LH	Secondhand C
Unit 27 Indurent Park Access 18	BS11 8AZ	Avonmouth	55,034	5,113	LH	New - Spec
R Shed, Avonmouth Docks, Bristol	BS11 9DN	Bristol	52,398	4,868	LH	Secondhand B
Unit 3 Avonmouth Way	BS3 9EA	Avonmouth	50,843	4,723	LH	Secondhand C

Viability

In the years immediately post COVID the logistics and industrial market enjoyed very strong performance with high levels of demand, and high conviction from investors to support development in all locations. As a structural change in investing occurred, lending institutions moved away from historic core asset classes (retail; offices; leisure) to logistics and industrial due to its recent financial performance, and changes in the way UK Plc operated post COVID.

The shortening of supply chains, and the desire for companies to hold more inventory in the UK meant that logistics and warehouse demand was very strong. There was also the additional influence of Brexit, causing the effects of COVID to be even more magnified. In the last 2 years these market conditions have softened as supply chains have been remodelled, the quantum of UK inventory regularised, and consumer demand has weakened. The influence of UK wide tax rises, energy costs, rising rents; increased interest rates and lower demand for products has reduced demand for warehousing from occupiers and investors. In practice this has meant a much reduced offer of third-party finance to support both speculative and occupier led development. Where finance is available, it is at a higher costs than in recent years, which has meant the project costs are significantly higher than previously.

In addition to this softening of demand and increased project costs, the value of the finished projects has reduced (like for like). The value of the income streams (exit yield) is less, when compared to returns from alternative asset classes.

The net effect of all of these variables is that the potential for profit is much reduced (since say 2022/23), the costs risks are higher and overall demand for new space is reduced. Where there is potential to deliver a scheme, the funding capital migrates to the low risk locations, with the highest rental levels. These are focussed on key regional core markets, and typically away from market towns – such as the subject site.

The remaining variables include land price and the costs of infrastructure to deliver the schemes. In many cases the land values have been determined by the cost of acquisition, the costs of gaining a planning consent; servicing the land and other costs such as ecology etc. When considering these costs as part of an appraisal they can be fixed at a level that makes a proposed scheme unviable in the current market.

There are many schemes in the region that are currently in this position. A significant improvement in exit yields is required to make such schemes viable again.

Owing to the adverse market activity in recent years, our current assessment is that stand alone Mid Box or MLI is unviable on the subject site.

Deliverability

On the assumption that the proposed scheme is viable, there is then the question of deliverability.

When considering the relocation to a new unit, occupiers focus primarily on certainty and deliverability. Ultimately the business needs to be able to be certain about when the building will be completed, the costs associated, and the ultimate functioning of the immediate environment.

The first hurdle in convincing an occupier of the ability to deliver a building by a given date is the uncertainty surrounding the planning process. The ability to demonstrate a fundamentally compliant planning backdrop, together with a policy compliant route to a consent is essential. The associated timelines then become to sole focus. No occupier wants to be drawn into lengthy planning battles, when they simply want to run their new facility,

Further uncertainty will surround the provision of roads and connectivity to statutory services.

In reviewing the previous activities on the subject site, the lack of progress around a project for Amazon is indicative of the problems of delivery.

Planning : It is understood that terms were agreed for a new warehouse building to be constructed, thereby attracting inward investment to Westbury; provision of long-term employment opportunities; and securing an international occupier. A planning application (ref PL/2021/09252) was submitted in October 2021 for the construction of a new 7,769 sqm GIA) warehouse and associated offices, loading and car parking. This application was subject to a protracted planning process caused by poor case management of statutory consultees and lack of corporate support from Wiltshire Council. The planning application subsequently was withdrawn in April 2023 and investment opportunity was lost after Amazon, the prospective occupier, withdrew their interest.

Infrastructure: The landowner has acted in a proactive manner by planning and delivering significant infrastructure to the site, in the shape of roads, landscaping and services to the site. These works will have been done speculatively, and at considerable cost.

Once the market starts to know of activities such as the Amazon experience outlined above, then this has a blighting effect on the credibility of the site. Occupiers and agents active in these areas question the ability of any Developer or owner occupier to deliver a building where the local authority has been seen to be unsupportive, and they then focus their efforts elsewhere. This has been a key detractor for the success of this site.

Conclusion

There is clear evidence that there has been a long and concerted effort to establish a business park at the subject property. The extensive detailing of marketing activity, together with a willingness to invest in the infrastructure on site, highlights a land owner who has been entirely motivated to secure employment occupiers.

The marketing activity on a local level, combined with an awareness campaign via public inward investment bodies has created a considerable audit trail demonstrating intent.

The macro economic situation has created some adversity in delivering industrial and logistics developments away from key markets, where occupier demand is less clearly identifiable and funding more difficult to secure. Whilst there is strong demand data throughout the region, there is a pronounced lack of activity in market towns away from the key motorway and A road corridors, and ports.

These viability issues have been further compounded by a recent history demonstrating an inability to secure Amazon, who have been prolific in acquiring buildings throughout the UK in the last 5 years. The failure to complete a transaction of this nature identifies to the market that there is risk around the potential to be certain about deliverability.

In conclusion, it is difficult to see occupiers viewing Hawke Ridge Business Park as a deliverable solution to their occupational needs, without extended risk, both from a planning perspective, and a financial viability perspective.

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Appendices

Appendix A



HAWKE RIDGE BUSINESS PARK

APPENDIX A

VIABILITY ASSESSMENT (May 2026)

Executive Summary

This Viability Assessment evaluates the financial feasibility of the allocated employment site at Hawke Ridge Business Park, taking account of current market conditions as of May 2026.

The appraisal is set against a backdrop of significant macro-economic stress, including tightening credit conditions driven by global geopolitical instability, rising interest rates, and a flight of capital towards government debt. These factors have materially reduced the availability and affordability of development finance. Simultaneously, construction costs, energy prices, and materials inflation are increasing, while occupier confidence and demand for speculative employment space have weakened sharply, particularly in secondary locations.

Market evidence highlights a pronounced slowdown in the South West industrial and logistics sector, with no recorded take-up in Q1 2026, compared with over 7 million sq ft transacted in 2025. Investor and occupier demand is increasingly concentrated on prime distribution locations, heightening risk for sites outside key transport corridors.

The appraisal adopts a conservative, market-based approach, treating the scheme as a standalone, externally funded development. Assumptions include phased delivery to mitigate oversupply, prevailing build costs (with potential for further inflation), and a land value reflecting serviced plot deductions. The model intentionally excludes several potential cost pressures, including holding finance, construction cost inflation, and cash-flowed phasing, meaning outcomes may understate risk.

On this basis, the appraisal demonstrates a financial deficit of approximately £21 million, well below acceptable risk-adjusted return thresholds. Even under more favourable scenarios, the scheme fails to achieve minimum viability benchmarks for either speculative or pre-let development.

The assessment concludes that the proposal is wholly unviable under current and foreseeable market conditions, requiring an estimated 40% positive shift in the relationship between rents, build costs, yields, and funding to become deliverable. There is a material risk that the site will remain unviable over the medium to long term without fundamental market or policy intervention.

1.0 Background

To determine the financial viability of the proposed development, current market conditions need to be accounted for, including build costs; finance costs; and the market's appetite for risk. At the date of the report, there are significant macro shocks in the finance market due to the Iran War (May 26) with deteriorating credit conditions at Government and market levels. The impact of these external pressures includes the withdrawal of some market sources of finance; sources of finance moving towards Government Debt as the rates increase; or development and exit rates increasing to reflect the arbitrage to the wider markets.



At the same time as the debt markets are working against project viability, there are significant increases starting to show as cost increases in materials and build costs together with worsening consumer confidence. Add to this the volatility in the cost of energy, and the appetite for development of employment space is much reduced due to caution.

The effects of the above are further polarising the market, with activity focussed around key distribution nodes, recognising that locations away from ports; airports and motorways represent longer term occupational risk in excess of most landlord's acceptable threshold.

The most recent South West demand statistics for industrial and logistics take up show Q1 2026 failed to record a single deal, having shown over 655,800 sq m (7m sq ft) in Year End 2025.

2.0 Appraisal Assumptions

The appended Appraisal has taken a base position of an "market approach" to reflect that the development needs to be considered as a stand alone development, requiring external funding to allow for project execution.

Various assumptions have been made in the appraisal which reflect market conditions or prevailing market intelligence with regard to pricing. In most cases these variables will move frequently, but the appraisal reflects a point in time.

The macro issues identified above suggest a worsening of conditions within which to undertake development, with the variables moving against current market rates.

For the purpose of this report a relatively simple model has been used. For example, no provision has been made for finance to hold the land during the process, or cash flowed into the various proposed phases to reflect construction costs. No provision has been made for construction cost inflation.

3.0 Other Headline Assumptions:

- The development will be phased reflecting the different styles of units to be built, and to avoid oversupply in this limited market
- Build costs have been allocated reflecting the different scales of the phasing. Current market sentiment is that these could increase by 8% by the end of 2026
- A land price of £960,000 per Hectare (£350,000 per acre) reflects a net position with costs deducted for servicing phased plots (roads; services; landscaping etc)
- Actual costs for the new road infrastructure
- A Finance line to reflect actual costs incurred to date

4.0 Appraisal Outcome

This simple model shows an outcome of £21m loss, demonstrating the difficulties in underwriting development activity in a secondary market for employment uses. Typically, a development should return in excess of 20% Profit on Cost where speculative development has



been undertaken. This could be reduced to say 9-12% where a pre-acquisition commitment has been made by an occupier. In either scenario, this development remains wholly unviable.

A worsening of exit yields, availability and cost of debt, and/or market demand will make the outcome worse.

5.0 Conclusion

The inputs to the Appraisal reflect market conditions and costs as at the date of the report. No provisions have been made for finance and/or the worsening macro conditions in the economy, and the proposal is wholly unviable. The gulf between rents; build costs; exit yields and profitability at an acceptable level require a 40% margin positive swing to consider that the site is ripe for development.

It is concluded that the employment allocation will remain unviable for the medium and long term given the divergence in viability and market conditions.

Appendix B



Hawke Ridge Business Park, Westbury BA13 4LD

Marketing Summary

Ongoing review:

Last updated: 17/02/2025

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Appendix 10: Occupier Enquiries – example occupier enquiry schedules

Appendix 11: Occupier Enquiries – detailed discussions

HPH Ltd (HPH)

HPH Ltd is a commercial property company active in Wiltshire, Swindon, Bath, Bristol and Somerset. The Company was founded in Westbury, Wiltshire and has been involved in the construction, development, refurbishment, sale, letting and management of industrial, office and retail premises for over 60 years.

The Company is focussed on commercial property and does not undertake residential development. Owing to central government policy and permitted development rights changes in recent years the Company does reflect on alternative use and residential opportunities.

Market involvement

HPH owns a portfolio of commercial properties with in excess of 100 tenants ranging from sole traders to multi-national companies and local and national government organisations. Several properties are located in the A350 corridor where the company owns industrial estates, shops and offices in Corsham, Chippenham, Trowbridge, Westbury and Warminster. In Westbury the Company owns the Woodland Industrial Estate which comprises over 100,000 sq. ft. let in 25 units.

The Company actively manages all its properties with an in house team and often acts as agent dealing with lettings, sales, rent reviews and lease renewals direct with occupiers.

The family business is headed by Managing Director, Lindsay Holdoway, a Chartered Surveyor and Katie Holdoway a corporate finance expert. The company employs an in-house team of asset and property management and accounts personnel at its office in Bath.

As and when necessary the Company appoints national or regional agents to assist in marketing and identifying occupiers for specific properties. At other times the Company takes on this role directly, with about 40 percent of new lettings being carried out direct.

HPH has an intimate knowledge of the A350 commercial and industrial property market and is uniquely positioned to provide commentary on wider market conditions and in the area local to Hawke Ridge Business Park, Westbury.

Hawke Ridge Business Park (HRBP)

The site was purchased outright by HPH in 2007. At a time when the Westbury bypass road scheme was at an advanced stage pre-implementation. This included the Glenmore link to the A350 which would have been accessed close to the site. The site was acquired with the intention of gaining planning consent for employment uses. This would enable the Company to accommodate excess demand from its existing industrial estates and to add new build stock in a market characterised by a large amount of aging post war stock.

Hawke Ridge Business Park is a site of about 14.5 ha located to the east of the West Wilts Trading Estate in Westbury, 1 mile north of Westbury town centre and approximately 3 miles south of Trowbridge town centre.

The site is split into two separate almost equally dimensioned 7 ha. plots divided by Mill Lane, an adopted highway.

An indicative site layout plan and aerial image are attached at **Appendix 1**.

Planning consents

The HRBP site was identified in the Wiltshire Core Strategy review which commenced in 2012. The Wiltshire Core Strategy was adopted in January 2015 and allocates the site under Core Policies 2 and 32 as a strategic employment allocation for a mix of Class B uses across an area of 14.7ha, with the requirements for the site contained in the 'Development Templates for the Strategic Allocations' at Appendix A of the Core Strategy. Following the allocation of the site, HPH Ltd appointed agents and began an active, integrated marketing campaign to identify demand from occupiers for the allocated B Class uses.

Outline planning permission (14/03118/OUT) was granted in September 2014 with subsequent reserved matters consents for larger units – Merlin (16/06752/REM) in 2016 and small units – Kestrel Court (17/01201/REM) in 2017. A separate detailed (full) planning consent for a Roadside drive-thru scheme (16/12236/FUL) was granted permission in 2017. Copies of the planning consents are attached in **Appendix 2**.

Wiltshire Council is in the process of updating its Core Strategy through a process called 'the Local Plan Review' ('LPR'). The LPR was formally submitted to the Secretary of State for Examination in November 2024 and at the time of writing, it is anticipated that the Examination could take place in Spring 2025. The allocation of the site for employment use has been carried forward in the LPR under Policy 60, LPR Appendix D and the associated LPR planning policy map.

Infrastructure works

In order to open up the site, expenditure in excess of £3.2m has been incurred on highway and roundabout works, landscaping, balancing pond construction, construction of a foul pumping station and main to Westbury sewage treatment works and the installation of all mains services to the site. These were all in accordance with the strategy to satisfy as many of the planning conditions associated with planning permission reference 14/03118/OUT as possible to enable rapid development as and when requirements were identified and terms agreed.

These works were completed in April 2016 with a second phase carried out between October 2018 and January 2019.

Additional major infrastructure expenditure was necessary to relocate a 33 KV powerline, divert three footpaths which cross the site and plant landscaping around the perimeter of the site.

As a result of these infrastructure works, the site is able to be rapidly delivered which is essential for the industrial property market where lead times are short and the pre-planting has enabled good perimeter screening to develop.

SWLEP Growing Places Loan

With the assistance of the SWLEP a detailed bid was submitted for a "Growing Places" loan for the above infrastructure works in 2012. During final due diligence it was established that this loan was not proceedable due to potential unlimited risks imposed on HPH under "state aid" provisions.

All infrastructure works, marketing and other expenditure on HRBP to date has, been funded from HPH internal sources.

Abnormal items

Ground conditions

Whilst the majority of the northern site can accommodate traditional foundations for industrial buildings, part of the southern site is underlain with Oxford clay which for most industrial floor loadings will require site remediation, ground improvement or piling. The ground conditions coupled with the topography of the southern site significantly increase the costs of ground works for larger buildings. A plan of ground conditions is attached at **Appendix 3**.

Construction costs

HPH have used national cost consultants, Currie and Brown to advise on build costs for the various phases of development. This advice has been market tested against tenders received from contractors, for example on the Kestrel Court scheme in July 2017.

HPH have consistently marketed the product at HRBP as being good quality, practical, sustainable, energy-efficient and meeting latest building regulation requirements. The specifications of buildings offered on the Merlin and Kestrel Court projects have been derived from comparison with similar competing schemes in the region.

Since 2014, when the outline planning consent was granted, construction costs for industrial accommodation have increased by over 40%, reducing the viability of proposals made over this period.

Marketing strategic

Given the scale and importance of the proposed development at HRBP, HPH have invested in excess of £180,000 to date on marketing the business park using a broad range of marketing media. Initial marketing commenced in 2011 with an aim of identifying large space users with a wider more extensive campaign being run from 2013 onwards. In addition, investment in detailed / reserved matters planning consents has incurred in excess of £100,000 to further enhance and emphasise the immediate deliverability of the site.

The entire campaign has been focussed on attracting uses that accord with the Core Strategy strategic employment allocation for the site (including the Development Template at Appendix A of the Core Strategy) which includes the requirement for 'a mix of B class uses'. At the time of the Core Strategy's adoption in 2015, 'B class uses' incorporated Classes B1 (Businesses: a, b and c), B2 (General Industrial) and B8 (Storage and Distribution). Class B1 was revoked from September 2020 and was effectively replaced with the new Class E(g)(i, ii and iii), which essentially covers the same uses as B1(a-c): offices, research and development, and industrial processes. The continued marketing for the site has therefore accommodated these changes.

Agents

Initially Alder King and King Sturge were appointed as joint agents. King Sturge were subsequently acquired by JLL. These two companies are well respected agencies having local, regional, national and international expertise. More recently, as JLL closed their Bath office, they were replaced with national and regional agent Carter Jonas who have a specialist covering the commercial and industrial market in the region.

HPH Ltd

HPH Ltd often act as agent in the sale and letting of properties dealing directly with occupiers. The Company's market presence brings a significant volume of enquiries and we market our

portfolio of properties directly on our own website www.hph.co.uk and using listing platforms such as Rightmove and by maintaining a local and regional media presence.

Marketing tactical

During the last 14 years the agency teams have continually reviewed and updated recommendations and advice on marketing strategy which has subsequently been adopted at the Business Park. King Sturge market overview and marketing recommendations (June 2010) - see **Appendix 4**. Over the marketing period the strategy was regularly reviewed and adjusted with changes in the market and additional channels becoming available, primarily digital marketing tools.

HPH have ensured the marketing is appropriately funded to enable all potential initiatives to be explored to ensure the profile and awareness of HRBP has achieved maximum possible coverage.

An integrated digital and media campaign has been developed and maintained with key elements including the following:

Brochures

Brochures have been published for the business park as a whole and individual phases including Merlin industrial units, Kestrel Court small units, Roadside Drive-Thru and Freehold land sales. See **Appendix 6**.

A mailing list of 1000 potential occupiers derived from our Agents' local contacts, Experian and Insider Top 500 data formed the basis of mailing with use of the Estate Agents Clearing House.

Site boards

Permanent illuminated gateway signage has been in place since 2016 together with an illuminated 3.5 x 5m. site board, which is visible from the main entrance and roundabout and promotes the business park. Three further signs are positioned adjacent to respective sites promoting the Kestrel Court, Roadside and Merlin developments (some have suffered recent storm damage). See **Appendix 7**.

Websites

HRBP benefits from its own website www.hawke-ridge.com providing an extensive range of information about the business park as a resource for potential occupiers. This website was first launched in 2014. Full site information is available on this website together with contact details for the joint agents as well as HPH Ltd's contact details. The business park is also promoted through the HPH website www.hph.co.uk.

Social media

HPH and HRBP's Twitter and LinkedIn accounts have been used to support the marketing, providing progress updates and opportunities at the business park.

Advertising

Advertising has been placed over a sustained period in local regional and national publications including the Estates Gazette, Property Week, Insider magazine, Western Daily Press, The Business Exchange, Wiltshire Times and White Horse News. See **Appendix 5**.

Property search portals

HRBP is promoted on many major listing sites including Rightmove, Zoopla, CoStar, Focus, EGi, NovaLoca, Invest in Wiltshire and property pilot/CMS. Details were added to platform as and when they became available during the marketing period.

Press releases

Using PR consultancy, Creatrix PR, numerous press releases have been used to maintain awareness of the business park. See **Appendix 9**.

Sponsorship

A three-year major sponsorship deal with Bike Bath in 2016, 17 and 18 participated in by many businesses saw over 1200 riders using HRBP as a feed station stopping point in 2017.

The business park has also been a principal sponsor of the Westbury Music and Arts festival and HPH sponsored the Wiltshire Music Centre and West of England Youth Orchestra.

Promotional gifts

See **Appendix 8** for an image of HRBP complimentary mug, coaster and phone boosters distributed over the period of the marketing campaign to property agents and prospective occupiers in order to build awareness.

Wiltshire Council economic development team, DTI, Inspire, Chamber of Commerce, Business West

HPH have sought the assistance of and liaised with a number of officers from the above organisations in promoting HRBP. Whilst there has been much goodwill in the relationship with these parties it is felt that there has been a disappointingly low level of introductions of either potential large-scale occupier relocations or local expansion requirements.

Over time, direct collaboration has taken place with many parties including:

Wiltshire Council:

Alistair Cunningham OBE (WC Exec Director), Alan Nardell, Len Turner (Chamber of Commerce), Ana Batista (WC Econ Dev), Caroline Lightfoot (WC Econ Dev), Sam Wiaczek (WC Econ Dev), Peter Manley (WC Econ Dev), Tim Martiensen (WC Econ Dev), Peter Wheelhouse (WC Econ Dev) and Russell Frith (WC Econ Dev).

Inspire:

Rob Perks, Lucy Newmarsh- Christensen.

At different stages in the promotion of the consented HRBP, political support has been provided by Councillors Michael Mounde, Fleur de Rhe Philippe and Jerry Wickham.

Roadside proposals

During the early phases of marketing many prospective occupiers commented that the local area lacked convenience and food amenities for staff. This related not only to future accommodation at HRBP but the existing West Wilts and Northacre employment areas.

Recognising that such a use would create a catalyst for development at HRBP, HPH applied for planning consent in 2016 for a drive-thru Roadside scheme at the entrance to the park which would be able to cater for this unsatisfied demand. Once consented this site was marketed nationally, and agreement reached subject to planning in February 2018 with Euro Garages, a national petrol filling station operator, for a scheme including a drive-thru, convenience store, takeaway food outlets and fuel station.

This transaction failed in August 2018. The operator withdrew their interest shortly before exchange of contracts was due. It is understood that Euro Garages withdrew from other sites owing to over-commitment elsewhere with overseas acquisitions. Late in the process, concern was also expressed by the operator about competition from the now consented petrol filling station at Pound Farm near Yarnbrook which is now fully developed and operational.

HPH continues to market this site to find new occupiers and despite the nearby consented scheme at Yarnbrook, another roadside scheme at the entrance to HRBP is currently receiving strong interest.

Development and commitment to the Hawke Ridge roadside scheme has been held back pending a clear route for the development of the site as a whole as the frontage will be an important component of the master plan.

Occupier enquiries

Appendix 10 contains examples of two sample redacted Occupier Enquiry schedules prepared by the joint agents which have been used to record occupier activity and requirements on a monthly basis from May 2014 to the present day.

As the schedules are confidential they have been edited to remove sensitive commercial information. However, unedited copies are available to view by arrangement for appropriate parties. The monthly enquiry schedules have been subdivided into accommodation types and sizes. Each section has then been colour-coded in accordance with the level of interest/importance shown by an occupier. These enquiry schedules have been used as a resource to record occupier contact details and requirements and track progress/offers/interest.

Appendix 11 contains a selection of parties with whom the most detailed discussions have been held over the past 6 years, the actions taken and reasons why these parties have not proceeded.

Speculative development

Development of the 20 small unit Kestrel Court scheme was considered in 2017 however, in the absence of a sufficient number of committed occupiers, it was decided to put this project on hold.

In larger size ranges HPH's prerequisite for development has been to first obtain a pre-commitment from occupiers either for a pre-let or pre-sale. Each have their own specific requirements in terms of building dimensions, floor loadings, yard size, loading doors and incoming services supply. Such discussions have progressed with approximately 15 occupiers over the last three years however to date no occupier has been prepared to proceed immediately and enter into a pre-commitment. The pre-let, pre-sale method of securing occupiers is the standard procedure with developers for the larger space market which for multi-national companies, appears to be the most significantly affected by enduring political uncertainty.

Quoting terms

In order to ensure competitive quoting terms, market evidence for demand and supply has been provided by the agency team and analysed on a quarterly basis. This has ensured the terms quoted for units at HRBP have remained competitive with comparable rental and freehold transactions and

quoting terms for new build B1, B2 and B8 commercial premises in the south west region having similar demand and supply profiles.

Owner-occupier land sales is currently being quoted at £375-400,000 per acre (dependent upon location and road frontage), which is an increase from original quoting prices of £325,000 in the period 2013-2015.

All land sale quoting terms are for fully serviced plots (gas, water, electricity, data) and include offsite surface water attenuation.

Brexit, Covid and Online

Since February 2016 the uncertainty caused by Brexit and then Covid in 2020 radically changed the market for large units (over 100,000 sq. ft.). In 2021 online sales stimulated by lockdown resulted in many requirements for larger logistics units.

HRBP attracted interest from one national and one international online sales company, each offering for 15 acres, together the entirety of the site. One of these subsequently went on to submit a planning application. The application was not determined within the statutory timeframe despite being in accordance with the outline consent. Online sales and logistics is a dynamic sector and ultimately this purchaser withdrew their planning application in April 2023, after an 18-month period awaiting determination. The opportunity to bring the site forward, with a global operator seeking to develop a scheme of the highest environmental standard was therefore lost.

At present the market for large logistics units remains uncertain with low demand during 2024 with a number of units unlet, including at J17 of the M4.

Viability

The quoting terms were developed and continuously reviewed in the context of the local and regional market with reference to known infrastructure and construction costs and allowing for a standard development return of 15% on total development costs.

During the marketing campaign there has been significant improvement in rents and capital values, however, this has been more than matched by increases in construction costs and build programmes owing to constraints in supply of both materials and labour. For new build to be sustainable, rents and prices need to be at a sufficient level to support the development. By way of example for a developer to be able to make a margin on a 10- 15,000 sqft building at Hawke Ridge Business Park, they would need to charge a rent of at least £9-10 per sqft. Such rental levels are simply too strong for the local markets who have been accustomed to the second hand leasing market where rents are significantly more competitive.

Capital values have improved significantly but generally for the best located and connected sites with the ability to attract occupiers able to commit to long leases.

In uncertain markets occupiers seek greater agility creating pressure for shorter lease lengths. This has adversely affected capital values and the ability to fund new development.

Market commentary

Despite the above initiatives and sustained campaign over the past 14 years of active promotion of HRBP it has not been possible to find occupiers who are prepared to take new units on terms which are viable with the exception of one solid opportunity which was lost owing to delay. Owing to the fact that a Non-Disclosure Agreement was signed between HPH Ltd and the other party involved, they cannot be named in this report.

During the last year there has been widespread comment and analysis of the strength of the industrial property market in the UK. Having been the highest performing sector during the period immediately following lockdown, the business rates increase across the sector in April 2023, high energy prices and disruption to supplies and international distribution coupled with a rebalance in the demand for storage following COVID has meant a fall-off in demand for industrial and warehouse space.

Whilst HRBP was allocated in the Wiltshire Core Strategy (2015) as a strategic employment site for large space users (Class B uses) – and is carried forward as a strategic employment allocation in the LPR submitted for Examination - the experience of over 14 years of marketing has been that such occupiers who need large floorplate buildings, in excess of 100,000 sq. ft. with generous yard areas and good accessibility have generally sought out motorway locations along the M4 and M5 and occasionally the A303 which made the loss of the one occupier we had attracted even more critical.

HRBP has not been able to compete for the large floorplate requirements which are fuelled particularly by the consolidation of logistics operations and the growth in eCommerce. This sector has experienced high growth in demand and values post Covid. The development of large floorplate buildings has generally occurred close to and at motorway junctions such as the M4 J17 Chippenham, as well as Swindon, Bristol and Avonmouth. Take up in such locations has slowed considerably given the re-balance in warehousing requirements following the pandemic leaving high vacancy rates in the most well connected locations such as J17 of the M4 and Swindon.

It is worth noting that during the marketing period, planning permission has been granted for several competing employment sites that were not allocated for development in the Core Strategy, and which have subsequently impacted on the demand for floorspace at HRBP. Notable examples include Hitachi Capital, Yarnbrook, Chippenham Gateway and Pound Farm, Yarnbrook. Relevant planning application details are provided below:

Planning Application Ref.	Site Location	Development
W/12/01121/FUL (approved 18.09.2012)	Land East Of, Westbury Road, North Bradley, Wiltshire	Construction of new office, fleet vehicle parking area and vehicle preparation centre including associated staff car parking landscaping and access.
N/13/00308/OUT (approved 24.03.2017) & 20/02511/REM (approved 24.02.2021)	Land At Showell Farm, B4528, Chippenham, SN15 2NU	Outline Planning Application For Employment Development Comprising 50,000sqm Incorporating Class B1(b), Class B1(c), B2 With Ancillary B1(a), B8 & Ancillary B1(a) Uses Including Means of Access, Car Parking, Servicing, Associated Landscaping & Works. & Application for the approval of reserved matters (on appearance, landscaping, layout and scale) for the delivery of employment development comprising 50,000sqm incorporating Class B1(b), Class B1(c), Class B2 with ancillary B1(a), Class B8 and ancillary B1(a) uses including means of

		access, car parking, servicing and associated landscaping and works (Pursuant of Outline Application N/13/00308/OUT).
16/12347/FUL (approved 13.11.2017)	Land at the junction of Westbury Road and Phillips Way, Yarnbrook, Trowbridge, Wiltshire	Development of site comprising a 12 pump petrol filling station (8 standard & 4 HGV), with underground tanks, ancillary retail store and coffee shop/sandwich bar, jet wash, car wash and associated facilities, customer seating area, car parking and landscaping.
17/03417/OUT (approved 23.08.2018)	Land South-East of Junction 17 of M4 Motorway, Kington Langley, Chippenham, Wiltshire.	Outline Planning for the Erection of up to 1,000,000 sq ft of Class B8 (storage and distribution) Employment Space and Associated Infrastructure.

There have been fluctuations in demand for industrial accommodation in the Westbury area and demand currently remains fair for new build industrial units. The enquiries that HRBP has generated emanate principally from small and medium sized enterprises including those in the packaging, food and motor industries. These companies operate effectively from second-hand accommodation for which rents which do not exceed £7 per sq. ft whereas a minimum of £9.50 – 10.50 per sq. ft. is required for development viability at HRBP in this size range. The significant increase in cost for new build accommodation for these businesses is not justified by the potential value-added by a new building for the business operation.

Summary of Market Conditions

1. West Wiltshire does not benefit from a good range of manufacturing and industrial occupiers with high end value products justifying efficient new accommodation. Typically, local companies are unable to pay the uplift necessary to afford new build at HRBP.
2. Consistent availability of second-hand accommodation nearby, often refurbished, undercuts the need for new accommodation.
3. Reluctance of small space occupiers to commit to a deal until the accommodation is constructed requiring speculative development.
4. Occupiers often build up significant dilapidation costs in their existing accommodation which are frequently waived if they remain in the same premises on lease renewal thus trapping them from relocating.
5. Subsequent allocation / consenting by Wiltshire Council of competing sites not formerly processed through Core Strategy review undermines potential for HRBP to attract occupiers by diluting demand. These include Hitachi Capital Yarnbrook, Chippenham Gateway and Pound Farm, Yarnbrook.
6. Lack of large new space requirements suitable for West Wiltshire.
7. Lack of amenities for staff in the locality and lack of locally based workforce.

8. Reluctance of Trowbridge / Melksham / Warminster occupiers to relocate to Westbury. Local companies find it hard to relocate from their respective market towns where the staff may be based and commonly where the owner/chief executive live nearby.
9. HRBP is not considered suitable as an office location. Requirements for office space tend to focus more on North Wiltshire and Chippenham with access to the M4 and the Bristol to London mainline.
10. In general, there is a viability issue as HRBP is not a logistics location and does not currently fit into current logistics models.

Conclusions

This report provides evidence on the extensive marketing of Hawke Ridge Business Park since 2011. In that time, rental, freehold and plot sale proposals have been made to numerous companies in all size ranges but without success, with one prominent exception. The marketing campaign has been well funded and thorough with leading regional and national agents retained, focussed on identifying demand for uses in accordance with the site allocation, Core Strategy and outline planning consent.

There are a number of reasons why occupiers have yet to be found however three themes recur and these are the issue of affordability, the fact that Hawke Ridge is not a location suited for large scale logistics and the lack of occupiers prepared to commit to new accommodation for whom the additional cost can be justified by the value added.

It is evident that the HRBP catchment does not include the types of company who can afford new-build accommodation at prevailing rates. This report has explained how the few logistics and distribution enquiries who could afford new-build generally locate close to motorway locations. This leaves Hawke Ridge capable of attracting only manufacturing occupiers or locally based SMEs who to date have not been able to sustain the capital values and rents necessary to make new construction viable.

The site has been promoted and marketed for over 14 years for employment uses wholly in accordance with the requirements set out in Wiltshire Core Strategy's strategic employment allocation for the site (Core Policy 2, 32 and the Development Template for the site at Appendix A of the Core Strategy) which includes the requirement for 'a mix of B class uses'. At the time of the Core Strategy's adoption in 2015, 'B class uses' incorporated Classes B1 (Businesses: a, b and c), B2 (General Industrial) and B8 (Storage and Distribution). The continued marketing of the site continues to allow for Classes B2 and B8 uses, and Class E(g) (recognising that B1 has been revoked).

It is worth noting that the marketing of the site commenced before the adoption of the Core Strategy and the marketing campaign has been reviewed and updated as new methods and tools have become available. Competing, non-allocated sites have been consented, driven by occupier demand elsewhere which have undermined this sites allocation. HPH Ltd have invested very significant sums in marketing and in making the site as deliverable as possible. Following the loss of the large floorplate user whose planning application was ultimately withdrawn and the Core Strategy now somewhat out of date, the future of the site needs to be re-evaluated in the light of changed economic conditions and national government requirements and policies.



TROWBRIDGE
A 350



Tank

WEST WILTS
TRADING ESTATE



**HAWKE
RIDGE**

BUSINESS PARK

WESTBURY



13TH MARCH 2018

HAWKE RIDGE BUSINESS PARK

INDICATIVE MASTERPLAN

UNIT	GROUND GIA		FIRST GIA		TOTAL GIA	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
MERLIN						
1	3239	34867	136	1466	3375	36333
2	894	9625	100	1079	994	10704
3	710	7646	100	1079	811	8725
4	1433	15426	102	1100	1535	16526
KESTREL COURT						
1	278.7	3000	148.64	1600	427.34	4600
2	92.9	1000	46.45	500	139.35	1500
3	185.8	2000	92.9	1000	278.7	3000
4	185.8	2000	176.51	1900	362.31	3900
5	185.8	2000	92.9	1000	278.7	3000
6	185.8	2000	92.9	1000	278.7	3000
7	92.9	1000	46.45	500	139.35	1500
8	92.9	1000	46.45	500	139.35	1500
9	185.8	2000	92.9	1000	278.7	3000
10	185.8	2000	92.9	1000	278.7	3000
11	92.9	1000	46.45	500	139.35	1500
12	278.7	3000	92.9	1000	371.6	4000
14	185.8	2000	92.9	1000	278.7	3000
15	92.9	1000	46.45	500	139.35	1500
16	92.9	1000	46.45	500	139.35	1500
17	278.7	3000	92.9	1000	371.6	4000
18	278.7	3000	92.9	1000	371.6	4000
19	92.9	1000	46.45	500	139.35	1500
20	92.9	1000	46.45	500	139.35	1500
21	185.8	2000	92.9	1000	278.7	3000
ROADSIDE						
DRIVE-THRU	250	2700	-	-	250	2700
CONVENIENCE	325	3500	-	-	325	3500
RETAIL 1	111	1200	-	-	111	1200
RETAIL 2	139	1500	-	-	139	1500
RETAIL 3	139	1500	-	-	139	1500
A	10450	112486	600	6458	11050	118944
B	750	8072	75	807.2	825	8879.2
C	550	5920	55	592	605	6512
D	350	3767	70	753.4	420	4520.4
E	310	3336	62	667.2	372	4003.2
F	105	1130	52.5	565	157.5	1695
G	135	1453	67.5	726.5	202.5	2179.5
H	135	1453	67.5	726.5	202.5	2179.5
J	330	3552	165	1776	495	5328
K	275	2960	220	2368	495	5328
L	275	2960	90	968	365	3928
M	275	2960	130	1400	405	4360
N	5550	59741	600	6458	6150	66199
P	2100	22604	300	3229	2400	25833
Q	7700	82884	300	3229	8000	86113

UNITS 1 - 4 AS DRAWING 2272 S001 REV. J

Town & Country Planning Act 1990

Notification of Outline Planning

Application Reference Number: 14/03118/OUT

Agent Planning Sphere Ltd Coworking The Guild High Street Bath BA1 5EB	Applicant HPH Ltd 6 Kingsmead Square Bath BA1 2AB
Parish: HEYWOOD	
Particulars of Development: Formation of new business park (Class B1, B2 and B8) access and associated works	
At: Hawkeridge Business Park Land North and South of Mill Lane Hawkeridge Westbury BA13 4LD	

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

The scale of the development;
The layout of the development;
The external appearance of the development;
The landscaping of the development;
The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed uses are acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes, having regard to the circumstances of the case.

- 5 The floorspace occupied by Class B1 (a) and (b) land uses, as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended), shall not exceed 12,000m² and the total floorspace shall not exceed 45,520m², unless otherwise agreed in writing by the local planning authority.

REASON: In order to ensure that traffic associated with the development can be satisfactorily accommodated on the road network.

- 6 All soft landscaping as shown on Parameters Plan Rev C shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. All hard and soft landscaping shall remain in perpetuity.

REASON: To ensure a satisfactory landscaped setting for the development, to protect the setting of heritage assets and existing important landscape features and to manage biodiversity.

- 7 Other than the site access roundabout and associated works, no other development on the site hereby approved shall be commenced until the roundabout access works on Hawkeridge Road and the alterations to Mill Lane have been completed in accordance with drawing number IMA-13-051-005A received by the local planning authority on 19th March 2014. Access to the properties served by Mill Lane shall be secured at all times during the works.

REASON: In order to ensure that a satisfactory access is provided to serve the site, and the existing properties accessed from Mill Lane

- 8 There shall be no vehicular access points to the site other than via the proposed roundabout on Hawkeridge Road, and a cycle access point to the north of the roundabout. The existing agricultural access to the site north of Mill Lane shall be closed to all traffic before the commencement of development.

REASON: In the interests of highway safety

- 9 Prior to the commencement of the development a Construction Traffic Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include, inter alia, details of the proposed routing of lorry traffic to and from the site, on-site facilities to ensure that detritus from the site is not transferred onto the highway, road sweeping proposals, and construction lorry and worker traffic minimisation proposals. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of highway safety.

- 10 No development shall commence on site until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority. The proposal shall then be carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

- 11 No development shall commence on site until an Ecological Mitigation Plan demonstrating how the commitments for ecological protection, mitigation and management measures will be implemented in accordance with the Site Mitigation Strategy (Keystone Ecology, November 2013) and details of when vegetation will be removed has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details

REASON: In the interest of ecology.

- 12 No development shall commence on site until a Landscape and Ecology Management Strategy setting out the management aims and objectives of the site, ownership and management responsibilities and a five year long term management plan to ensure planting meets the objective of maximising habitat for bat SAC species in perpetuity has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of landscape management and ecology

- 13 No development shall commence on site until details of a foul water drainage strategy and a timetable including appropriate arrangements for the agreed points of connection and the capacity improvements required has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: To ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream properties.

- 14 No development shall commence on site until a site lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include detailed measurements of existing light levels across the whole site and details of proposed lighting installation in communal areas. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ecology

- 15 The development hereby approved shall be carried out in strict accordance with the Parameters Plan Revision C received by the Local Planning Authority on 23rd June 2014.

REASON: In the interest of neighbouring amenity, to protect the setting of heritage assets and ecology

- 16 There shall be no development, groundraising or other alteration on land with an existing ground level of 47.51mAOD or below. This land shall remain undeveloped and shall form unobstructed open space with associated landscaping.

REASON To minimise impact on the fluvial floodplain and flood risk to the surrounding area.

- 17 Any Development and associated works shall be carried out in accordance with all the recommendations of the, undated (noise measurements carried out in July 2013), Entran Noise and Vibration Assessment for land at Hawkeridge submitted as part of planning application ref 14/03118/OUT

REASON: In the interest of neighbouring amenity

- 18 No burning shall take place on site during the construction phase.

REASON: In the interest of neighbouring amenity

- 19 Demolition or construction works shall not take place outside the hours of 08:00hrs to 18:00hrs Mondays to Fridays and from 08:00hrs to 13:00hrs on Saturdays and at no time on Sundays or Bank Holidays.

REASON: In the interest of neighbouring amenity.

- 20 Prior to the occupation of any building on site, evidence that all building services, plant and fixed machinery are sited and designed to achieve a Rating Level LArTr of 30dB between the hours of 07:00 hrs and 23:00 hrs and Rating level LArTr 25db (subject for the scope of BS4142 for low background noise and therefore the rating level) between the hours of 23:00hrs and 07:00 hrs as measured at the nearest noise sensitive receptor shall be submitted to and approved in writing by the Local Planning Authority. Measurements and assessments shall be carried out in accordance with BS4142:1997. The development shall be carried out in accordance with the approved details.

REASON: In the interest of neighbouring amenity

- 21 No building or component thereof shall be constructed on site until details and samples of the materials to be used for the external walls, windows and roofs of that building have been submitted to and approved in writing by the Local Planning Authority. The Development shall then be carried out in accordance with the approved details.

REASON: In the interest of the visual amenity, the impact upon the character and appearance of the area and to protect the setting of heritage assets

- 22 No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating positions, design, materials and type of boundary treatment to be erected and soft landscaping. The boundary treatment shall be completed, before the buildings are occupied, in accordance with a timetable agreed in writing by the Local Planning Authority and the soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- 23 No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority, a sustainable energy strategy statement including how details of provision for sustainable energy of the building will be achieved. The buildings shall then be carried out in accordance with the approved details.

REASON: In the interest of renewable energy

- 24 No building shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority a transport assessment relating to the particular use including details of car and cycle parking spaces. The buildings shall then be carried out in accordance with approved details

REASON: In the interest of highway safety and in order to ensure a satisfactory level of provision of operational car and cycle parking within the site, and to support sustainable travel.

- 25 No building shall be constructed on site until details of the estate road, internal roads, footways, footpaths, cycle routes, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, access gradients, car parking and street furniture, and a phasing plan for provision of such works have been submitted to and approved by the local planning authority. No building shall be first put into use until the approved items serving that building have been carried out in accordance with the approved details. .

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner and at an appropriate time whilst protecting ecological concerns

- 26 Prior to the occupation of each and every building on the site, operational parking required for that site shall be provided in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.

REASON: To ensure adequate provision is made for loading, offloading and site storage of commercial and heavy goods traffic.

- 27 No development shall commence on each individual plot until details of the storage of refuse including recycling facilities, including details of location, size, means of

enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority. The development serving that plot shall not be first brought into use until the approved refuse storage has been completed and made available for use in accordance with the approved details and it shall be subsequently maintained in accordance with the approved details thereafter.

REASON: In the interests of public health and safety.

- 28 No building shall be occupied until a lighting scheme for the associated plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be so designed as to control glare, spillage and intrusion and include details of lighting appliance positions, lux plots showing effects of proposed lighting in combination with other approved developments. All schemes should comply with guidance issued by the Institution of Lighting Engineers for an E2 Zone and be in accordance with the Parameters Plan received by the Local Planning Authority on 23rd June 2014, section 6.3 of the Design and Access Statement and section 5.16 of the Site Mitigation Strategy (Keystone Ecology, November 2013) received on 19th March 2014. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of neighbouring amenity and ecology

- 29 No development shall commence on each individual plot until a detailed surface water run-off limitation scheme for each plot, phase or parcel of land, together with supporting calculations, has been submitted to, and approved in writing by the Local Planning Authority. The submitted details shall clarify the intended future ownership and maintenance for all drainage works serving the site. The approved scheme shall be implemented and maintained in accordance with the approved programme and details.

REASON To prevent any increased risk of surface water flooding associated with the development.

- 30 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Context Plan, Site Location Plan, Topographical Plan 866/6113/1A, Topographical Plan 866/6113/1B, Topographical Plan 866/6113/2, Topographical Plan 866/6113/3 received on 19th March 2014

IMA-11-078 - 028A, IMA-13-051-005A received on 19th March 2014

Parameters Plan Rev C received on 23rd June 2014

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

- 31 INFORMATIVE: The developer should be aware that any reserved matters application should include detailed scheme of measures to minimise noise generation due to traffic arising from the development. The road networks and loading area of each unit shall also be located and designed to minimise impact to noise sensitive dwellings.
- 32 INFORMATIVE: When discharging the condition regarding surface water run off the Environment Agency will expect the following:
- o A clearly labelled drainage layout plan showing the pipe networks and (where appropriate) any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe node numbers referred to in the drainage calculations and the invert and cover levels of manholes;

- o A manhole schedule;
 - o Model runs to demonstrate that the critical storm duration is being used;
 - o Confirmation of the appropriate discharge rate (where appropriate), with any flow control devices indicated on the plan with the rate of discharge stated;
 - o Calculations showing the volume of attenuation provided and that parity on rate and volume of runoff will be achieved, demonstrating how the system operates during the 1 in 100 critical duration storm event;
 - o The run-off from the site during the critical 1 in 100 year storm plus an allowance for climate change must be contained (must not be permitted to run un-attenuated overland to areas off site) within the site and must not reach unsafe depths on site. If there is any surcharge and flooding from the surface water drainage system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. CIRIA good practice guide for designing for exceedance in urban drainage (C635) should be used.
 - o An appropriate allowance for climate change should be incorporated into the scheme in accordance with NPPF;
 - o Where infiltration forms part of the proposed storm-water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365. Seasonal ground water level fluctuations should be assessed to gain appropriate base level for any soakaways (base must be at least 1m above ground water level).
 - o Specification of how the scheme will be maintained and managed after completion.
- 33 INFORMATIVE There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
- 34 INFORMATIVE Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed (permanent or temporary) works or structures in, under, over or within 8 metres of the top of the bank of the Bitham Brook, designated a 'main river' at this location. The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of our controls and to obtain an application form please contact Daniel Griffin on 01258 483421.
- 35 INFORMATIVE Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:
- the use of plant and machinery - oils/chemicals and materials - the use and routing of heavy plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>.
- 36 INFORMATIVE: It is important for the applicant to note that if the development is to be connected to the existing water main in Link Road, an application should be submitted to Wessex Water. Non domestic supplies required for fire fighting or commercial use will require an assessment with network modelling subject to design requirements. Wessex Water would recommend the use of storage tanks where the network capacity is not available or where off site reinforcement is necessary to provide the stated demand. For further information please contact Wessex Water on 01225 526000 or at www.wessexwater.co.uk
- 37 INFORMATIVE: It is important for the applicant to note that if surface water is proposed to be discharged into a nearby ditch/watercourse, then an application for land drainage consent would also be required.
- 38 INFORMATIVE: It is important for the applicant to note that details of the ground gas risk assessment for the site confirming whether any ground gas mitigation is required

for the development. This should be submitted to the Environmental Health Team at Wiltshire Council prior to any works commencing on site

- 39 INFORMATIVE: The developer will need to ensure that any alterations to Mill Lane are in accordance with legal requirements, and any areas of Mill Lane to be stopped up or subject to changed status will be required to have a formal stopping-up order made under the provisions of s247 TCPA 1990 before development commences. A legal agreement under the provisions of s278 Highways Act 1980 shall be completed with the Council in relation to the access works prior to any access works being undertaken.
- 40 INFORMATIVE: There are public rights of way crossing the site, intended to be diverted; the appropriate legal procedures for diversion, both temporary and permanent shall be followed.
- 41 INFORMATIVE: Car and Cycle parking spaces shall be provided on the site in accordance with the Wiltshire Transport Plan LTP3 2013-2026 Car Parking Strategy and Cycle Strategy respectively or such standards contained in any superseding document.
- 42 INFORMATIVE: Wiltshire Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband. For more information on how to include fibre in your development visit <http://www.wiltshire.gov.uk/planninganddevelopment/professionalusersguidetoplanning/planningbroadband.htm>

Signed



Director for Economic Development & Planning

Dated: 26 September 2014

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
- 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

Appeals where an enforcement notice has been issued. Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the

appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]”

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council's website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk

Town & Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: 16/06752/REM

Agent PlanningSphere Ltd Coworking The Guild High Street Bath BA1 5EB	Applicant HPH Limited 6 Kingsmead Square Bath BA1 2AB
Particulars of Development: - Application for approval of reserved matters relating to appearance, landscaping, layout and scale (15/04092/VAR Erection of 4 No. Warehouse Units -Use Class B8- and associated works)	
At: Hawke Ridge Business Park Mill Lane Westbury Hawkeridge Wiltshire BA13 4LD	

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified hereunder;-

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case and neighbouring amenity.

- 2 No development shall commence on site until a drainage strategy for the construction period has been provided and approved by the local planning authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that

the development is undertaken in an acceptable manner and to ensure the site can be adequately drained.

- 3 The buildings hereby approved shall not be occupied until an operational statement has been submitted to and approved in writing by the Local Planning Authority. This statement shall include details of deliveries and vehicle movements associated with the development and the time these will operate.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and in the interests of neighbouring amenity.

- 4 No building hereby approved shall be occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 900mm above the nearside carriageway level. The visibility splays shall be maintained free of obstruction at all times thereafter.

Reason: In the interests of highway safety

- 5 No building hereby approved shall be occupied until the parking spaces, cycle spaces together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 12th July 2016

S001C (Site Plan)

Site Plan

Received 8th July 2016

WXY101A, WXY102A, WXY103A, WXY104A, WXY105A, Z101A, Z102A, Z103A, Z104A, Z105A

Received 12th July 2016

Z100C

Received 22nd August 2016

S100F

Received 19th September 2016

Z106B, WXY106D, S101

Received 3rd October 2016

IMA-16-100-002A, IMA-16-123-004

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

1 INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions and Section 106 Legal Agreement imposed on the outline planning permission reference 15/04092/VAR

2 INFORMATIVE TO APPLICANT: No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

Signed



Director for Economic Development & Planning
2016

Dated: 10 November

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 The need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 The need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge)
- 1.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 The need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** The Government introduced new fees for the discharge of planning conditions from 6th April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk

Town & Country Planning Act 1990

Notification of Full Planning

Application Reference Number: 16/12236/FUL

Agent PlanningSphere Ltd Coworking The Guild High Street Bath BA1 5EB	Applicant Hawke Ridge Business Park Ltd 6 Kingsmead Square Bath BA1 2AB
Particulars of Development: Erection of 1 drive through retail unit (Class A5/A3); 3 retail units (Class A5); and 1 convenience store (Class A1) and associated works	
At: Hawke Ridge Business Park, Land North and South of Mill Lane, Hawkeridge, Wiltshire, Westbury, BA13 4LD	

In pursuance of its powers under the above Act, the Council hereby grant PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 187 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

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:

Dwg no L01 (Site location plan)
Amended dwg no. P001 rev B (Proposed site layout)
Dwg no. P101 (Proposed floor plans)
Dwg no. P102 rev A (Proposed elevations - retail units)
Dwg no. P103 rev A (Proposed elevations - drive thru)

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

- 3 No development shall commence above ground floor slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area

- 4 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6 Prior to the first retail unit being opened for trading, the site access road, and the site junction and pedestrian refuge shown on Dwg no. P001 rev B, shall be completed in accordance with further construction details to be submitted to and approved by the local planning authority.

REASON: In order to provide adequate access to serve the development and in the interests of highway safety.

- 7 Prior to the first occupation of the fast food retail unit (class A5) hereby approved, a service vehicle management plan shall be submitted to and approved by the local planning authority. The plan shall detail how potential delivery/service vehicle and customer and staff car parking conflicts will be avoided, measures taken to ensure delivery/service vehicle space will be made available at anticipated delivery times, and details of the maximum size of delivery vehicle permitted. The plan shall also detail how staff will be used to assist with the reversing and manoeuvring of any service vehicles in the public parking area. The site shall be operated in accordance

with the approved service vehicle management plan.

REASON: To minimise potential conflict within the parking area when deliveries are made to the fast food retail unit and in the interests of highway safety.

- 8 No part of the development hereby permitted shall be brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans (Dwg No. P001 rev B). The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 9 The visibility splays shown on submitted Dwg No. P001 Rev B shall be kept free at all times from any obstruction at a level in excess of 600 mm above the adjacent carriageway level.

REASON: In the interests of the safety of users of the development.

- 10 No development shall commence on site until a scheme for the discharge of foul water from the site, including any required off site works, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until on and off site foul water drainage has been constructed in accordance with the approved scheme

REASON: To ensure that the development can be adequately drained.

- 11 No development shall commence on site until a detailed drainage scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details, together with any required off site works to achieve the offsite connection, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until on and off site surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

- 12 No part of the development shall be brought into use until details showing ventilation and extraction equipment within the site (including details of its position, appearance and details of measures to prevent noise emissions) have been submitted to and approved in writing by the Local Planning Authority, and the approved ventilation/extraction equipment has been installed in accordance with the approved details. The approved ventilation and extraction equipment shall thereafter be maintained in a serviceable condition in accordance with the approved details.

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

- 13 No part of the development shall be brought into use until full details (including details of noise attenuation) of ventilation and filtration equipment to suppress and disperse any fumes and/or smell created from the cooking operations on the premises have been submitted to and approved in writing by the Local Planning Authority, and; the approved equipment has been fully installed in accordance with the approved details. The approved ventilation and extraction equipment shall thereafter be maintained in a serviceable condition in accordance with the approved details.

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

- 14 There shall be no customers/members of the public on the site outside the hours of 23.00 and 06:00 from Mondays to Fridays, nor between 23:00 and 07:00 on

Saturdays, nor between 18:00 and 07:00 on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 15 No deliveries shall be made to or collections made from the development hereby approved except between the hours of 07:30 and 21:00 Mondays to Saturdays and between 08:30 and 20.00 Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 16 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 17 Development at the application site will be delivered in accordance with the Ecological Assessment (version 5), dated March 2017, prepared by Ethos Environmental Planning and the Parameters Plan Revision C (planning application 14/03118/OUT dated 23 June 2014). Prior to the commencement of works on site an Ecological Clerk of Works shall be commissioned to ensure that the commitments and measures set out in the Ecological Assessment and Parameters Plan are implemented on site. All ecological features including existing hedgerows and trees and advance planting will be retained as shown on the plan and managed for biodiversity and landscape amenity in perpetuity.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed avoidance and mitigation measures.

- 18 Prior to the commencement of works on site a Site Lighting Plan shall be submitted to the local planning authority for approval. The Plan will demonstrate compliance with the documents and plans approved for application 14/03118/OUT and 14/10780/VAR including the Site Lighting Strategy and the Parameters Plan Revision C (planning application 14/03118/OUT dated 23 June 2014). The Plan will contain full details of external lighting including design and position of lighting appliances and lux plots showing effects of proposed lighting in combination with other approved developments. There shall be no external lighting erected or installed at the application site other than that which is presented in the Site Lighting Plan and which has received prior written approval from the local planning authority.

REASON: To ensure adequate protection and mitigation for protected species and their associated habitats.

- 19 The development hereby permitted shall not be brought into use until details of the storage of refuse and recycling facilities, including details of location, size, means of enclosure and materials, have been submitted to and approved in writing by the Local Planning Authority, and; the approved refuse storage has been completed and made available for use in accordance with the approved details. The approved refuse storage shall thereafter be maintained in accordance with the approved details.

REASON: In the interests of public health and safety.

- 20 Development shall not commence until details for the provision of a water supply and fire hydrants necessary to meet the fire-fighting needs of the development (including

the installation arrangements and the timing of such an installation) have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

REASON: To ensure that adequate measures for fire-fighting can be incorporated into the development, including the construction phase.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that planning permission does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist.

INFORMATIVE TO APPLICANT:

The applicant should note the following comments from Network Rail:

FENCING

If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing /wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed.

DRAINAGE

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways/attenuation tanks should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

SAFETY

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on before works begin.

EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary

fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

SIGNALLING

The proposal must not interfere with or obscure any signals that may be in the area.

ENVIRONMENTAL ISSUES

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

LANDSCAPING

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

Signed



Director for Economic Development & Planning

Dated: 21 April 2017

Town and Country Planning Act 1990
PERMISSION FOR DEVELOPMENT

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
- 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

Appeals where an enforcement notice has been issued. Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from— the date of the notice of the decision or determination giving rise to the appeal; or

expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

['Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before— (i) the date of the notice of the decision or determination giving rise to the appeal; or (ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after— (i) the date of the notice of the decision or determination giving rise to the

appeal, or (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified— (i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or (ii) in any other case, in paragraph (2)(d) of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.]”

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** There is now a fee for applications to discharge planning conditions, details of which are set out on the Council’s website. The fee is payable per request and not per condition. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. **Street naming and numbering.** If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk

Town & Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: 17/01201/REM

Agent PlanningSphere Ltd Coworking The Guild High Street Bath BA1 5EB	Applicant Hawke Ridge Business Park Ltd 6 Kingsmead Square Bath BA1 2AB
Particulars of Development: - Reserved Matters application relating to appearance, landscaping, layout, and scale: (15/04092/VAR): Erection of 20 No. commercial units (numbers 1-12 and 14-21) (Class B1, B2 and B8) and associated works	
At: Hawke Ridge Business Park Mill Lane Hawkeridge Westbury Wiltshire BA13 4LD	

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the details of the **RESERVED MATTERS** submitted by you, and subject to compliance with the conditions specified hereunder;-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan As Proposed scale 1:2500 dwg no. P100 rev B;
Amended Proposed Site Layout scale 1:500 dwg no. P101 rev J;
Block A Units 1, 2 and 3 Ground Floor, First Floor and Roof Plan scale 1:200 dwg no. P102 rev C;
Amended Block A Units 1, 2 and 3 Elevations and Section scale 1:200 dwg no. P103 rev C;
Amended Block B Units 4 and 5 Ground Floor, First Floor and Roof Plan scale 1:200 dwg no. P104 rev C;
Amended Block B Plots 4 and 5 Elevations and Section scale 1:200 dwg no. P105 rev C;
Block C Units 6 to12 Ground and First Floor Plans scale 1:200 dwg no. P106 rev B;
Block C Units 6 to 12 Roof Plan, Elevations and Section scale 1:200 dwg no. P107 rev B;

Block D Units 14 to 21 Ground Floor Plan scale 1:200 dwg no. P108 rev B;
 Block D Units 14 to 21 First Floor Plan scale 1:200 dwg no. P109 rev B;
 Block D Units 14 to 21 Roof Plan scale 1:200 dwg no. P110 rev B;
 Block D Units 14 to 21 Elevations and Cross Section scale 1:200 dwg no. P111 rev B;
 Amended Proposed Contextual Elevations scale 1:500 dwg no. P112 rev D;
 Drainage Strategy/Layout scale 1:500 dwg no. 008 rev B;
 Amended Landscape Planting Plan scale 1:500 dwg no. 170_PP-01 rev C;
 Amended Attenuation Pond Planting Plan scale 1:500 dwg no. 170_PP_02 rev A.

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

- 2 Development at the application site will be delivered in strict accordance with the Ecological Assessment, dated June 2017, prepared by Ethos Environmental Planning, in particular sections 6.0 and 8.0 in their entirety and section 7.1; previously approved ecological documents referenced therein including the Precautionary Working Method Statements (PWMSs) for Great crested newt and Reptiles and Badgers (produced by Keystone Environmental); and the Parameters Plan Revision C (23 June 2014). An Ecological Clerk of Works shall be commissioned to ensure that the commitments and measures set out in the Ecological Assessment, PWMSs and Parameters Plan are implemented on site. All ecological features including existing hedgerows and trees and advance planting identified for retention and protection shall be retained and protected as shown on the Parameters Plan, and managed for biodiversity and landscape amenity in perpetuity.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats.

- 3 Prior to the commencement of works on site a Site Lighting Plan shall be submitted to the local planning authority for approval. The Plan will demonstrate compliance with the documents and plans approved for application 14/03118/OUT and 14/10780/VAR including the Site Lighting Strategy and the Parameters Plan Revision C (23 June 2014). The Plan will contain full details of external lighting including design and position of lighting appliances and lux plots showing light spill and effects of proposed lighting in combination with other approved developments. There shall be no external lighting erected or installed at the application site other than that which is presented in the Site Lighting Plan and which has received prior written approval from the local planning authority.

REASON: To ensure adequate protection and mitigation for protected species and their associated habitats.

- 4 No part of the development shall be occupied until details of secure covered cycle parking, together with a timetable for provision, have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and timetable and shall be retained for use at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 5 No building hereby approved shall be occupied until the landscaping is completed in accordance with the approved plans (amended Landscape Planting Plan scale 1:500 dwg no. 170_PP-01 rev A and Attenuation Pond Planting Plan scale 1:500 dwg no. 170_PP_02). The landscaping shall be carried out in the first planting and seeding season following occupation of the building(s) or the completion of the development, whichever is the sooner within that particular phase; any trees or plants which within a period of five years, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

REASON: To ensure a satisfactory landscaped setting for the development.

- 6 The development hereby permitted shall not be occupied until the approved foul and surface water drainage works proposed have been completed in accordance with the submitted and approved details (Drainage Strategy/Layout scale 1:500 dwg no. 008 rev B).

REASON: To ensure that the development is provided with a satisfactory means of drainage.

INFORMATIVE TO APPLICANT:

Your attention is also drawn to the conditions and Section 106 Legal Agreement imposed on the outline planning permission reference 15/04092/VAR

INFORMATIVE TO APPLICANT:

Please note the comments of Network Rail:

DRAINAGE

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways/attenuation tanks should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

SAFETY

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

EXCAVATIONS/EARTHWORKS

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

LANDSCAPING

Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary. We would wish to be involved in the approval of any landscaping scheme adjacent to the railway. Where landscaping is proposed as part of an application adjacent to the railway it will be necessary for details of the landscaping to be known and approved to ensure it does not impact upon the railway infrastructure. Any hedge planted adjacent to Network Rail's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fence. Lists of trees that are permitted and those that are not are provided below and these should be added to any tree planting conditions:

Permitted:

Birch (Betula), Crab Apple (Malus Sylvestris), Field Maple (Acer Campestre), Bird

Cherry (Prunus Padus), Wild Pear (Pyrus Communis), Fir Trees - Pines (Pinus), Hawthorne (Cretaeagus), Mountain Ash - Whitebeams (Sorbus), False Acacia (Robinia), Willow Shrubs (Shrubby Salix), Thuja Plicatat "Zebrina"

Not Permitted:

Alder (Alnus Glutinosa), Aspen - Poplar (Populus), Beech (Fagus Sylvatica), Wild Cherry (Prunus Avium), Hornbeam (Carpinus Betulus), Small-leaved Lime (Tilia Cordata), Oak (Quercus), Willows (Salix Willow), Sycamore - Norway Maple (Acer), Horse Chestnut (Aesculus Hippocastanum), Sweet Chestnut (Castanea Sativa), London Plane (Platanus Hispanica).

PLANT, SCAFFOLDING AND CRANES

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

INFORMATIVE TO APPLICANT:

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that planning permission does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist.

Signed



Director for Economic Development & Planning

Dated: 18 July 2017

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular the applicant is reminded of the following matters:-

- 1.1 The need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
- 1.2 The need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge)
- 1.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 1.4 The need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal – www.planningportal.gov.uk/planning/appeals). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
5. **Discharge of Conditions.** The Government introduced new fees for the discharge of planning conditions from 6th April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work

6. If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at <http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming> or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk
- 7 **Informative** There is a legal duty of care incumbent on the customer and contractor that all commercial waste generated as a result of the works hereby authorised is safely contained, transported and disposed of lawfully in line with the Environmental Protection Act 1990 and Environmental Permitting Regulations 2016 (as well as any other related legislation). Failing to do so can lead to individuals or organisations being prosecuted for unlawful waste management.

Engineering Review of Residential Development

Hawke Ridge Business Park



WB04264-MDRRep001

Hawke Ridge Business Park Limited

Report No.

WB04264-MDRep001

Date.

16/01/19

Project

Hawke Ridge Business Park

Client Name

Hawke Ridge Business Park Limited

Issue Date/ Number	Status	Description of Amendments
11/01/2019-001	Preliminary	First Issue
16/01/2019	Final	Client changes

Report Prepared by:

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p.p.

Approved for Issue by:

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Associate Director



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Appendix

3a. Foundation Zones

1 INTRODUCTION

Clarkebond (UK) Ltd (CB) was commissioned by Hawke Ridge Business Park Limited to produce a Technical Review of the available Engineering information relating to a potential residential development on the site of the proposed Hawke Ridge Business Park. This document reports on the findings and observations under 2 separate headings:

- Geo-Environmental and Contamination - A review of the underlying geology and potential for contamination/remediation and validation
- Foundations - An interpretation of the geology currently understood to prevail over the site and the typical foundation solutions that might be required

This report relies on information provided by the Client or through investigations undertaken by Clarkebond and relies solely on Client supplied documents our own investigative findings or other freely available public data. Any information not apparent from the provided documentary information, freely available public records or our investigations has not been considered in the review. In preparing this document reference has been made to the following sources of information:

- Ground Investigation (South West) Ltd, Proposed Commercial development, Land at Mill Lane, Hawkeridge, Westbury, Interpretative Ground Investigation report, Report No SW-292.1.1, Revision 1, 22nd May 2012.
- Phase I Environmental Assessment completed by Environ in January 2008.
- Phase II Geotechnical Investigation, Hawke Ridge Business Park, Westbury Wiltshire, which was completed to supplement the Ground Investigation (South West) Ltd report and provide additional information on the suitability of ground stabilisation (Clarkebond WB04264/R1, July 2016).
- Supplementary intrusive investigations using trial pits, carried out on 4th November 2016 (Clarkebond, WB04264/R2).
- Further groundwater assessment (Clarkebond, December 2016, WB04264/L2).
- Groundwater testing near landfill to determine water supply pipe material (Clarkebond, WB04264/L3, June 2017).

The site is located approximately 1.5km to the north of Westbury, Wiltshire and is centred on Ordnance Survey Grid Reference E386501 N153260, see figure 1.1. The closest full postcode is BA13 4LD.

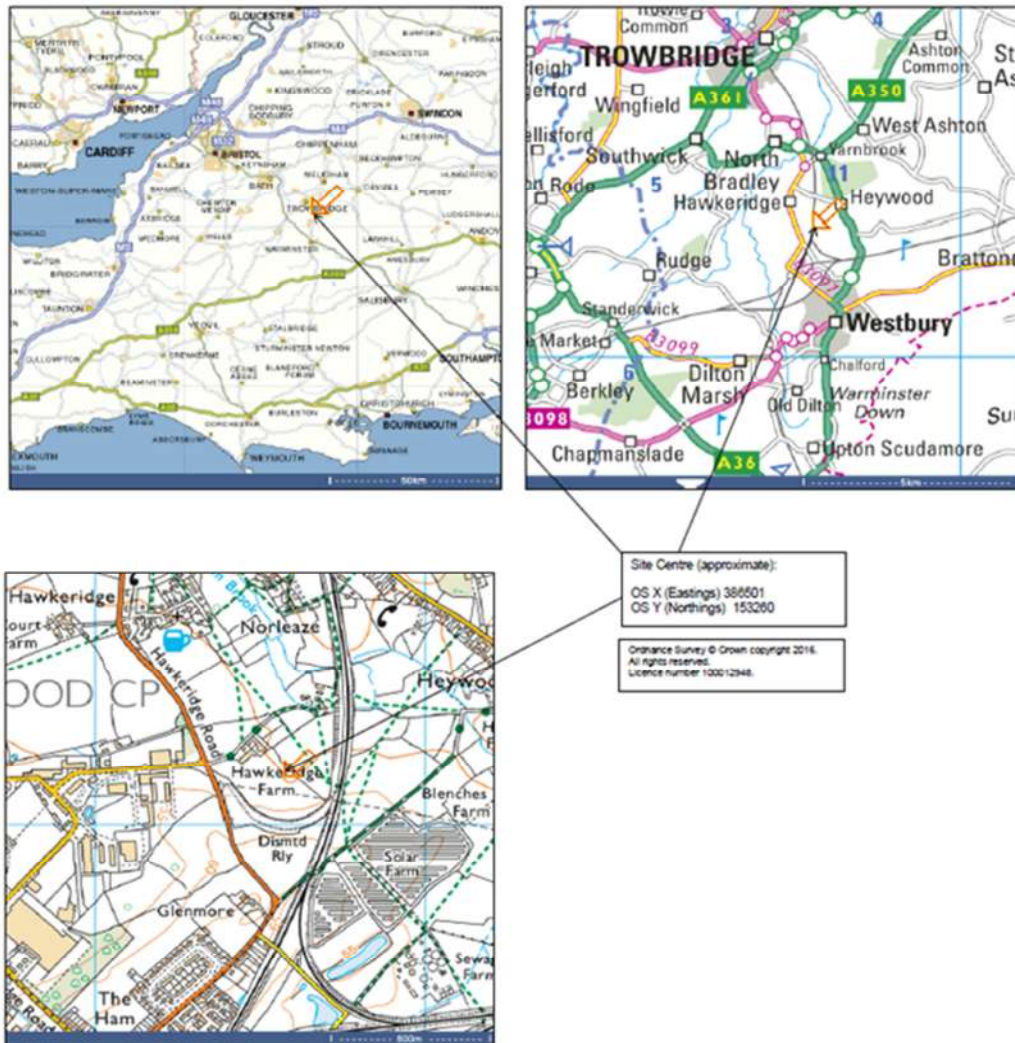


Figure 1.1 - Site Location and Extent

The site extends to an area of 14.5ha and is currently consented for B1/B2/B8 development. It is understood that alternative land uses are being considered with residential use of circa 400 units on the full site area being a possibility.

The purpose of this technical review is to identify particular constraints or abnormal elements that might give concern to a potential residential developer.

The site is currently open ground and effectively comprises two sites to the north and south of Hawkeridge Farm. The southern field is about 240m long northwest to southeast and about 335m long northeast to southwest and comprises a large field approximately down the centre of which is a ditch, which contained water at the time of investigations and flows to the northwest. The highest ground is along the southern boundary where the site is understood to be adjacent to a backfilled railway cutting (registered landfill). The ground level at the southern end is 57.5mAOD and this falls northwards to 51.3mAOD at the boundary with Hawkeridge Farm. It then drops further heading eastwards from here, to 47.3mOD (towards Bitham Brook). The former cutting would have joined the railway approximately at the southern extent of the site, where the site abuts the main railway line which is still in use.

Along the eastern border the site is adjacent to the railway line which is on embankment. The embankment height gently rises to the north. There is a footpath that crosses the railway line at the southeast corner and runs down the eastern side of the site.

From the south eastern corner it is understood that electric cables have been rerouted from overhead and buried around the southern boundary. There is a large electricity substation off the south-western side of the site.

The northern field is approximately rectangular. At the time of our inspection, infrastructure works had commenced in the southern areas.

There is a small stream that runs along the northeast boundary. The site levels fall to the east, with the maximum elevation of 55mAOD at the eastern corner and dropping (towards Bitham Brook) to 47.0mAOD at the eastern boundary. The main Hawkeridge road bounds the site to the west.

2 GEO-ENVIRONMENTAL AND CONTAMINATION

2.1 The Site, History and Surroundings

Historically, the site has been fields for over 100 years.

The eastern railway line has been in place just off the site's boundary since at least 1887, the southern spur (former cutting, now infilled as a landfill) was built in the 1940's and is shown dismantled by the early 1970's.

The Phase 1 report found the following significant aspects:

- Old railway cutting immediately adjacent to the southern site boundary, has been infilled and is recorded as a registered landfill site. It is understood that deposited waste included industrial, commercial and household waste.
- The site location is considered to be of low to moderate sensitivity with respect to groundwater resource due to the underlying Alluvium deposits (Minor Aquifer) in the east of the site.
- The site is considered to be in an area of high sensitivity with respect to surface water flooding given that Bitham Brook is present along the north eastern boundary and that land in the east of the site is located on a fluvial flood plain.

2.2 Ground & Groundwater Conditions

The previous site investigation reports and published geology (British Geological Survey Website) show the site to be underlain by:

- **Topsoil/Made Ground** – encountered in almost all locations and comprised of yellow brown silty clay, with occasional brick and rare pottery and plastic (made ground).
- **Head** – Head deposits are comprised of very soft to stiff brown and orange brown silty Clay and clayey sands.
- **Oxford Clay Formation** – Described mainly as firm to stiff blue grey silty clay.

The previous *Ground Investigation (South West)* and Clarkebond ground investigations, found the following ground and groundwater conditions:

Ground Conditions Summary – Northern Field

Strata	Depth Encountered (mBGL)		Typical Thickness (m)	Description & Comments
	Top	Bottom		
Made Ground	0.0	0.25-0.4 (0.75m TP10)	0.3	Yellow brown silty CLAY. With some brick in TP3, TP4, TP8 & TP10. With local plastic and pottery in TP9.
Topsoil	0.0	0.15-0.3	0.3	Sandy gravelly CLAY/SILT
Head	0.15-0.4	0.6-2.6	0.5-2.5	Firm to stiff Orange and yellow brown very silty CLAY or clayey SAND or SILT. This stratum is soft in the far north in TP502 and TP503, possibly indicating alluvium.
Oxford Clay	0.6/2.6	>4.3	--	Stiff becoming hard, pale blue grey silty CLAY

In the northern field there is generally a thickness of 0.5-1.0m of Head, etc, above the Oxford Clay Formation, however, this becomes thicker in the northern quarter of the field where depths increase to 1.5m and then increase further to 2.3-2.6m in the far northern corner.

Ground Conditions Summary – Southern Field General

Strata	Depth Encountered (mBGL)		Typical Thickness (m)	Description & Comments
	Top	Bottom		
Made Ground	0.0	0.2-0.3 (TP12 0.7m)	0.3	Dark brown TOPSOIL with fragments of ceramic & Brick. TP12 contained polythene fragments.
Topsoil	0.0	0.2-0.3 (0.5m in TP523)	0.3	Sandy gravelly CLAY/SILT
Head	0.2-0.7	0.6/3.7	(0.3-3.4)	Very soft to stiff Brown and Orange brown silty CLAY and clayey SANDs
Oxford Clay	0.6/3.7	>4.0	--	Firm to stiff, and stiff, becoming hard, blue grey silty CLAY

The thickness of Head materials is thinnest (0.5m) at the northwest boundary, tending to thicken gradually to the south and southeast.

Ground Conditions Summary – Southern Field, East and South Boundaries

Strata	Depth Encountered (mBGL)		Typical Thickness (m)	Description & Comments
	Top	Bottom		
Head	0.2-0.3	1.5-3.7	1.2-3.4	Very soft to stiff Brown and Orange brown silty CLAY and clayey SANDs
Oxford Clay	1.5-3.7	>4.0	--	Firm to stiff, and stiff, becoming hard, blue grey silty CLAY

The increased thickness in the superficial deposits generally coincides with the increase in elevation up towards the southern boundary. There are a couple of anomalies, WS3 on the southern boundary and TP21 on the eastern boundary where the thickness is considerably thinner.

Groundwater occurs as seepages at about 1-2m depth and caused excavation instability in some areas, primarily in the south eastern area of the southern field.

2.3 Contamination Risk Aspects

Twenty samples were tested from near-surface soil samples for the following determinants; metals and inorganics, phenols, speciated polycyclic aromatic hydrocarbons (PAH) and total petroleum hydrocarbon (TPH) screen, as well as a background suite of pH and soil organic matter. In addition, samples were submitted for an asbestos screen.

No exceedances were found when compared to guidelines for the former proposed commercial usage, as well as the now potential residential usage, and the risk to the site in terms of contamination is considered negligible.

Herbicides/pesticides associated with past & present agricultural use of the site were not tested in the original screenings because commercial usage has been proposed to date. It is therefore recommended that further soil samples are taken (especially topsoil to permit reuse) and tested for Phenoxy Acetic acid herbicides, to confirm an expected lack of risks.

No radon protection measures are required. The former landfill immediately adjacent to the southern site boundary is considered to be the most significant potential source of landfill gas, but gas monitoring indicates that gas protections measures are not required.

2.4 Geotechnical Risk Aspects

The Phase 1 and Phase 2 report findings are summarised as follows:

Aspect	Comments for Residential End Use
Excavation stability & groundwater ingress	- All excavations will be suitable with conventional soil excavating machinery. - Cut/Fill will be required to form building platforms. Treatment/improvement is likely to be required for the shallow depth Head soils to be made suitable for reuse (stabilised) and this would be via the addition of lime, or cement, or clast furnace slag. - The Head materials will be susceptible to wetting and deterioration and would be difficult to handle and compact. - The Oxford Clay is also suitable for reuse on site, albeit confined to areas where volume change potential is not critical (e.g. soft landscaping, bunds). Such clay will compromise stabilisation and must be kept separate. - A permanent groundwater control system may be required, especially along the southern and eastern edges of the southern field.
New Foundations	See Section 3
Floor Slabs	Suspended floor slabs (designed in accordance with NHBC guidelines) are recommended at the site, because the shallow soils are likely to be susceptible to volume change with changes in moisture content.
Roads & Pavements	The following requires reassessment once cut/fill formation levels are known. - For the Head deposits in the SE area of the southern field, the design CBR= 5% down to 0.9mBEGl. - Elsewhere, the Head deposits give a design CBR>9% down to 0.9mBEGl. - However, it should be noted that there is usually a softer zone of Head, material of about 0.3m thickness lying at about 1m depth in the northern field and similar softer zones in the southern field, where CBRs drop to about 1% to 3%, before rising again thereafter. - The soils on site are not frost susceptible.
Drainage	The near surface deposits and underlying Oxford Clay formation are typically fine grained and would be expected to be of low or very low permeability. It is considered unlikely therefore, that surface water from the proposed development will be successfully discharged via conventional soakaways.
Buried Concrete Grade	- Design Class DS-4 AC-3s should be adopted for foundations within the Oxford Clay. - Design Class DS-4 AC-4 should be adopted for foundations that are anticipated to encounter groundwater within the Oxford Clay. - For buried concrete structures which are constructed entirely within the Alluvium, and do not extend into the underlying Oxford Clay, the specification for buried concrete could potentially be reduced to ACEC Class AC-1s.

3 FOUNDATIONS

3.1 General

Made ground soil is unlikely to be a suitable bearing stratum.

The site has been split into two zones as shown in Appendix 3A. Zone 2 occurs in both north & south fields.

3.2 Foundation Zone 1

The majority of the residential development would be located within Zone 1 where the underlying subsoils are Oxford Clay (Allowable bearing pressure=150kN/m²) and lie at 1-2m below existing ground levels. Traditional strip/trench fill foundations (600mm wide) would be suitable excavated to a minimum depth of 900mm below existing ground level. Line loads for the houses should not normally exceed 60kN/m, assuming traditional, two storey, brick/block construction.

Deepening of the foundations and the provision of heave protection in accordance with NHBC standards would be required adjacent to the existing mature hedgerows and to suit future planting.

The weathered profile of the Oxford Clay is variable and the foundation advice should be considered for each individual building as the site becomes developed. Further site investigation may be required to confirm appropriate founding depths for some individual buildings, particularly where the Head materials are thicker.

Final foundation solutions will depend on any final cut and fill levels.

3.3 Foundation Zone 2

In the southern and eastern sides of the southern field, conventional strip foundations will not be appropriate due to the instability of excavations and the depth to the Oxford Clay below existing site levels. Similarly this applies to the deep Oxford Clay in the very north eastern corner of the northern field.

Houses within Zone 2 (Alluvium) would require piled foundations with the most economical solution likely to be vibro-stone column ground improvement and reinforced concrete ground beams. This would allow the houses to be founded at minimum depth to avoid groundwater issues. Initial discussions with one of the leading ground improvement contractors have confirmed that this site is suitable for vibro-stone ground improvement.

Again, foundation solutions will depend on any final cut and fill levels.

Ground floor construction in both cases should be suspended Beam & Block or similar suspended floor system.

Careful consideration will be required to avoid houses being founded on different subsoils. They need to be all on the clay or all on the vibro-stone ground improvement.

Possible long term settlement of the alluvium will need to be taken in to account during the road / drainage designs.

Appendix

3A. Foundation Zones

3A. Foundation Zones



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MARKET OVERVIEW

AND

MARKETING RECOMMENDATIONS

In respect of

**LAND AT HAWKERIDGE
WESTBURY
WILTSHIRE**

Prepared on Behalf Of

HPH LIMITED

AS AT

JUNE 2010

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LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

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LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

1 BACKGROUND

HPH Limited have acquired approximately 35 acres of land adjacent to the eastern boundary of West Wilts Trading Estate in Westbury.

The land is currently Greenfield, agricultural land, but has been identified by property agents, DTZ, in their Wiltshire Workspace and Employment Land Strategy. The site is identified as being "a very attractive business location close to West Wilts Trading Estate but a discrete development easily accessed off Hawkeridge Road. The site will make an excellent contribution to the future employment land supply **ALLOCATE**".

It is anticipated that the final Local Development Framework process will confirm the site's allocation for employment use in 2011 / 2012.

2 INSTRUCTIONS

HPH Limited have invited King Sturge LLP, along with other agents, to present an overview of the site together with marketing recommendations, should they be instructed to promote the site through either a sole or joint agency role.

3 KING STURGE

King Sturge LLP is well known to HPH Limited.

The Hawkeridge site would represent a major regional instruction for King Sturge and a team of senior King Sturge surveyors would take forward the instruction and continue to deal with it on a day to day basis.

The instruction would be headed by Huw Thomas and John Mulholland, Partners from the Bath office, with additional detailed support from Giles Weir of the Bristol office who has a geographical remit which includes the wider south region.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

We would also ensure that as a key south west site, the business space teams in the King Sturge offices in Southampton, Exeter and the western corridor team from the London office are fully aware of the site.

We believe that this involvement would give the site unrivalled local, regional and national coverage through a single agency.

King Sturge have a long standing reputation as the major national commercial property agent to cover the West Wiltshire market and surrounding area.

The staff dealing with any instruction have an extensive and detailed knowledge of the area, with John Mulholland and Huw Thomas alone having in excess of 45 years combined experience of dealing with West Wiltshire.

King Sturge has an excellent range of support services, including a dedicated London based research team who are able to provide research documents and support information on new development sites and trends among distribution and industrial companies across the country.

4 KING STURGE KEY PERSONNEL

The key personnel who would deal with this instruction are as follows:-

4.1 JOHN MULHOLLAND

John Mulholland is a Partner in the Bath office dealing with office properties and the development of business parks and employment land across Bath and North East Somerset, Mendip and Wiltshire regions.

John has acted as agent on a number of major projects in the North and West Wiltshire region, to include

- Letting approximately 88,000 ft² of offices at White Horse Business Park, Trowbridge to Virgin Mobile on behalf of Barclays Bank Plc.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

- Letting agent of Courtyard Office Scheme at Commerce Park, Frome on behalf of Prospect Land Limited.
- Letting agent of Methuen Park Office Development, Chippenham on behalf of Prospect Land Limited.
- Letting agent of Turnpike Business Park, Chippenham on behalf of Summerfield Developments, to include letting of 60,000 ft² new office building for Wincanton Logistics and 20,000 ft² new office building for Herman Miller.
- Bath and West Showground – Development consultant to the showground and joint venture partner in respect of future potential of site.

4.2 HUW THOMAS

Huw is a Partner in the Bath office of King Sturge, responsible for industrial and warehouse properties and commercial development land across the Bath and North East Somerset, Mendip and Wiltshire regions.

Huw has just over 20 years experience of dealing with projects in the Wiltshire area including:

- Marketing agent and development consultant for Crusader Park, Warminster – 10 acre new business park on behalf of West Wiltshire District Council and Gaiger Brothers Limited.
- Marketing agent and development adviser for Northacre Park, Westbury, a 76 acre development site on behalf of Prospect Land Limited.
- Joint marketing agent and development consultancy role for the development of Commerce Park, Frome, a 46 acre new business park.

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- Morlands, Glastonbury, development adviser to the South West Regional Development Agency in respect of regeneration of 10 acre brownfield development site.
- Marlborough Business Park – marketing agent and development consultant on behalf of Marlborough Business Parks Limited for a 10 acre new business park on the edge of Marlborough.

4.3 GILES WEIR

Giles is a Senior Associate now based in the King Sturge Bristol office, having previously been based in the King Sturge Swindon office, prior to its closure in 2009.

Giles has extensive experience of dealing with M4 corridor requirements, in particular experience of dealing with major distribution companies who traditionally seek motorway orientated locations.

Giles has experience of dealing with the larger distribution sector which has to date not been a major user in the West Wiltshire region and we would regard as very beneficial to this instruction.

Major instructions undertaken by Giles have included:

- DC2 South Marston, Swindon, letting agent on behalf of IM Properties of 302,000 ft² distribution warehouse.
- Europa Park, Swindon, letting agent on 240,000 ft² warehouse building on behalf of Oakland Securities.
- Abbeymeads, Swindon, development adviser on 35 acre mixed residential and commercial site for Crest Developments.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

This is the core team but we would utilise support staff as and when required from both Bath and Bristol offices.

5 THE SITE

The site has been clearly identified and provides an extensive, well located development opportunity close to the well established and popular West Wilts Trading Estate.

The West Wilts trading Estate provides a wide range of industrial and warehouse facilities across all size ranges from starter units of less than 1,000 ft² up to major distribution facilities such as the former Comet building in excess of 200,000 ft².

The nature of buildings also varies widely from the single skin, corrugated metal, Romney huts to modern new build industrial units.

We can foresee that the development of the Hawkeridge site would be of interest to existing occupiers on the West Wilts Trading Estate who may wish to upgrade to better, more modern facilities and to companies relocating to a bespoke premises from elsewhere in the region.

As will be detailed later in this report, there is also the opportunity to take advantage of the better road profile of the Hawkeridge land to target roadside occupiers, some of whom are presently located in the centre of the West Wilts Trading Estate and do not benefit from any roadside profile.

6 POTENTIAL USES

The site has been identified through the Wiltshire Workspace and Employment Land Strategy as having potential for employment uses.

The Local Planning Authority see employment uses as being those within the B use classes, even though there are frequent examples of uses within other use classes which actually employ more people than a B class use.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

We would anticipate a potential interest in parts of the site from the following uses:

6.1 A CLASS USES

At the present time there is no significant convenience store offer on or close to the West Wilts Trading Estate, other than the Post Office and Stores on the corner of Station Road and Hawkeridge Lane.

We can foresee that with further development and with the benefit of road frontage, a convenience store operation within use class A1, such as a Tesco Express or Spar Retail Store, would prove attractive and other operators could be interested in this facility. A convenience store could be of a size range of 2,000 to 2,500 ft².

It is possible that, as we have recently experienced at Marlborough Business Park, a food store comes forward to take a larger unit on the site. This is likely to incur greater planning resistance as, a larger store at Hawkeridge will undoubtedly detract from the town centre retail uses, and would therefore not be supported by the Local Planning Officers or Councillors.

There may however be scope for attracting a relatively small sized store for a discount food operator such as Aldi or Lidl on a single stand alone basis.

These operators take stores of approximately 15,000 ft² on approximately 0.75 of an acre.

In addition to A1 uses and as part of a small retail development, we would also anticipate there being interest from A5 hot food takeaway operators to serve the local business community, in particular a traditional fish and chip shop.

As has been proven at Commerce Park in Frome, the attraction of a national brand pub on the frontage of the site has proven exceptionally successful and has assisted to brand the site and provide a facility for occupiers on the site.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

Pubs are now within use class A4, and we would certainly recommend that the major operators currently active in the market, such as Marstons and Whitbread, are targeted for a potential pub development. They would require a road frontage plot of up to one acre, depending on whether they are looking at a stand alone pub or with a budget hotel facility, such as Premier Inn or Travelodge.

The hotel market, falling within Use Class C1, would also be a target with Travelodge being the main active party at the present time.

As can be seen from their recent developments in both Devizes and Glastonbury, they have provided a budget hotel facility with an integral retail store that has been taken by Subway.

We are of the opinion that a similar development would work well at the Hawkeridge site.

6.2 B CLASS USES

This will be the dominant use class on the site encompassing B1 office and light industrial units, class B2 general industrial units and class B8 warehouse and distribution properties, across all size ranges.

6.3 D CLASS USES

Within use class D1 there are further uses which we would recommend are explored further.

We are continuing to experience demand from church organisations for premises, as evidenced by the recent agreement of terms for the Warminster Christian Fellowship to acquire a leasehold interest of the front unit at Woodcock Industrial Estate, Warminster.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

We have also experienced demand from religious organisations such as the Plymouth Brethren and Jehovahs Witness for stand alone properties with a good parking allocation in locations that can be away from residential development.

There has been significant demand in the health centre development sector in recent years. We consider this site slightly too remote from the major residential areas of Westbury to be of interest to that sector.

A sector which we would recommend targeting is the Childcare sector where being located adjacent to a major industrial estate would provide a ready market. Many local childcare or crèche facilities are run by private individuals offering little covenant strength, however we would recommend targeting the national operators, such as Leapfrog Day Nurseries, to ascertain their potential interest in the location.

6.4 SUI GENERIS USES

Sui Generis uses include motor dealerships and petrol filling stations. We are of the opinion that both these sectors would be interested in looking at a roadside site at Hawkeridge. Whilst Hawkeridge Lane is not the main road that the operators would ideally look for, the higher level of traffic generated by the West Wilts Trading Estate and the potential development at Hawkeridge would undoubtedly be of great interest to these operators.

Petrol filling station operators normally seek to acquire a freehold site and undertake their own development.

Motor trade, car showroom retailers will usually look at either freehold or leasehold options. As mentioned previously, there are a couple of motor trade related operators already on the West Wilts Trading Estate who we believe would be interested in a better profile location and would be an early target.

The multi dealership development by Platinum Motor Group at Meridian Business Park in Trowbridge is a good example of the type of development envisaged.

7 POTENTIAL MAJOR OCCUPIERS

Westbury has traditionally been a location which has appealed to occupiers, either on the basis of them already being located within a close radius, usually no more than approximately 10 miles, or for larger properties on the basis of a property being offered at a significantly lower rent or price than competing properties elsewhere. This is evidenced when Comet took over the former Tesco distribution warehouse, where they were attracted by the low rental of approximately £2 ft², rather than the facility itself.

The potential major occupiers, we believe, are therefore already likely to be located in the West Wiltshire area or in the close region. In particular, we would target the following:

7.1 COOPER AVON TYRES

Cooper Avon Tyres have looked to relocate in the past, however currently benefit from very cheap storage of tyres in the former aircraft hangars at Bowerhill Industrial Estate, at a rent of less than £3 ft². Any new build option is therefore going to increase their occupational costs for storage significantly.

7.2 AVON RUBBER AND ASSOCIATED COMPANIES

The former Avon Rubber company has now been subdivided into many different operations through various acquisitions and management buy outs. A number of these are still located in Melksham and particularly those in the town centre are in facilities which we can foresee may be reaching the end of their economic life over the next five to ten years. We would therefore recommend early contact with these companies to ascertain their occupational requirements. Their potential relocation could in turn provide an excellent regeneration opportunity for the town centre sites. This could provide new opportunities for HPH Ltd.

7.3 HERMAN MILLER

Herman Miller are actively looking to centralise their existing operations in Bath and Chippenham into a new facility of between 150 and 200,000 ft². Jones Lang Lasalle

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are currently instructed to seek options for them in a wide area along the M4 corridor into South Wales.

7.4 DVR

DVR are currently based on the Bumpers Farm Industrial Estate, Chippenham and were originally part of Avon Automotive. This company currently occupies approximately 80,000 ft², but has recently offered on the former Trelleborg premises at White Horse Business Park in Trowbridge, of approximately 112,000 ft². We understand that they have been unsuccessful in acquiring this building.

We would therefore recommend that early contact is made with this company.

7.5 FOOD RELATED OPERATORS

West Wiltshire has a large number of food related businesses, in particular in the dairy sector. We would recommend further research into this market with a targeted approach to companies in this sector.

There are also, at present, a number of Swindon based companies with a relocation requirement who could be approached in relation to this site. In particular are the following:-

7.6 NEPTUNE LIMITED

Requirement for approximately 90,000 ft² freehold warehouse. This company were previously based in Chippenham but moved to Swindon, largely due to a long rent free period being offered to them on a long vacant unit at Lydlard Fields. We believe there is still the potential for this company to move back to North or West Wiltshire.

7.7 PROTOMAX

This company has a 30,000 ft² requirement on the M4 corridor, centred on junctions 15 and 16, and have indicated that they would consider access to Junction 17.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

7.8 MICROLIGHTS

Microlights are an existing Marlborough based business seeking approximately 30,000 ft² of production facility in the West and North Wiltshire region. They have looked at sites in Calne and Wootton Bassett recently and appear to be reasonably footloose for the right facility.

8 OTHER DEVELOPERS

Should HPH not wish to develop the whole site themselves, we believe there would be demand from other developers to acquire smaller parcels of land.

In particular, developers such as Glenmore acquire sites of approximately one acre to develop small unit schemes and we are confident that there would be other regional and national developers interested in acquiring plots of one to two acres each.

9 CHANGES IN DISTRIBUTION / EMPLOYMENT PATTERNS

The distribution market continually evolves.

The distribution network is now focussing on larger more strategically placed facilities with major warehouses now frequently within the size bracket of 500,000 to 1,000,000 ft² each. This has been evidenced by companies, such as Tesco acquiring 450,000 ft² at G Park in Bristol, Warburtons acquiring approximately 120,000 ft² for a bespoke bakery and distribution facility, also at G Park in Bristol, the Entertainer Group acquiring 170,000 ft² at Unit 7 South Marston, Swindon and the rumoured acquisition of approximately 750,000 ft² of space at G Park in Swindon by B&Q for a southern England distribution hub.

The majority of major distribution is now undertaken through third party logistic specialists, such as Wincanton or TNT. They will seek to acquire strategically placed facilities close to a motorway network. King Sturge has a dedicated logistics team of which Giles Weir is a member, this team have fortnightly conference calls and regularly meet with the major third party logistics operators to ensure they are fully up to date with existing and emerging requirements across the country.

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

Westbury is strategically placed in the local and regional context being between the M4 and A303. This location will need to be stressed to the potential distribution operators.

10 POTENTIAL RELOCATIONS TO THE AREA

As has been mentioned above, historically companies have not relocated into West Wiltshire from far afield.

We would however recommend that in taking this site forward, close links are established with the Inward Investment Team at Wiltshire Council and with Len Turner at the Mid Wiltshire Economic Partnership. These are key personnel who may be the first point of contact for an inward investment enquiry into the region from outside.

We would therefore recommend that an early meeting is established with Len Turner and Peter Wheelhouse at Wiltshire Council to ensure that they are fully aware of the site and the nature of facility that it could accommodate.

King Sturge are associate members of Business Outsourcing. This is a newly formed consortium specifically targeting American businesses seeking to relocate into the South West of England. The Consortium has the backing of the South West Regional Development Agency and the United Kingdom Trade and Industry Department. Whilst it is in its infancy it is hoped that in the coming years this will prove a successful conduit for inward investment enquiries into the South West.

11 COMMUNICATIONS

The good physical communication links of the site would be emphasised through any promotion. This would include emphasising its rail links to London, with the station being only a very short distance from the site, its excellent road access to the M4 and A303, and the ability to easily reach Bristol International Airport.

Companies do now require a high level of communication link through Broadband and fibre optic cabling and we would recommend that this is provided for within the site infrastructure and promoted to interested parties.

12 COMPETITION

At the present time there is no similar large size site available anywhere in the immediate vicinity.

The sites which could be considered competition are as follows:-

12.1 COMMERCE PARK FROME

There remains approximately 15 acres of undeveloped land at Commerce Park, Frome. If the level of take up over the last few years continues, we anticipate that land remaining by the time the Hawkeridge site becomes allocated would be minimal, and therefore no competition would exist for a significant size of plot or building.

12.2 WARMINSTER BUSINESS PARK

There are a few residual plots left at Warminster Business Park, with the largest site being approximately 2.5 acres and therefore there is not the capacity to acquire a building in excess of 50,000 ft².

12.3 NORTHACRE PARK, WESTBURY

The majority of this land has now been taken up with only a few small plots remaining available. The remaining land is not capable of accommodating a major facility.

12.4 WEST WILTS TRADING ESTATE

There are a few plots remaining on the West Wilts Trading Estate, where the philosophy of Legal and General is still to offer land by way of a long term ground lease at a geared rent. This has not proven popular with occupiers and a new cleaner site such as that at Hawkeridge is likely to be much preferred.

In the wider region, potential competition for a regional enquiry may include:

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

12.5 SOLSTICE PARK, AMESBURY

There remains extensive potential land availability at Solstice Park. Abbey Manor Group have approximately 6.8 acres of land remaining with B1, B2 and B8 consent.

There are a further 62 acres available although now owned by Kenmore Capital, who are in administration. 54 acres of this site is about to obtain consent for two regional distribution centres of 400,000 and 600,000 ft² respectively, although no occupier has been identified for either.

Elsewhere on Solstice Park there are four acres of roadside land available and 16 acres of land in the designated office zone.

12.6 HARLEM BUSINESS PARK, SALISBURY

Approximately 6.5 acres remain available for development at Harlem Business Park.

12.7 OLD SARUM, SALISBURY

Approximately 15 acres of land remain allocated for employment use at Old Sarum. The site is owned by Persimmon Homes who are hoping that in due course they can change the allocation for residential development.

12.8 MAJOR DEVELOPMENT SITES IN SWINDON AND BRISTOL

These are major distribution sites owned by the specialist developers such as Pro Logic and Gazeley. These parties physically target the major distribution market who, as we have commented on above, are unlikely to be willing to consider Hawkeridge as a location.

12.9 MINISTRY OF DEFENCE LAND

There continues to be uncertainty over a number of Ministry of Defence establishments in Wiltshire. Any rationalisation of Ministry of Defence operational premises could result in land being allocated for employment uses and coming

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

forward to the market over the next five to ten years. This will be monitored by King Sturge.

13 MARKETING

To take forward the marketing and promotion of this site we would recommend the following:-

13.1 BRANDING

A first step should be to establish a brand identity for the site. We would be pleased to put forward our own suggestions or recommend a suitable marketing company to assist with establishing a brand identity. This should ideally include a site logo which can be carried forward through all marketing of the site such as the pen knife used for Commerce Park, Frome or the White Horse used at Marlborough Business Park.

13.2 WEBSITE

Once a branding is established, a website domain name should be secured, even if not used as an active site in the immediate future.

13.3 INFORMATION PACK

Until such time as there is more certainty over the allocation of the land, any marketing would need to be on a regional level.

Our recommendation would therefore be to produce an information pack about the site which can be forwarded to potential occupiers.

This should include the following information

- Road maps
- Site plans
- Aerial photograph

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

- Demographic information
- Planning timescales
- What the site can provide
- The potential timescale for occupation
- Details on services
- Details on communication such as Broadband, fibre optic cabling etc
- Information on local support facilities
- Target markets

14 VALUES AND RENTALS

As this development is at least two years ahead, rents and values will undoubtedly have changed from the date of this report. As a general guide however, at the current time we are experiencing rents and values as follows:-

14.1 INDUSTRIAL AND WAREHOUSE UNITS

14.1.1 UNITS BELOW 20,000 FT²

Rentals - £5.50 to £6.50 ft²

Freehold Values - £75 to £85 ft²

If small, starter units are considered with a unit size of less than 1,500 ft², values could increase from £90 to £100 ft² freehold.

14.1.2 UNITS OVER 20,000 FT

Rentals - £5 to £6 ft², depending on size

Freehold £60 - £75 ft², depending on size

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

14.2 OFFICES

With the exception of White Horse Business Park, West Wiltshire does not have a proven track record as an office location and our view is that based on prevailing market conditions, office development on any scale is only likely to be undertaken in response to significant pre-letting transactions. Current values being achieved in locations such as White Horse Park and Commerce Park provide indicative rentals in the range of £10 to £12 ft², which do not provide a viable basis for new build development. There are, however, examples of transactions which have been secured on a regional basis, by way of pre-lets, which could lead to development taking place however, this would be subject to prevailing values at that time.

14.3 LAND VALUES

£300,000 to £400,000 per acre, depending on plot size and prominence.

15 INFRASTRUCTURE

In order to achieve best value we would recommend that HPH Limited commit to putting in site infrastructure at the commencement of marketing.

Upon our experience of dealing with sites such as Northacre Park, Westbury, Crusader Park, Warminster and Commerce Park in Frome, has demonstrated in each case the respective developer has committed to putting in all major road infrastructure, which in turn includes the major services within the road or pavement areas. This immediately allows potential occupiers to see that their potential site is immediately accessible which in turn allows for a prompt start for any construction project.

16 TIMESCALES

We would recommend that the branding of the site is undertaken immediately along with securing the website domain name. The compilation of the information pack can be put together over the next six to twelve months, during which time there will hopefully be more certainty over the progress of the Local Development Framework process. Once there is a good certainty that the site will be allocated, a more proactive approach can be taken to potential occupiers. From past experience, without there being a degree of certainty over timescale, occupiers are not willing to

LAND AT HAWKERIDGE, WESTBURY, WILTSHIRE

take sites seriously, although in the early stage a general indication of the future business requirements may be useful although this could obviously change by the time the site comes to fruition.

A further, more detailed marketing campaign would need to be put in hand once there is a greater degree of certainty over the site's allocation and HPH Limited have established a timescale for providing infrastructure on site.

17 CONCLUSION

King Sturge are very keen to become involved with HPH on this site which is likely to provide the only such new business park opportunity in West Wiltshire in the foreseeable future.

King Sturge offers a highly experienced and dedicated team of surveyors with Partner involvement at all times. Team members have acted on the vast majority of all business park and industrial estate developments in North and West Wiltshire over the last 20 years. We believe our experience is proven and unrivalled.

Our offices in Bath, Bristol, Exeter and Southampton, together with national and international coverage via our London office, will ensure the best local, regional and national promotion of the scheme.

If there is any further information required at this stage then please do not hesitate to contact any of the team involved.

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This month we are celebrating the completion of the first phase of works at Hawke Ridge Business Park.

Wiltshire's newest business park is now ready to welcome its first occupiers so why not take a look around the site via www.hawke-ridge.com and learn about our build to suit opportunities, the site's connectivity and how we can help future-proof your business.

To mark this milestone we are giving away one-night bed and breakfast, plus a two-course meal for two* at the Wheelwrights Arms, Monkton Combe. There are also prizes for three runners up of coffee and cake courtesy of Society Café, Bath.

For your chance to win, visit
www.hawke-ridge.com/competition
and answer a simple question about
Hawke Ridge Business Park.

All correct entries received by Friday 21st October 2016 will enter a prize draw for the winner. The winner and runners up will be contacted and will be published on the Hawke Ridge Business Park website. Terms and conditions can be found at www.hawke-ridge.com/competition
Clue: find the answer at www.hawke-ridge.com

*excludes drinks

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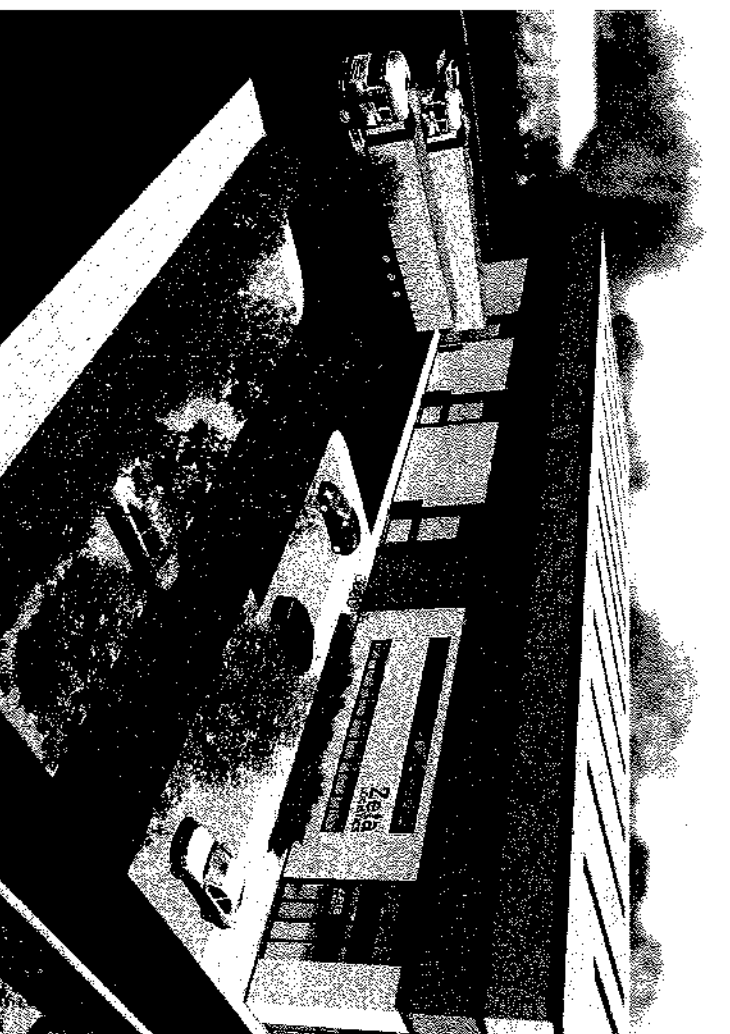
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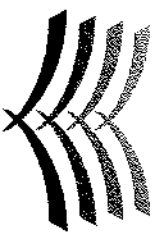
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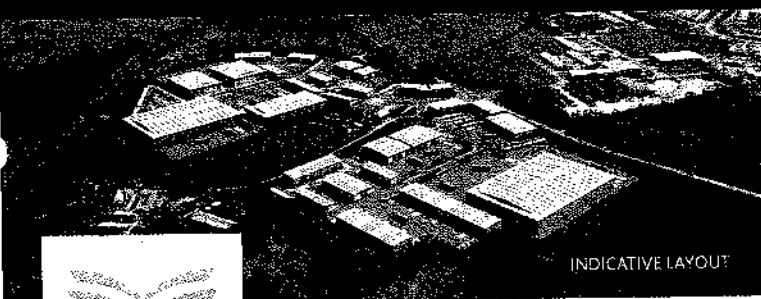
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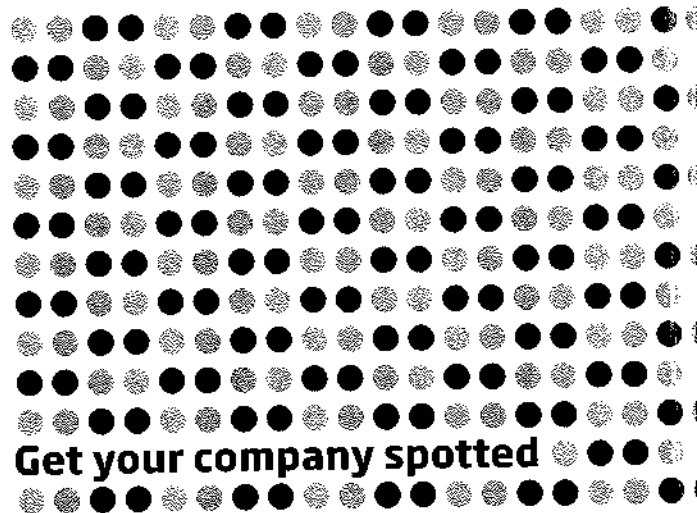
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Stonehenge better access on the agenda

There are also some development sites in Swindon, says Weir, but these are under developer control.

When it comes to Wiltshire in general and Swindon in particular, Weir says there is little space left, and little of quality. "There is the odd big building around, but if a business wants a substantial distribution hub it needs to start planning."

In the office market, activity has centred

on Swindon, where the cost of space has surged by 15 per cent. And part of that price pressure is due to a shift in usage, says Weir. "Some of the offices have been changed to residential with Permitted Development Rights. Companies are more interested in good-quality space now than in the past, as working patterns and expectations about the role of the office change.

Al Keck of digital agency Toinfinity, which is

based in Royal Wootton Bassett, just outside Swindon, has noticed the trend too. "I don't see the investment being put into business buildings. One of the reasons we had to move out of Swindon is because there wasn't the calibre of office space, with parking, to meet our needs," he says.

Quality stock in Swindon remains good value, however. "Grade A space is cheaper than secondary stock in Bristol, and these days tenants want better, energy-efficient buildings. So it's an attractive option for some businesses."

GOING PLACES

Businesses that do find warehouses or offices in Swindon and other centres will soon benefit from improvements to transport connections in the wider county.

"Investment in road infrastructure to the north and south of the region is moving ahead, including improvements to the A303," says Bradley of the LEP. "The investment there will mean improvements around Stonehenge and create an all-dual route from the M3 to the M5 at Taunton.

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Hawke Ridge Business Park set to redefine standards in commercial property

By Anita Jaynes on September 4, 2015

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With the UK's economy continuing to show impressive resurgence, Wiltshire is set to capitalise with work now under way to deliver a new business park at a key strategic location in the county. Hawke Ridge Business Park will raise the bar in commercial property standards in the region, with developers HPH Ltd committed to taking a fresh, occupier focussed approach to delivering the 35-acre enterprise hub at the heart of the A350 corridor.

Ground works have begun on the new business park, which is located between Trowbridge and Westbury with excellent access to key north-south and east-west road routes, as well as mainline rail services and will incorporate the very latest in high speed fibre optic broadband connectivity. Unlike other new commercial developments in the region which offer availability without any form of commitment, HPH Ltd has begun delivery of the park, representing a £2 million investment in the local economy on the part of the developer.



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Hawke Ridge Business Park will deliver tailor-made units which can accommodate a range of businesses in contemporary, energy efficient commercial space. With the flexibility to deliver up to a quarter of a million square feet in a single unit, Hawke Ridge is one of very few sites currently being delivered in Southern England that can accommodate a major national relocation or international relocation for a large space user.

Family-owned developers HPH Ltd have an enviable reputation across the region for their occupier focussed approach to commercial property. This will continue at Hawke Ridge with HPH Ltd seeking to work closely with occupiers to build bespoke accommodation tailored to the needs of the business. Commenting on HPH's unique approach, managing director, Lindsay Holdoway said:

"Our commitment is to provide new commercial space which meets the latest standards expected from the more demanding of occupiers, delivering the very latest levels of practicality, flexibility and efficiency. Our new business park at Hawke Ridge, is a case in point, where we will be delivering environmentally sustainable, efficient space, designed to meet the needs of our occupiers enabling their businesses to succeed and grow. We see ourselves as more than just a commercial property provider, rather a facilitator of enterprise. It's a two way process, by understanding and responding to an occupier's needs we can develop a property strategy which is co-ordinated with their business plan adding value to their business."

With construction work now under way, interested parties are now contacting HPH Ltd to take full advantage of the opportunity to have input on the design of their accommodation to meet the current and projected needs of their business.

For more information on opportunities at Hawke Ridge Business Park please call James Gregory at Alder King on 0117 317 1000 or John Mulholland at JLL on 0117 927 6691 or visit www.hawke-ridge.com

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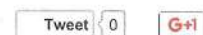
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Vision: Hawke Ridge Business Park

MILITARY MATTERS

Looking beyond infrastructure, skills are one of Wiltshire's biggest challenges, but also an opportunity. As a centre for military activities, Wiltshire has lots of ex-military and finding opportunities for their skills is a priority.

"Military people have great skills but it's sometimes hard to sell them to business. The risk is that they end up under-employed. They have lots of energy but translating that into opportunity is harder," says the LEP's Bradley.

The transition to a career in business is a big theme for the Institute of Directors in the region, says Simon Face. "The leadership and training we offer complements the work of the military. We've been working to ensure they are better exposed to commercial good practice and can present that to businesses."



Lindsay Holdoway

NEW BUSINESS PARK TO BENEFIT MANUFACTURING

Between Trowbridge and Westbury, and 15 miles from Bath, work has begun on a 35-acre business park targeting manufacturers. Supported by commercial property developer HPH, based in Bath, the £50m Hawke Ridge development will provide more than half a million sq ft of space, with units up to 250,000 sq ft, and support more than 1,000 jobs.

"Businesses that relocate to Hawke Ridge will be able draw on a large pool of skilled local labour," says HPH managing director Lindsay Holdoway. "There are seven market towns within commuting distance of the park. Bath is also within the catchment and similarly suffers from a severe shortage of business space."

He adds: "We are receiving approaches from large businesses planning to relocate to Wiltshire as well as local companies that are desperate for space to expand."

THE VIEW FROM TOINFINITY, ROYAL WOOTTON BASSETT

Insider caught up with managing director Al Keck.

How does Wiltshire work for your business?

The upside is easy connections to the rest of the country. It's easy to get to a lot of clients quite quickly. We also have a great location – beautiful offices in the countryside. But we can struggle to attract talent. Swindon, in particular, which we are near, is seen as an industrial town compared with others in Gloucestershire. There is a lot of innovation and great opportunities in the area but the county does not always communicate that message successfully. We would like Swindon and Wiltshire to be marketed as a great place to work and also for young people to come and study, at college or via apprenticeships.

How do you find the transport links?

The road and rail transport links are quite good. It's an to hour London, Southampton and Birmingham, and 40 minutes to Oxford and Bath, so it has a very good road network. It is also easy to get to airports, which is handy as we have clients in Scotland and Ireland.

The rail electrification upgrade will make a huge difference in the next few years. The commute from the big cities will be even quicker, especially from London. The only challenge in the county is that if you want to go south towards Salisbury there really is no fast route by road.

What's on your wishlist for Wiltshire's economic development?

We would like to see something similar

to what the GFirst local enterprise partnership in Gloucestershire has done – connecting businesses with students through the Growth Hub. We need a university, and every business owner in the area shares a vision to produce more local talent. At the moment there are a lot of digital-focused companies in the area – Nationwide and Dyson, for example – so we have a need for a lot of digital talent. But we are not producing it ourselves – we're having to look towards the bigger cities and further afield for individuals to come to Wiltshire. It would be great to have a further education system in Wiltshire with a strong focus on digital and tech skills. The challenge we have now is attracting talented people to move from Bristol and London in particular.



Stonehenge better access on the agenda

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WESTBURY

Brook Lane
Trading Estate

Northacre Park

West Wilts Trading Estate



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RIDGE

BUSINESS PARK

HAWKE RIDGE BUSINESS PARK

HAWKE RIDGE BUSINESS PARK

Westbury BA13 4LD



- 35 acre business park providing units up to 250,000 sq. ft.
- Catchment area with a population of over 195,000 (projected to grow to 240,000 by 2026)
- Wide range of uses including production, R&D, storage and distribution
- Potential for roadside uses
- Central Wiltshire location with access to A350 and passenger rail network
- Serviced sites and 'Build to Suit' opportunities
- Choice of high speed broadband providers
- High capacity electrical connections
- A well landscaped environment with generous planting and screening

Hawke Ridge Business Park is located at the heart of Wiltshire's commercial hub and is designed to meet the needs of forward thinking companies.

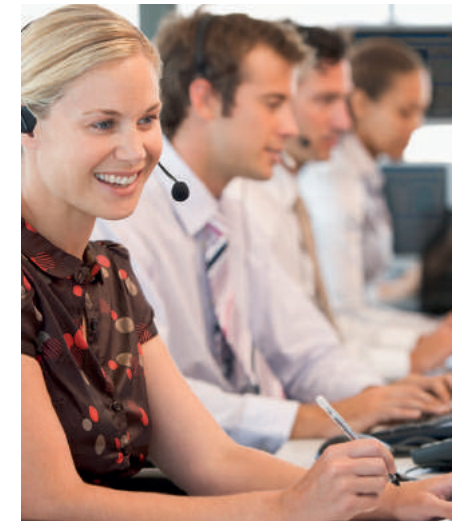
The business park has planning consent for up to 500,000 sq. ft. of employment space and offers the opportunity for a wide range of businesses to locate here. The frontage sites are well suited for roadside uses such as showrooms, hotel and drive-through restaurant/café.

Occupying a strategic location on the A350, and located on the main rail line from London to the South West, Hawke Ridge Business Park is ideally situated for a wide range of uses including research and development, offices, storage, distribution and production.

Hawke Ridge will feature bespoke contemporary units tailored to the needs of each occupier and the development will aim to deliver the latest standards in sustainable construction and energy efficiency. All premises will have the choice of high speed broadband provider, potential high capacity electrical connections and good transport links.

The development will deliver high quality commercial space within a landscaped setting making it a perfect environment in which to do business. Wiltshire offers many lifestyle advantages as well as a highly skilled workforce.

Please take a look inside and find out more about the most important commercial development in the heart of Wiltshire.



INDUSTRIAL & DISTRIBUTION



OVERVIEW

Hawke Ridge Business Park provides an opportunity for industrial and distribution businesses across the region to occupy modern bespoke space in a high quality managed environment.

Westbury benefits from excellent road and rail links. It is already a proven and established industrial location with many occupiers in the adjacent West Wilts Trading Estate and Northacre Park.

This combined area of employment which exceeds 190 acres includes occupiers such as Welton Bibby & Baron, Audience Systems, Rygor Commercial Ltd, Arla Foods UK, Tuffnells Parcel Express, Taylor Davis and The Spectra Group.

A variety of unit sizes to suit occupiers' specific needs can be delivered.

DEVELOPMENT PROPOSAL

- Unit sizes up to 250,000 sq. ft.
- Large external yard areas can be provided
- Excellent road, rail and IT infrastructure
- No operating restrictions
- B1/B2 & B8 planning consent in place
- Build to suit opportunities available immediately
- Managed and landscaped business park setting

INDICATIVE SPECIFICATION

- High quality construction
- 6-15 metre eaves heights
- 30-50 Kn m² floor loadings
- High capacity electricity supply available if required
- Full tenant fit out options to suit occupier requirements



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OFFICE/RESEARCH & DEVELOPMENT



OVERVIEW

Hawke Ridge Business Park provides an opportunity for Research & Development and Office businesses across the region to occupy modern bespoke space in a high quality managed environment.

Drawing on a significant catchment population of over 195,000 (projected to grow to 240,000 by 2026) and with excellent communication links, Hawke Ridge Business Park is ideally located to cater for office occupiers in the mid-Wiltshire area seeking new efficient accommodation.

Major occupiers who have chosen to locate in the area include Danone (Nutricia), Herman Miller, Alliance Pharmaceutical, Scisys, Good Energy and Hitachi.

DEVELOPMENT PROPOSAL

- Excellent road, rail and IT infrastructure
- No operating restrictions
- Choice of high capacity broadband providers
- Managed and landscaped business park setting
- Public transport connections

INDICATIVE SPECIFICATION

- High quality design
- Excellent natural light
- Suspended ceilings and LG7 lighting
- Natural ventilation
- High energy efficiency
- Potential for laboratory space and "clean rooms"
- Car parking and service yards to suit
- Bespoke design and layout to meet occupier requirements



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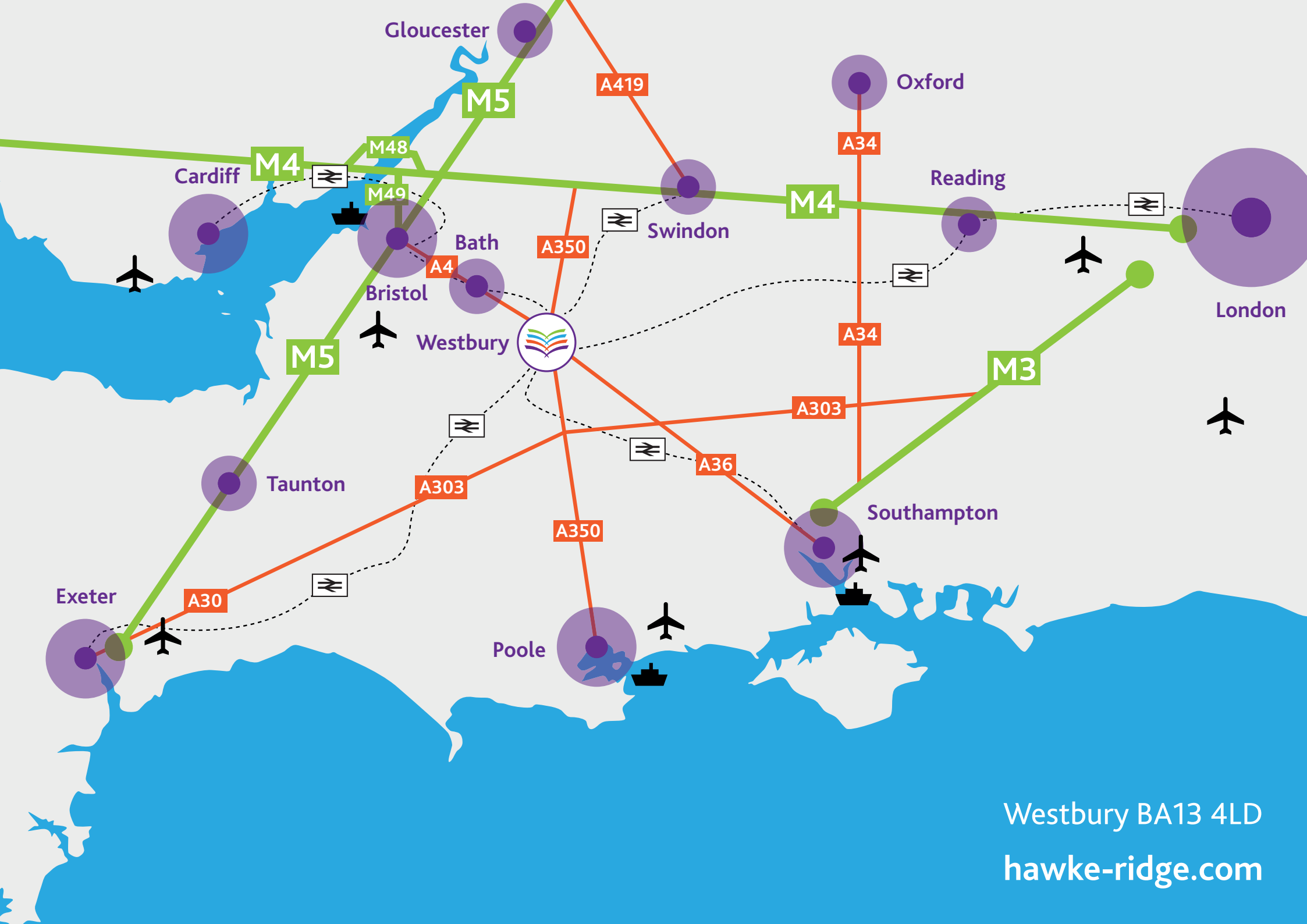
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TRANSPORT CONNECTIONS

Hawke Ridge Business Park is located adjacent to one of the largest employment areas in the South West with a combined area in excess of 190 acres.

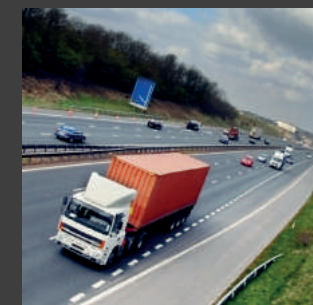
The business park lies just to the north west of Westbury, a thriving market town in west Wiltshire with many road and rail connections across the region including the A36 and A350 trunk roads which connect to the M4, M5 and A303 corridors to London, the Midlands and the South West.

The ports of Southampton, Avonmouth and Royal Portbury are all within a one to two hour HGV drive time. The town is on a major rail interchange with direct services to London, Bristol, Exeter, Plymouth and Penzance.

Bristol International airport is 30 miles away and offers flights to a wide range of national and international destinations, including the USA.



DESTINATION	DISTANCE	HGV DRIVE TIME	DESTINATION	DISTANCE	HGV DRIVE TIME
Bath	18 miles	50 minutes	Southampton	72 miles	2 hours 20 minutes
Swindon	36 miles	1 hour 15 minutes	Cardiff	74 miles	2 hours 22 minutes
Bristol	43 miles	1 hour 25 minutes	Reading	87 miles	2 hours 40 minutes
Avonmouth	48 miles	1 hour 38 minutes	Portsmouth	89 miles	2 hours 53 minutes
Poole	53 miles	2 hours 22 minutes	Exeter	90 miles	2 hours 55 minutes
Taunton	68 miles	2 hours 24 minutes	London	115 miles	3 hours 50 minutes



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Development by

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Commercial Property

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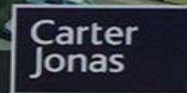
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MERLIN

8,500 - 36,000 sq. ft.

Four warehouse/industrial
units with detailed
planning consent



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Wiltshire Council shows support for new employment hub



Councillor Fleur de Rhe-Philipe, Councillor Jerry Wickham, Chris Wordsworth and Lindsay Holdoway

5 days ago / **Robin Murray**, Reporter / [RobinNewsWilts](#)



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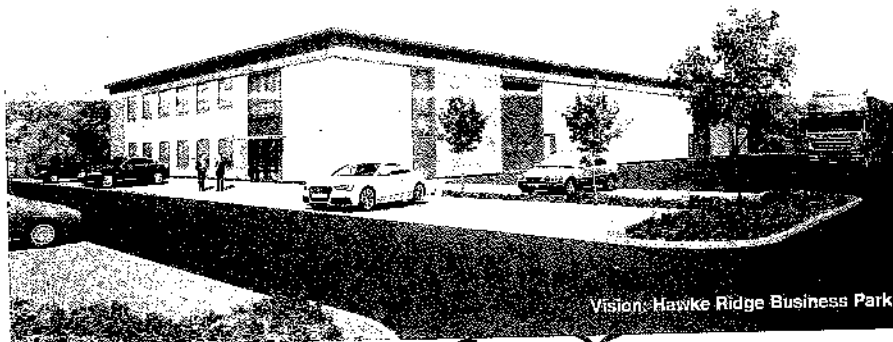
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A NEW strategic employment hub has been given the thumbs up by Wiltshire's political leadership as it prepares to welcome its first occupants.

Ground works are now complete at Hawke Ridge Business Park, near Westbury, and an application for the first four units is currently with Wiltshire Council.

[illegible]

www.ijer.com



Vision: Hawke Ridge Business Park

MILITARY MATTERS

Looking beyond infrastructure, skills are one of Wiltshire's biggest challenges, but also an opportunity. As a centre for military activities, Wiltshire has lots of ex-military and finding opportunities for their skills is a priority.

"Military people have great skills but it's sometimes hard to sell them to business. The risk is that they end up under-employed. They have lots of energy but translating that into opportunity is harder," says the LEP's Bradley.

The transition to a career in business is a big theme for the Institute of Directors in the region, says Simon Face. "The leadership and training we offer complements the work of the military. We've been working to ensure they are better exposed to commercial good practice and can present that to businesses."

HAWKE RIDGE
BUSINESS

Lindsay Holdoway

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NEW BUSINESS PARK TO BENEFIT MANUFACTURING

Between Trowbridge and Westbury, and 15 miles from Bath, work has begun on a 35-acre business park targeting manufacturers. Supported by commercial property developer HPH, based in Bath, the £50m Hawke Ridge development will provide more than half a million sq ft of space, with units up to 250,000 sq ft, and support more than 1,000 jobs.

"Businesses that relocate to Hawke Ridge will be able draw on a large pool of skilled local labour," says HPH managing director Lindsay Holdoway. "There are seven market towns within commuting distance of the park. Bath is also within the catchment and similarly suffers from a severe shortage of business space."

He adds: "We are receiving approaches from large businesses planning to relocate to Wiltshire as well as local companies that are desperate for space to expand."

THE VIEW FROM TOINFINITY, ROYAL WOOTTON BASSETT

Insider caught up with managing director Al Keck.

How does Wiltshire work for your business?

The upside is easy connections to the rest of the country. It's easy to get to a lot of clients quite quickly. We also have a great location – beautiful offices in the countryside. But we can struggle to attract talent. Swindon, in particular, which we are near, is seen as an industrial town compared with others in Gloucestershire. There is a lot of innovation and great opportunities in the area but the county does not always communicate that message successfully. We would like Swindon and Wiltshire to be marketed as a great place to work and also for young people to come and study, at college or via apprenticeships.

How do you find the transport links?

The road and rail transport links are quite good. It's an hour to London, Southampton and Birmingham, and 40 minutes to Oxford and Bath, so it has a very good road network. It is also easy to get to airports, which is handy as we have clients in Scotland and Ireland.

The rail electrification upgrade will make a huge difference in the next few years. The commute from the big cities will be even quicker, especially from London. The only challenge in the county is that if you want to go south towards Salisbury there really is no fast route by road.

What's on your wishlist for Wiltshire's economic development?

We would like to see something similar

to what the GFirst local enterprise partnership in Gloucestershire has done – connecting businesses with students through the Growth Hub. We need a university, and every business owner in the area shares a vision to produce more local talent. At the moment there are a lot of digital-focused companies in the area – Nationwide and Dyson, for example – so we have a need for a lot of digital talent. But we are not producing it ourselves – we're having to look towards the bigger cities and further afield for individuals to come to Wiltshire. It would be great to have a further education system in Wiltshire with a strong focus on digital and tech skills. The challenge we have now is attracting talented people to move from Bristol and London in particular.



BUSINESS THE EXCHANGE *Swindon & Wiltshire*

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Hawke Ridge Business Park set to redefine standards in commercial property

By Anita Jaynes on September 4, 2015

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With the UK's economy continuing to show impressive resurgence, Wiltshire is set to capitalise with work now under way to deliver a new business park at a key strategic location in the county. Hawke Ridge Business Park will raise the bar in commercial property standards in the region, with developers HPH Ltd committed to taking a fresh, occupier focussed approach to delivering the 35-acre enterprise hub at the heart of the A350 corridor.

Ground works have begun on the new business park, which is located between Trowbridge and Westbury with excellent access to key north-south and east-west road routes, as well as mainline rail services and will incorporate the very latest in high speed fibre optic broadband connectivity. Unlike other new commercial developments in the region which offer availability without any form of commitment, HPH Ltd has begun delivery of the park, representing a £2 million investment in the local economy on the part of the developer.



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Hawke Ridge Business Park-Occupier Enquiries - Detailed discussions/Proposals

50,000 sq. ft requirements and above

Local major employer with international parent
65,000 to 140,000 ft.²

Proposal

Requirement for storage has been in existence since pre-2014. Meetings held with agent and occupier presenting opportunities at HRBP. Proposals made on 140,000 ft.², 95,000 ft.² and 65,000 ft.² units at varying times. Foreign board decision to proceed required. 4 acre site only land offer made in 2017. Internal review of space requirements proceeding internationally. Requirement on hold 2018. Potential requirement covered short term by Somerset based 3PL Contractor. Initial availability discussed spring 2019 but requirement then evaporated.

International furniture manufacturer
140,000 ft.²

Detailed discussions with clients agent 2010 - 2014. Drawings prepared in conjunction with occupier's architect and proposal made on 10 acre land sale 2014. Decision made to locate to Melksham as HRBP infrastructure unlikely to be complete-prematurity. Melksham also closer to existing facilities in Chippenham and to M4 for distribution.

National chilled food distributor
50,000 ft.² high bay warehouse

HPH visited Midlands based logistics HQ of operator to ascertain exact requirements connected to existence of dairy in Westbury. Detailed designs prepared with rental and freehold proposals on 3.5 acre site. Requirement shelved due to occupier not securing contract 2015

Warminster occupier
50,000 ft.²

Operating out of piecemeal spread of units in poorly managed industrial estate. HPH met occupier 2016. Freehold and leasehold proposals made. Very budget driven. Unable to afford new build. Requirement remains live, but budget driven. Considering land purchase autumn 2018

Trowbridge occupier
140,000 ft.² on 7 acres

Requirement for storage and distribution of printed matter-stationery. Detailed discussions and several meetings with client's agent. Proposals made on freehold and land basis. Requirement shelved due to takeover by 3rd party company.

London Based food manufacturer

Require 15 acre site land for relocation of major food manufacturing facility to Wiltshire. Needs to be "Quirky". HRBP employment land value quoted considered too expensive. Subsequently acquired unserviced quarry site in Wells 2017.

Devizes Engineering Co.

60,000 sq ft.

Requirement Nov 18 for immediate storage space satisfied locally by freehold purchase of smaller nearby building. Requirement thus satisfied in short term. Concern about impact of Brexit on business.

Heathrow Hub Requirement

30-50 acres

Detailed proposal made for SW region site for modular assembly of Terminal 6. Bid did not succeed beyond the first round. Adjacent site at Westbury cement works promoted by Wiltshire Council now shortlisted.

Devizes Food Manufacturer

50,000 ft.²

Requirement for new factory with high-capacity electrical supplies. Westbury of interest due to new labour pool. Initial discussions ceased due to internal corporate restructuring. Requirement shelved December 2017

Bath based bathroom distributor

120,000 ft.²

HPH met client's agent 2016 with proposal at HRBP. Preference for M4, M5 location near Bristol. Ultimately took 200,000 ft.² unit at Portbury.

Chippenham Component Distributor

75,000sq ft approx..

Requirement for new High Bay distribution warehouse to be available 2020. Prefer motorway location.

25-50,000 ft.² requirements

Chippenham engineering occupier

35-40,000 ft.²

HPH met occupier and agent on site 2016. Agent suggested newbuild should be £85-£90 per square foot! HRBP unable to accommodate. Occupier prefers to stay in Chippenham and renegotiate existing premises.

Melksham packaging occupier

Discussions and negotiations 2015-2017. Proposal made on 35,000 ft.² unit. Preference for land purchase. Budget driven.

Acquired additional leasehold units nearby.

National Charity

30-40,000 Sq Ft

Initial interest expressed autumn 2018. Early discussions re potential specification with agent acting allegedly for client.. Requirement evaporated Feb 2019.

Trowbridge engineering occupier

30-40,000 ft.²

Numerous discussions with occupiers representatives. (Planners and Architects) Budget driven. Land sale offered as wish to self-construct. Merlin unit 1 ideal opportunity. Requirement remains quietly active Spring 2019 but unlikely to be able to afford HRBP. Apparent lack of occupier momentum.

Northern drinks company

25,000 ft.²-2.25 acres.

Detailed proposals made 2016 including design layout for brewery with distribution and on-site sales. Price expectations unrealistic. Acquired second hand accommodation in Calne.

Melksham/Westbury newco

30-40,000 ft.²

Requirement for storage, distribution and minor assembly. HPH met occupier and discussed both newbuild and second hand proposals in Westbury/HRBP. Heads of terms issued on new freehold unit. Acquired additional existing accommodation in Melksham.

National parcel distributor

15-40,000 ft.²

2016 requirement within 10 mile radius of Trowbridge. Requirement shelved and replaced with dormant requirement for 15,000 ft.².

London based furnishings retailer/ e tailer.

30-40,000 ft.²

Proposal made for bespoke unit at HRBP. Acquired part unit at Chippenham. Preferred proximity to M4.

Westbury packaging company

40-50,000 ft.²

Budget driven requirement for manufacture and storage of packaging materials. Detailed terms quoted. Too expensive.

Ultimately acquired inferior second hand accommodation in Melksham

Trowbridge Pharma Research Co

25,000 sq ft.

Required 25,000 sq ft unit with good power supply Dec 2019. Have extended lease on existing premises until 2021 and deferred commitment to build new research facility.

5-25,000 ft.² Requirements

Devizes safety products manufacturer

8-10,000 ft.²

Terms quoted for relocation of existing facility to HRBP. Agent meeting with occupier. HRBP declined owing to additional costs of relocation.

Trowbridge occupier

8000 ft.² storage / assembly

Terms agreed March 2018 on Merlin Unit 3. HPH require additional commitment from other occupiers to commit to viable development of Merlin phase. Subsequently occupier unable to wait and acquiring unit in Trowbridge.

South-Western self storage company

10,000 ft.² High Bay

Interested in road frontage plot. Inspected 2018. Confirmed interest subject to successful implementation of Roadside Scheme. Now unlikely (Spring 2019) unless HRBP well occupied and plot sold at discounted site value.

Trowbridge electronics engineering company

10,000 ft.² plus additional car parking.

Discussions 2016-2018 and proposals made together with site and client meetings with occupier. HRBP would be acceptable however occupier encourages cycling to work and no safe cycle connections from Trowbridge to Westbury. HRBP declined.

Westbury manufacturer

15,000 ft.²

Discussions between 2016 and 2018 meetings with occupier on site. Proposal for 9000 ft.² standalone building plus additional parking at HRBP.

Ultimately decision to remain in existing accommodation and refurbish less costly than paying dilapidations and acquiring new unit at HRBP.

Devizes building product supplier.

15-20,000 ft.²

Proposal of HRBP discussed however owing to bulk volume of products newbuild not economic. Subsequently acquired cheap accommodation at Melksham hangars at £3 sq. ft.

Warminster food distributor

10-15,000 ft.² high bay chilled warehouse.

Detailed proposal made for new unit at HRBP. Very cost sensitive. Client adamant to carry out self-build. Site acquired 2017 Warminster Business Park

Westbury promotional goods supplier

20-25,000 ft.²

Several meetings with occupier endeavouring to combine operations in Bath and Westbury. Proposals made 2016/17. Preferred to avoid expansion in accommodation by use of 3PL operator. Relocated to Warminster 2018 owing to takeover of existing Warminster company.

Westbury leisure vehicle retailer.

10,000 ft.² showroom plus 2 acre yard storage.

Price sensitive and use not compatible with HRBP. Acquired alternative site in Westbury 2017

Salisbury hi-tech manufacturer

6-10,000 ft.²

Several meetings with occupier on site 2016 and proposals made. Subsequently established that occupier relocated to Amesbury.

Somerset food manufacturer

12-15,000 ft.² with specialist drainage requirement.

Meetings with occupier and proposal made. Subject to merger with other food manufacturer Requirement shelved 2016.

1000-5000 ft.² requirements

Westbury/Bath appliance retailer/distributor

3000 ft.²

Detailed proposal made for new unit. Occupier price sensitive. Refurbished second hand unit taken in Westbury 2017.

Westbury flooring company

1500 ft.²

Initially very keen 2017. Heads of terms issued. Assistance with bank finance provided but would not proceed to detailed legal discussions. Unable to make contact. Believed now to have sold business 2018.

Westbury small engineering company

3500 ft.²

Initial contact in 2015 and meeting at occupiers site. Require additional incoming power supply and adjacent bin store area. Initially very keen but price sensitive. Ultimately 2017 acquired half acre land on West Wilts to develop own building.

Trowbridge graphics display company

1500 ft.²

Terms agreed, and heads of terms issued March 2017. Extended delay in progressing legals. February 2018 requirement shelved.

Office equipment supplier, Trowbridge

3500 ft.² with high office content and extra parking

Detailed discussions and presentation with proposals made 2016-2017. Occupier feels HRBP a little "expensive". Believed to have taken accommodation in Trowbridge.

National car parts distributor

1500 ft.²

Immediate August 2016 requirement but requires guaranteed delivery date. Taken unit at Commerce Park Frome

Bath sports goods distributor

2500 ft.²

Initially November 2016 very interested. Proposal made. Price sensitive. Decided March 2017 to take unit at Commerce Park, Frome

Westbury youth gym

3-4000 ft.²

Several meetings, freehold proposals and discussions on detailed design for this D2 use. Price sensitive affordability issue. Committed to lease on Westbury town centre unit June 2017.

Westbury car engineers/mechanics

2000 ft.²

Initially interested in up to 2 units combined for two hydraulic car lifts. Detailed proposal made 2016. Very price sensitive. Unable to proceed.

Trowbridge joinery company

1500 ft.²

On-site meeting. Feb 2017 proposal made. Too expensive. Will wait and see once units are built.

Radstock engineering company

2-3000 ft.²

Proposal made Feb 2017 and Heads of Terms agreed. Reluctance to proceed. Preference for Bradford-on-Avon area. Finally decided not to proceed and keep looking closer to BOA.

Westbury events supplier.

3000 ft.²

HPH met occupier April 2017 Proposal made on unit but price sensitive. Last known to be viewing refurbished second hand space in Westbury.

Westbury mobility equipment retailer
3000 ft.²

Met occupier on several occasions 2017 proposals made and Heads of Terms drafted. Very price sensitive. Do not require mezzanine. Now known to be selling business 2018/19.

Offices

Locally based insurance company
2500 ft.²

Detailed proposal made and discussion with occupiers agent. Terms agreed. Need to progress immediately June 2017. Requirement subsequently shelved October 2017

Frome occupier
5-10,000 ft.²

New build proposal made October 2016 for self-contained building with parking. Occupier price sensitive. Ultimately acquired existing industrial unit for conversion to offices in Frome 2018

Land Sale Discussions

Trowbridge Occupier
35 Acres

April 2022 Detailed discussions to acquire the whole site. However, discussions were not progressed and the operator decided to expand on their existing premises.

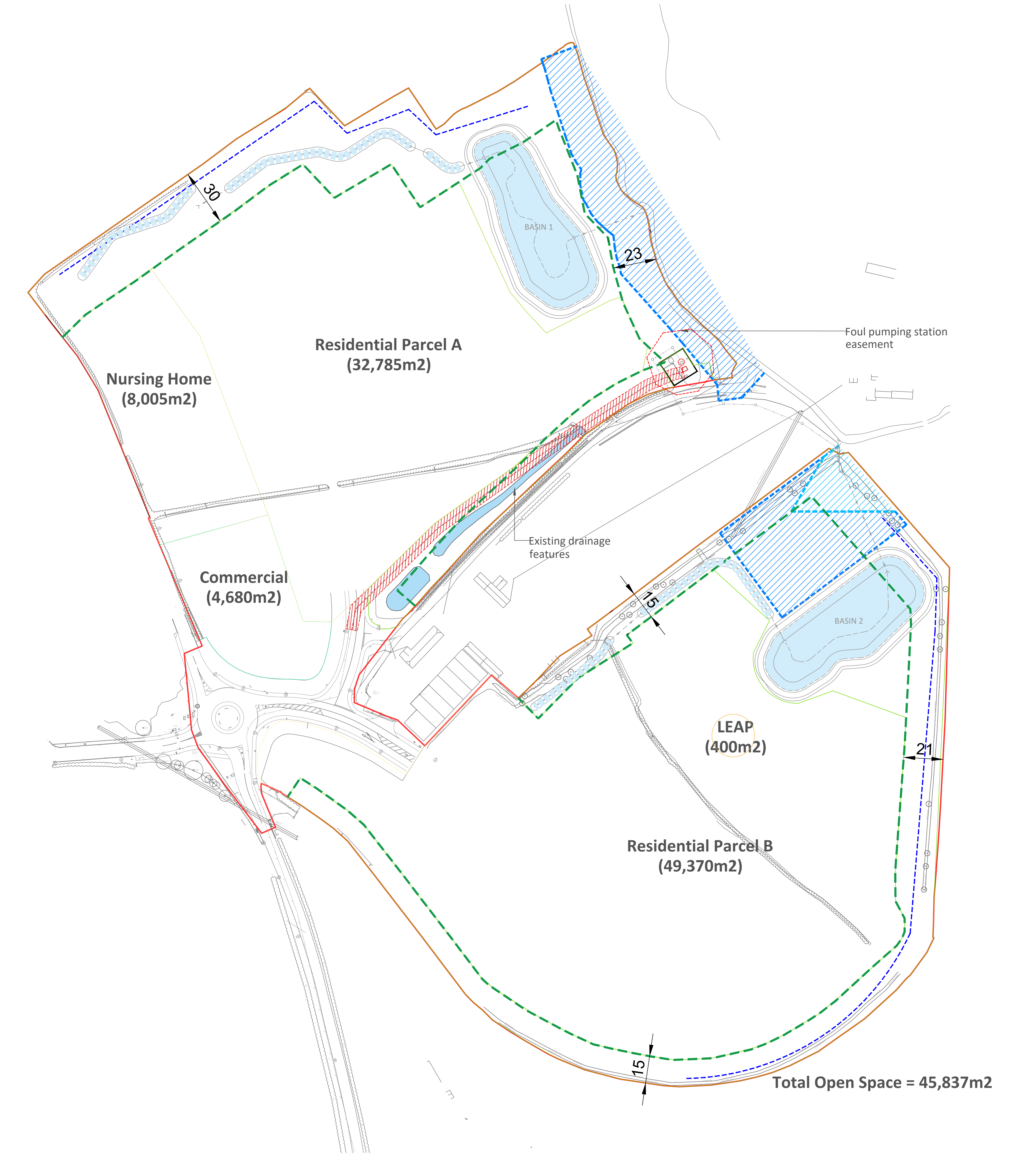
Trowbridge Occupier
17.5 Acres

Dec 21 and Early 2022 in discussions with a Regional manufacturer , storage and distribution occupier for half the site however, they subsequently withdrew due to changes in economic climate.

National Fulfilment and Delivery Company
17.5 acres over two parcels

Terms agreed and planning submitted to build a warehouse distribution facility, substantial planning delays incurred and in this time frame the market changed and the occupier subsequently withdrew from the transaction in the spring of 2023.

Appendix C



Key:

	Outline application boundary
	1% AEP Fluvial Event
	0.1% AEP Fluvial Event
	Bat mitigation corridor
	Foul pumping main easement
	Proposed drainage basin
	Proposed drainage swale
	Proposed filter drain

Rev	Note	Date
P4	Updated to client comments	08.10.25
P3	Updated to PS comments & latest drainage appraisal	07.10.25
P2	Updated to PS comments	01.10.25
-	-	-



GREENHALGH
Landscape Architecture

Project
Hawke Ridge Business Park,
Westbury

Drawing Name Preliminary Land Use Areas with Constraints		
Drawn By BS	Checked By IG	Scale 1:1000 @A1
Job No. 360	Status S1	
Drawing No. 360_GLA_XX_XX_DR_L_0007	Rev P4	

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