

Wiltshire Council
Development Management
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

3rd August 2026
EMAIL ONLY

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION FOR PLANNING PERMISSION FOR PROVISION OF CYCLE AND REFUSE STORAGE FACILITIES AND ASSOCIATED EXTERNAL WORKS

Green Square Accord, Methuen Park, Chippenham, SN14 0GU

Rackham Planning Ltd are instructed by Chipping Sodbury Developments (*"the applicant"*) to submit an application for planning permission for the erection of cycle and refuse storage facilities and associated works at the Green Square Accord Office Building, Methuen Park, Chippenham, SN14 0GU (*"the application site"*).

The application seeks planning permission for the provision of cycle and refuse storage facilities within the existing site. The proposed works comprise the installation of 2no. new secure cycle stores and 2no. refuse stores.

The proposed works are intended to improve the functionality and long-term viability of the building whilst making it more attractive to potential future occupiers. The proposals do not involve any extensions or other alterations to the existing buildings.

This supporting statement provides background and context to the application and demonstrates that the proposed works represent an appropriate and proportionate form of development that accords with the Development Plan and relevant national planning policy. The following documents, plans and drawings have been submitted via the Planning Portal (PP-14993532) in support of this application:

- Completed application form and ownership certificates;
- Supporting Planning Statement (contained within this letter);
- Community Infrastructure Levy (CIL) Additional Information Form;
- The following drawings prepared by David Cahill Design Consultants:
 - o Site Location Plan (drg no. 3942 103a);

- o Existing Site Plan (drg no. 3942 100);
- o Proposed Site Plan (drg no. 3942 101b)
- o Proposed Bike Store details (drg no. 3942 102a)
- o Typical bin store details (drg no. 3942 104)

A payment to cover the application fee of **£618.00** (and the Planning Portal administration fee of **£91.00**) will be made via the planning portal.

Site context

The application site comprises the existing Green Square Accord office premises at Methuen Park, Chippenham (**image 1**). The site includes the existing office building, associated parking, access arrangements and external servicing areas. It is located within the established built-up area of Chippenham, with the surrounding area comprising a mix of commercial, employment and residential uses. The site is served by an existing vehicular and pedestrian access arrangements from Methuen Park.

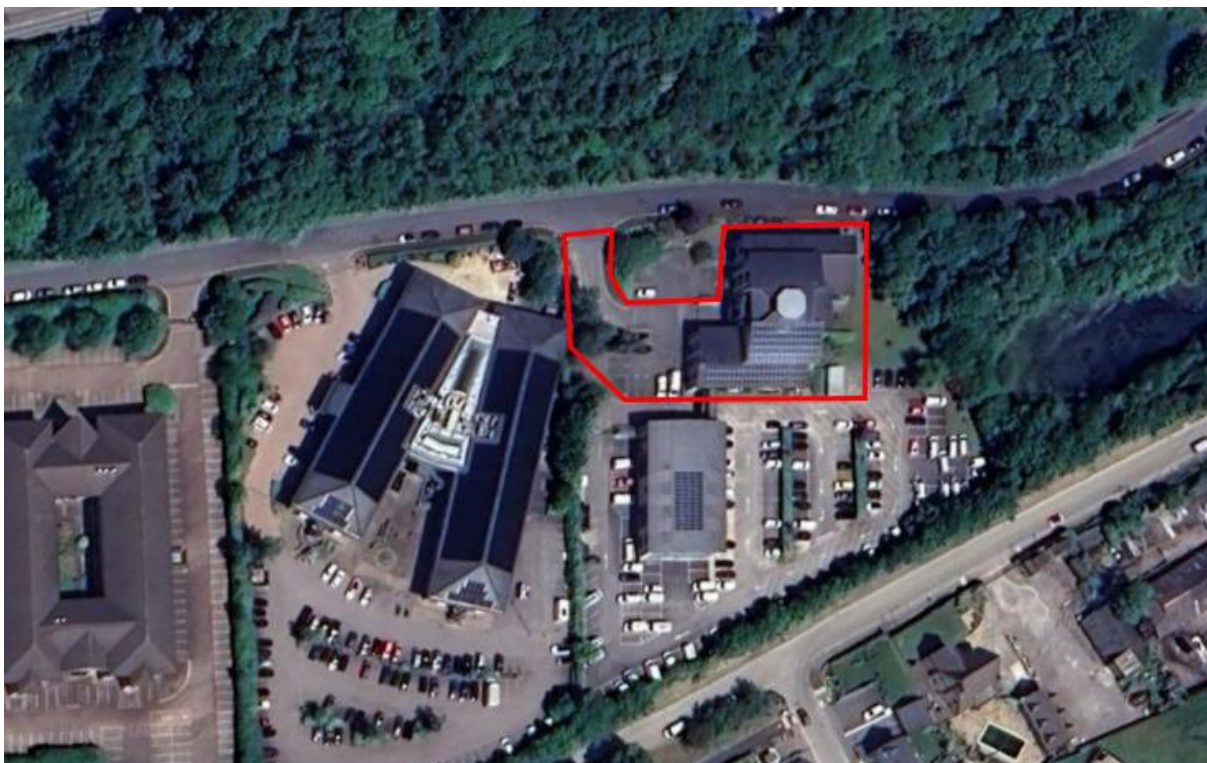


Image 1 – Aerial image of the application site (Source: Google Maps)

The site does not contain any statutorily listed buildings nor are there any in the nearby vicinity. The nearest being the Grade II Listed 'The Pheasant Public House' approximately 280m to the north east (**image 2**). The site is not located within a Conservation area.

The site is located entirely within Flood Zone 1 and is therefore at the lowest risk of flooding, according to the Environment Agency (**image 3**).

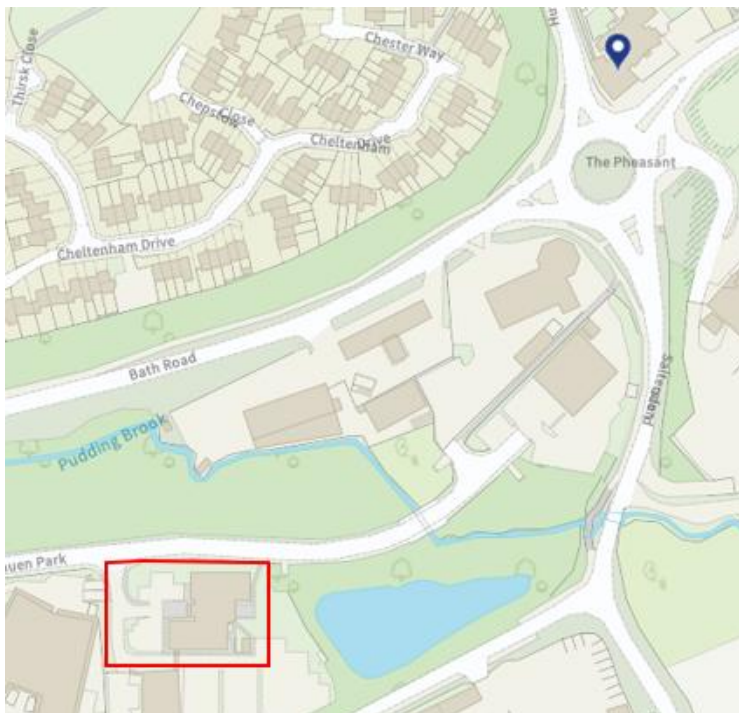


Image 2 – Map showing nearby heritage assets (Source: Historic England)



Image 3 – Flood Risk Map for Planning (Source: Environment Agency)

Planning History

The application site has been the subject of a number of planning and advertisement consent applications, primarily relating to signage, minor alterations and other operational development associated with the commercial units.

There is no planning history that is considered directly relevant to the determination of this proposal.

Proposal

The application seeks planning permission for the provision of cycle and refuse storage facilities and associated external works to serve the existing office building at Green Square Accord, Methuen Park, Chippenham.

The proposed works comprise the installation of dedicated secure cycle storage within the existing external areas of the site, together with associated refuse storage provision, as shown on the proposed site layout (**image 4**).

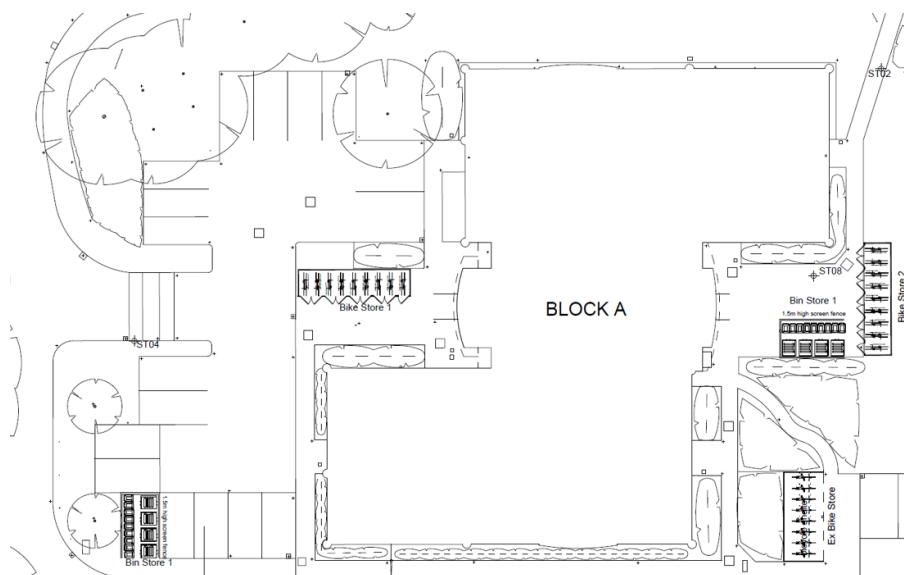


Image 4 – Proposed Site Layout (drg ref. 3942/101B)

The cycle stores would be modest timber structures, with timber cladding, timber shingle roofs, secure doors and Sheffield stands fixed internally (**image 5**). The proposed facilities would provide secure, dedicated and conveniently located cycle parking for staff and visitors.

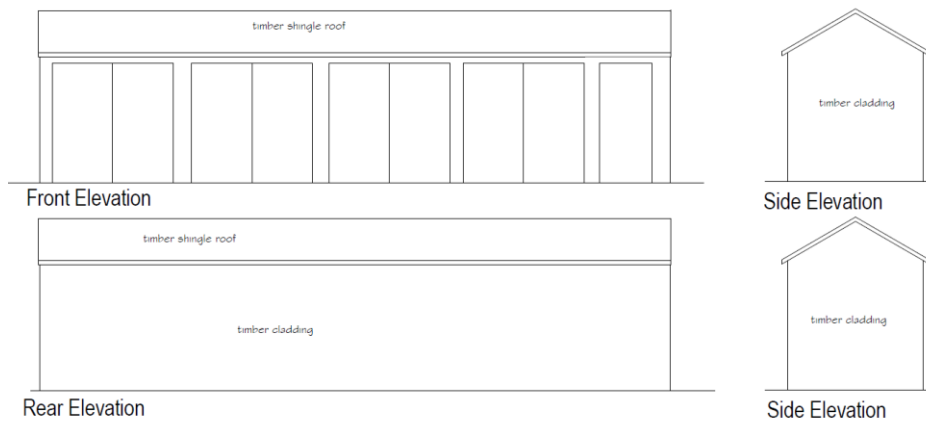


Image 5 – Proposed Bike Store details (drg ref. 3942/102A)

The proposed refuse storage areas will provide a dedicated and enclosed bin store in two locations within the site. The store would be screened from the wider site by a modest screen fence and would provide a clear, organised area for refuse and recycling storage (**image 6**).

The proposed bin stores have been conveniently located for occupiers of the existing office building, while also remaining accessible for servicing and collection purposes. The provision of a dedicated refuse storage area would improve the current servicing arrangements and help ensure refuse and recycling can be managed safely and efficiently within the site.

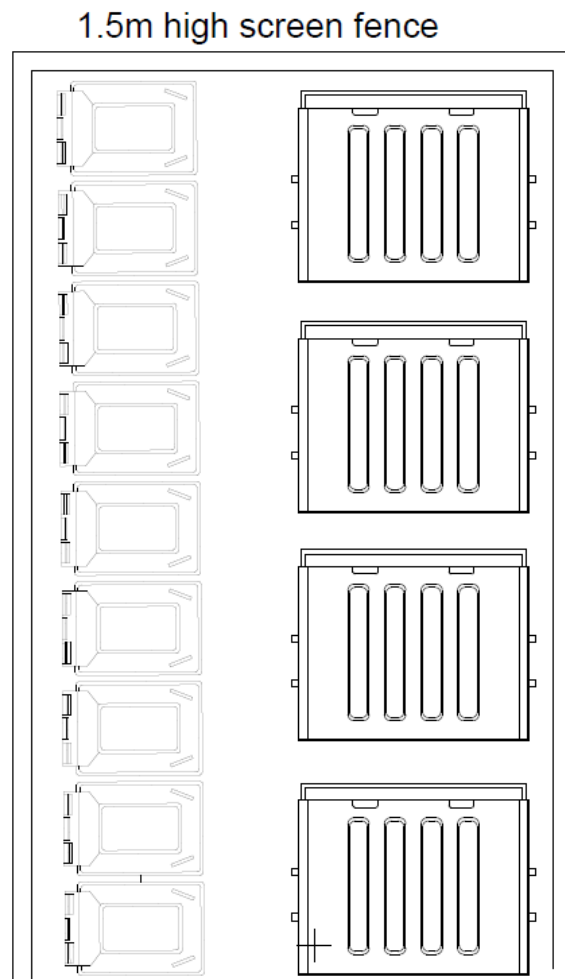


Image 6 – Typical bin store detail (drg no. 3942/104)

Overall, the proposals represent minor ancillary works which would improve the functionality, servicing and day-to-day operation of the existing office building.

Planning Policy Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the application site comprises the Wiltshire Core Strategy (adopted 2015), the Chippenham Site Allocations Plan (2017) and the made Chippenham Neighbourhood Plan (2024), insofar as they are relevant to the proposed development. Material considerations include the National Planning Policy Framework (NPPF) (adopted December 2024 and updated February 2025).

Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development, whilst **paragraph 135** requires development to be visually attractive, sympathetic to local character and maintain a strong sense of place.

Furthermore, **Section 6** of the NPPF further recognises the importance of building a strong, competitive economy and supporting the vitality and viability of town centres.

At the local level, **Core Policy 57** of the Core Strategy requires development to achieve '*a high standard of design and place-shaping, including by responding positively to the character and appearance of the surrounding area*'. **Core Policies 60** and **61** both seek to reduce the need to travel by private car and encourage the use of sustainable transport alternatives. **Core Policy 64** relates to demand management and parking provision. Additionally, **Core Policy 35** seeks to safeguard and support the continued role of Principal Employment Areas.

The application proposes modest ancillary external works to support the existing use of the building and thus supports the objectives of **Core Policy 35**.

In design terms, the proposed cycle stores would be timber structures located within the existing external areas of the site. Their scale, siting and appearance would be appropriate to the established character of the site and would not appear visually prominent or intrusive within the wider street scene. The proposed refuse storage area would also be modest in scale and screened from the wider site, providing a more organised and visually contained arrangement for refuse and recycling storage. The proposed works would improve the functionality and servicing of the existing office building. In particular, the provision of secure and dedicated cycle parking would support sustainable travel choices for staff and visitors, in accordance with the objectives of Core Policies 60 and 61. The proposals would not alter the existing vehicular access arrangements, reduce highway safety or generate any additional vehicle movements.

The dedicated refuse storage area would be conveniently located for occupiers of the existing building, while remaining accessible for servicing and collection purposes. The proposal would therefore improve the day-to-day operation of the site and ensure refuse and recycling can be stored and managed safely and efficiently.

In respect of neighbouring amenity, the works are minor in scale and would be contained within the existing site. The proposals would not result in any unacceptable impacts in terms of noise, overlooking, overshadowing, loss of light or general disturbance. The application site is not within a Conservation Area and does not contain any listed buildings. Given the limited scale and nature of the works, the proposals would not give rise to any adverse heritage impacts. Similarly, the works would not introduce any vulnerable use, materially alter existing drainage arrangements or increase flood risk elsewhere.

Overall, the proposals represent a modest and proportionate form of ancillary development which would improve the functionality, servicing and sustainable transport credentials of the existing office building. The development accords with the relevant provisions of the Wiltshire Core Strategy, the Chippenham Neighbourhood Plan and the NPPF.

Summary

This application seeks planning permission for the provision of cycle and refuse storage facilities and associated external works to serve the existing office building at Green Square Accord, Methuen Park, Chippenham.

The proposals are modest in scale and would be contained within the existing site and are intended to provide improved ancillary facilities to support the existing use of the building.

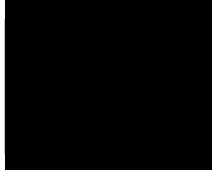
The proposed cycle stores would provide secure and conveniently located cycle parking for occupiers and visitors, thereby supporting sustainable travel choices. The proposed refuse storage area would provide a dedicated, screened and accessible location for refuse and recycling storage, improving the day-to-day servicing and management of the site.

The works have been appropriately sited and designed having regard to the existing developed character of the site. They would not result in any unacceptable impacts upon visual amenity, neighbouring amenity, highway safety, heritage assets or flood risk.

Having regard to the Development Plan as a whole, together with all other material considerations, the proposals represent an appropriate and sustainable form of development. It is therefore

respectfully requested that planning permission is granted. If you have any questions or queries, then please do not hesitate to contact me via email or phone (07401 436280).

Yours faithfully



Ben Comley
Rackham Planning Limited



Enc.

Cc (all email only): Chipping Sodbury Developments; David Cahill Design Consultants