

APPLICATION FOR FULL PLANNING PERMISSION (MINOR DEVELOPMENT) - CASE OFFICER REPORT

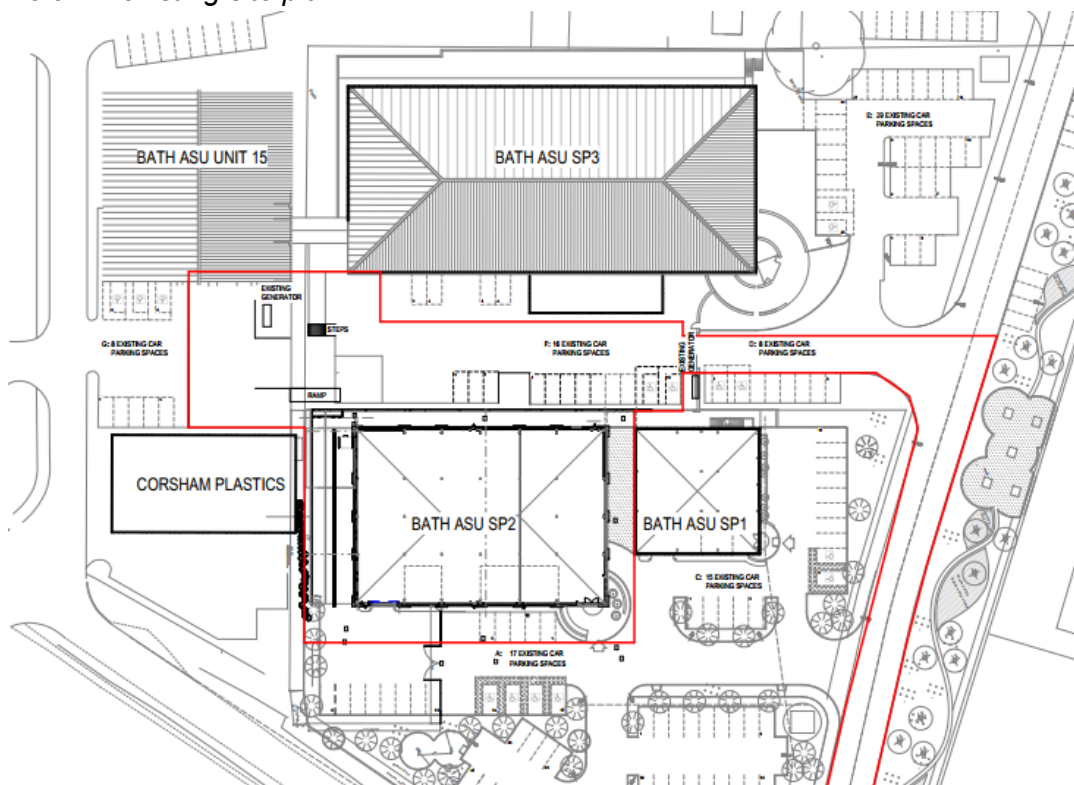
APPLICATION REFERENCE:	PL/2026/03332
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Building SP2, Corsham Science Park, Park Lane, Corsham, SN13 9FU
DEVELOPMENT DESCRIPTION:	Erection of single storey link building between SP3 and SP2 and single storey airlock lobby, installation of external plant decks, fire escape, goods lift, new windows and doors, flues and associated plant and machinery. Relocated parking and refuse and waste areas and associated works.
RECOMMENDATION:	Approve

Date of Site Visit: 02.02.2026 (pre application enquiry stage)

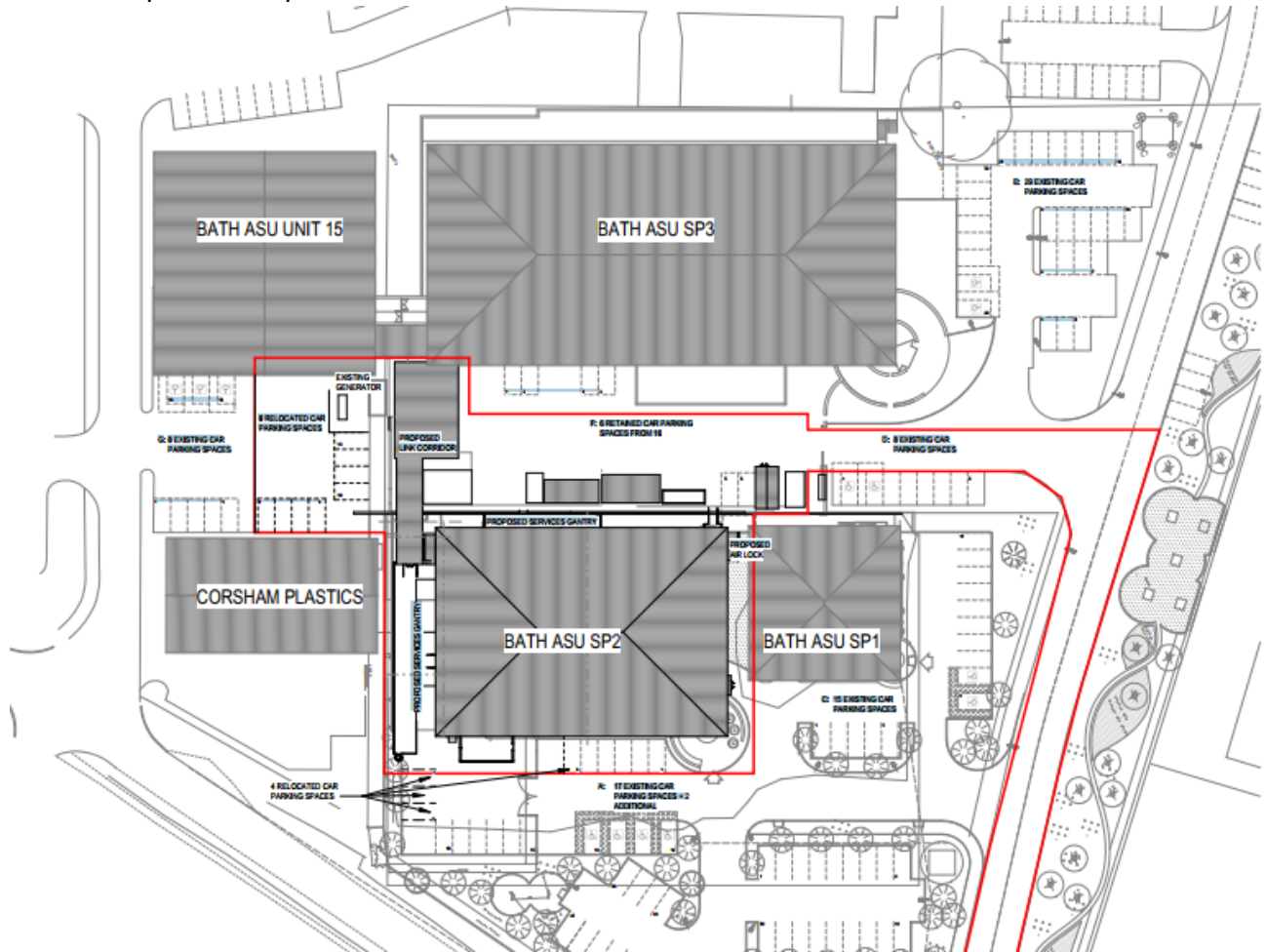
PROPOSAL

Planning permission is sought for the erection of a single-storey link building between Buildings SP2 and SP3 and associated alterations to Building SP2 at Corsham Science Park. The proposal is intended to facilitate the occupation and fit out of Building SP2 in connection with the applicant's existing operations within Building SP3. Extracts of submitted existing and proposed site plans are shown below:

Below – existing site plan



Below: Proposed site plan



The development comprises the construction of a single-storey link building between the two buildings together with a single-storey airlock lobby, the installation of external plant decks, plant and machinery, a goods lift, external fire escape, flues, and new windows and doors to Building SP2. The proposals also include the relocation of refuse and waste storage areas, alterations to the parking layout to replace spaces affected by the development, and other associated operational works within the site.

The design and access statement advises that the overall approach is to match the existing SP2 building wherever possible and as such proposed materials are

- Link corridor and airlock extensions: external wall cladding to match the existing SP2 building, with a shallow pitched roof.
- Brick plinth: facing brickwork to match the existing brick plinth/detail on SP2. [
- Windows: new powder-coated aluminium windows matching the existing windows.
- Personnel access doors: metal powder-coated doors matching the existing doors.
- Rainwater goods: gutters and downpipes to match the existing building.
- Plant gantries and fire escape: galvanised steel structure with GRP grated decking and galvanised access ladders/stairs.
- Relocated cardboard bailer / FLT store areas: galvanised steel framework with grey profiled metal cladding to match the existing structures.

This proposal was subject to a pre-application assessment, which was broadly supported subject to the submission of further information on matters including ecology, noise, transport and sustainability. As such this is accompanied by supporting technical information including a Planning Statement, Design and Access Statement, Transport Statement, Travel Plan, Noise Impact Assessment, Ecological Assessment (including Biodiversity Net Gain information), Sustainability Statement and Arboricultural information.

SITE DESCRIPTION/CONTEXT

The application site comprises Building SP2 and associated operational land within Corsham Science Park, located to the south-west of Corsham. Corsham Science Park is an established employment location characterised by a mix of modern commercial, industrial and research buildings together with associated parking, servicing areas and ancillary infrastructure.

Building SP2 is a modern industrial/commercial unit constructed circa 2015. The building remains substantially vacant and is located immediately adjacent to Building SP3, which is occupied by Bath ASU's existing pharmaceutical manufacturing operations. The buildings are arranged around areas of hardstanding, parking and service yards which support the operation of the wider Science Park.

The application site is predominantly hard surfaced and developed in character, comprising buildings, parking areas, access roads, service yards and associated infrastructure. Limited landscaping is present around the site boundaries, including areas of hedgerow and a small number of trees located principally to the south and west of the site. The surrounding area is similarly commercial and industrial in nature, with neighbouring employment premises located on all sides



The site is not subject to any landscape or historical planning policy constraints, and there are no listed buildings in the vicinity. The site is in Flood Zone 1, and there is no particular risk of surface water flooding identified.

The site is however, within the Bath and Bradford on Avon Bat Special Area of Conservation (SAC).

RELEVANT PLANNING HISTORY

Proposal / Summary
13/05269/FUL - Full planning permission Decision - Approve with Conditions Date: 20/1/2014 – 2 no Employment Buildings to Provide an Additional 2,315sqm of Class B1 Floorspace, a Covered Pedestrian Link, New Site Access, 70 New Car Park Spaces, Cycle Parking, Circulation & Servicing Areas, Landscaping & Associated Works Including Plant
15/00660/VAR - Removal/variation of conditions Decision - Approve with Conditions Date: 8/5/2015 – Variation of Condition 8 of 11/03816/FUL To Allow Amendments to Site Layout & Alterations to Approved Building
N/11/03816/FUL - Full planning permission Decision - Approve with Conditions Date: 19/1/2012 – Erection of New Business Premises Annex, With Associated Car & Cycle Parking, Landscaping & Associated Works & Creation of New Access

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 11 Corsham Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 35 Existing Employment Land
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;

- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 64 Demand Management

Saved policies of the North Wiltshire Local Plan

- Policy NE14: Trees and the Control of New Development.

Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

There is no Box Neighbourhood Plan at the time of writing

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide
- Wiltshire Council Parking Plan 2026 to 2030 including the Wiltshire Local Transport Plan 4 (LTP4)

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

Corsham Town Council: No comment

“Resolved: as it was noted that his site was within Box parish and not within Corsham (Pickwick Ward), no comment was made on the application.”

Box Parish Council: No objection

“Box Parish Council has no objection”

WC Arboricultural Officer: No objection

“No arboricultural objection”

WC Highways: No comment

“No comment”

WC Public Protection: No comments received

WC Ecology: No objection subject to conditions

The Council's Ecologist initially raised an objection to the application on the basis that further Biodiversity Net Gain (BNG) information was required. Whilst it was identified that no evidence of bat roosting was present within the affected buildings or trees and that the proposal would not result in a mechanism for adverse effects on the Bath and Bradford on Avon Bat SAC, further information was required to verify the submitted biodiversity metric and ensure consistency between the BNG assessment and the application red-line boundary.

In response, the applicant submitted a revised Ecological Assessment and updated statutory biodiversity metric. Following review of the additional information, the Ecology Officer confirmed that the outstanding matters had been satisfactorily addressed and withdrew the objection.

The Ecologist concludes that no evidence of bat use was identified within the buildings or trees affected by the proposals and that the loss of a small section of hedgerow and a young field maple tree would not adversely affect local bat populations, subject to the implementation of an appropriate lighting strategy. The Council's Habitats Regulations Assessment further concludes that the proposal would not result in adverse effects on the Bath and Bradford on Avon Bat SAC and can be screened out of Appropriate Assessment.

The Ecologist advises that the application is capable of delivering the statutory biodiversity net gain requirement through the Biodiversity Gain Plan process and raises no objection subject to conditions securing compliance with the ecological mitigation measures, biodiversity enhancements and a sensitive lighting scheme.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

One representation has been received:

"The Transport Statement and other planning documents place significant emphasis on encouraging walking and providing safe pedestrian access for all. However my experience of the existing science park is that all pedestrian routes along the entire stretch of the site do not include dropped kerbs at crossing points, making the site inaccessible for wheelchair users, people with mobility impairments, those using pushchairs or anyone else requiring step free access. I ask that the Council satisfies itself that both the existing and proposed pedestrian infrastructure will provide genuinely "safe and inclusive access for all" in accordance with planning policy, the NPPF, and the applicant's stated objectives."

ASSESSMENT

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

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

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

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

Principle of Development

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire, directing development towards sustainable locations whilst seeking to protect the intrinsic character and beauty of the countryside. Development proposals should therefore be assessed having regard to the Development Plan as a whole, the National Planning Policy Framework (NPPF) and all other material considerations.

The application site forms part of Corsham Science Park, an established employment location adjoining the market town of Corsham and immediately adjacent to the Fiveways Trading Estate, which is identified as a Principal Employment Area within the Wiltshire Core Strategy. The proposal seeks to facilitate the continued occupation and operation of the site for employment purposes through the provision of a link building and associated infrastructure between Buildings SP2 and SP3.

Core Policy 34 supports employment development within Market Towns, whilst Core Policy 35 supports the renewal, modernisation and intensification of employment uses within Principal Employment Areas. The proposal would support the ongoing operation and expansion of an established business within an existing employment location and therefore accords with the objectives of these policies. The proposal is also consistent with the NPPF which supports sustainable economic growth and productivity.

Building SP2 is currently a vacant industrial unit. Planning permission granted on 16 January 2014 authorised the building for Class B1 floorspace, which now falls within Class E(g) of the Use Classes Order. As such, the building could accommodate employment activities of a similar nature to those undertaken within SP3, subject to those activities remaining within the scope of the authorised use.

In principle, therefore, the proposed development is considered acceptable, with the detailed impacts assessed elsewhere in this report.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP3 & DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations.

The application site forms part of the established Corsham Science Park employment complex and is characterised by substantial modern commercial and industrial buildings together with associated parking, servicing, refuse storage, external plant and ancillary operational structures. The proposed development comprises a link building between SP2 and SP3, together with alterations to SP2, external plant decks and equipment, a goods lift, fire escape, flues and other associated operational works.

The proposed link building would occupy the existing space between SP2 and SP3. Having regard to its height, massing and position between the substantially larger existing buildings, it would appear subordinate to the principal built form and would not compete with the scale of either SP2 or SP3. It would be read as a functional connection between the existing buildings rather than as a substantial freestanding addition.

The proposed plant deck, associated equipment and relocated ancillary structures would result in a more noticeable change to the north-west elevation of SP2, introducing additional height, bulk and visual complexity against the existing building. Nevertheless, these elements would remain below the ridge of SP2 and would be viewed in the context of the considerably larger industrial building. Their functional and utilitarian appearance would also be consistent with the established character of the surrounding service and operational areas, which already contain external plant, lean-to structures, refuse storage, fencing and related infrastructure.

Elsewhere, the proposed new windows, doors, fire escape and other alterations would be proportionate to the elevations of the existing building and would not materially alter its overall scale or industrial character. The fire escape would also reflect the form and appearance of similar operational structures already present within the Science Park.

Overall, while the proposal would introduce a greater concentration of plant and ancillary infrastructure around SP2, the scale and massing of the development would remain proportionate to the substantial existing buildings and appropriate to the established employment and operational character of the site. The development would therefore integrate satisfactorily with its surroundings and would not result in material harm to the character or appearance of the Science Park or the wider area. The proposal is considered to accord with Core Policy 57 of the Wiltshire Core Strategy and the design objectives of the NPPF

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policies DP3-DP4 of the NPPF seek to secure high quality places that promote health, wellbeing and inclusive communities.

Policy L2d(ii) of the NPPF requires development to maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space

The proposed development is sited entirely within the operational area of the Science Park with, at present, no residential properties in close proximity. Given the separation distances and the location of the works relative to existing buildings, the proposals are not considered to give rise to any direct physical impacts on neighbouring residential amenity, such as overshadowing, loss of light, or overbearing effects.

Notwithstanding the above, consideration has also been given to the potential for noise impacts arising from the proposed plant and associated mechanical equipment. The application is supported by a detailed acoustic assessment which considers noise arising from

the proposed air handling units, ventilation equipment, extract systems and associated plant. The assessment identifies the nearest residential properties to be located approximately 160m to the south of the site on Westwells Road and approximately 168m to the west on The Links, together with the commercial premises occupied by Corsham Building Plastics approximately 19m from the proposed plant area.

The submitted assessment predicts that noise arising from the proposed plant would achieve the identified design criteria at both the nearest residential and commercial receptors. Predicted plant noise levels of 41dB(A) and 39dB(A) are anticipated at the nearest residential properties, whilst a level of 59dB(A) is predicted at the nearest commercial building, which remains below the identified commercial design criterion of 70dB(A). The assessment concludes that the proposed plant can operate without giving rise to unacceptable noise impacts, subject to the implementation of the specified acoustic attenuation measures.

Public Protection Officers were consulted on the application. At the time of writing no comments have been received. Nevertheless, having regard to the separation distances involved, the commercial nature of the surrounding area, and the findings of the submitted acoustic assessment, it is not considered that the proposals would give rise to unacceptable impacts in terms of noise, disturbance, vibration, light or general amenity. As such, the proposal is considered to accord with Core Policies 55, 56 and 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Highways Impacts and Parking

Policies TR3 -TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

The application is supported by a Transport Statement and Travel Plan which assess the transport implications of the proposed development. The proposals include the reconfiguration of parking and servicing areas to accommodate the development whilst maintaining the operational requirements of the site.

The Local Highway Authority was consulted on the application and confirmed that it had no highway comments to make. In the absence of any technical objection from the Highway Authority, and having regard to the nature and scale of the proposal, it is considered that the development would not result in an unacceptable impact on highway safety, capacity, access arrangements or parking provision. The proposal is therefore considered acceptable in principle from a highways and transportation perspective.

With regard to the representation received, concern was raised regarding the absence of dropped kerbs within parts of the wider Science Park and the implications this may have for wheelchair users and others requiring step-free access. Clarification was sought from the Local Highway Authority, who confirmed that the roads within the Science Park are privately owned and are not maintained by Wiltshire Council in its capacity as Local Highway Authority.

Whilst the concerns raised are noted, the application primarily relates to the provision of a link building and associated operational works between existing buildings within an established employment site. The proposal would not materially alter the wider internal road network or pedestrian infrastructure serving the Science Park. The matters identified by the representation therefore relate principally to the existing private estate rather than as a direct consequence of the development proposed.

Having regard to the above, the absence of any objection from the Local Highway Authority, the private status of the internal estate roads, and the scale and nature of the development proposed, it is not considered that the proposal would result in an unacceptable impact on highway safety, accessibility or the operation of the transport network. The proposal is therefore considered to accord with Core Policies 60-64 of the Wiltshire Core Strategy and Policies TR3-TR8 of the NPPF.

Ecology and Biodiversity

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

The Council's Ecologist initially requested further information in relation to Biodiversity Net Gain. Following the submission of revised ecological information and an updated statutory biodiversity metric, the Ecology Officer confirmed that all outstanding matters had been satisfactorily addressed and raises no objection subject to conditions. One of these was a recommendation that biodiversity enhancements should be secured through condition which initially suggested the provision of bat and bird boxes as examples of suitable enhancement measures. Following receipt of those comments, the applicant noted that the submitted Ecological Assessment concludes that, having regard to the operational nature of the site and the characteristics of the surrounding environment, bat and bird boxes are unlikely to represent the most appropriate or effective form of biodiversity enhancement in this instance. Alternative enhancement measures targeted towards invertebrates were instead recommended within the Ecological Assessment.

The matter was subsequently discussed with the Council's Ecology Officer, who confirmed that bat and bird boxes were intended as examples of potential enhancement measures rather than a mandatory requirement in all cases. The Ecology Officer further confirmed that they were satisfied for the condition to be amended to secure the site-specific ecological enhancements recommended within the Ecological Assessment, recognising that bat and bird boxes may not represent the most appropriate enhancement measures for this operational industrial site.

In light of the above, and having regard to the ecological evidence submitted in support of the application, it is considered appropriate that the ecological enhancement condition secures the site-specific biodiversity enhancement measures identified within the Ecological Assessment rather than prescribing particular enhancement features. This approach will ensure that biodiversity enhancements are tailored to the characteristics of the site whilst continuing to comply with the requirements of Core Policy 50 of the Wiltshire Core Strategy and the NPPF.

Climate Change / Carbon Impact

Core Policy 41 of the Wiltshire Core Strategy seeks to minimise emissions and support the transition to a low-carbon economy. Policies CC1-CC3 of the NPPF support the transition to a climate-resilient and low-carbon future and require development to contribute towards climate change mitigation and adaptation, including through sustainable design, energy efficiency, the efficient use of resources and reductions in greenhouse gas emissions.

In assessing the proposal, regard has been had to:

- The energy efficiency of the proposed development;
- The incorporation of low carbon or renewable energy measures;
- The extent to which the layout promotes sustainable transport modes;
- Measures to support climate resilience, including sustainable drainage and overheating mitigation.

The application is accompanied by an Energy and Sustainability Statement which explains the measures incorporated within the design to minimise energy demand and support sustainable construction. The proposal involves the re-use and fit-out of the existing SP2 building rather than the construction of a new building, thereby retaining the existing building structure and avoiding the embodied carbon associated with demolition and redevelopment. The statement also confirms that energy demand will be reduced through the use of energy-efficient plant and equipment, durable materials, LED lighting, water efficiency measures, electrical and water metering, and the use of low-carbon heating and cooling systems.

The submitted information further confirms that the ventilation and mechanical systems have been designed to maximise energy efficiency through measures including energy recovery, efficient fan motors, low pressure duct design and control systems intended to reduce unnecessary energy consumption. Air Source Heat Pumps have also been identified as the most appropriate low-carbon heating solution for the development.

Whilst there is no specific policy requirement for a quantified reduction in carbon emissions in respect of this minor development, officers are satisfied that appropriate measures have been incorporated into the design to reduce energy demand and promote sustainable construction. The re-use of the existing building fabric, together with the energy and resource efficiency measures proposed, attracts moderate positive weight in favour of the development.

The proposal would therefore contribute towards climate change mitigation and is considered to accord with Core Policy 41 of the Wiltshire Core Strategy and Policies CC1-CC3 of the NPPF.

Trees and Arboricultural Impact

Core Policy 51 of the Wiltshire Core Strategy seeks to protect and enhance landscape character, including important trees and woodland features.

Saved Policy NE14 of the North Wilts Local Plan refers to Trees and the Control of New Development.

Policy N2 of the NPPF requires decision-makers to consider the environmental qualities of land proposed for development and to conserve and enhance existing natural features where appropriate.

The application site is located within an established employment complex and is characterised predominantly by existing buildings, hardstanding, parking and servicing areas. The site does not contain any trees protected by a Tree Preservation Order and is not located within a Conservation Area.

The application is supported by an Arboricultural Impact Assessment and Method Statement which assesses the impact of the proposed development upon the trees and hedgerow planting located along the southern boundary of the site. The report confirms that no trees on the site are protected by a Tree Preservation Order and that the site is not located within a Conservation Area.

The survey identifies a total of eight tree and hedgerow features within the survey area. The proposed development would require the removal of one field maple tree (T2) to facilitate the development, whilst all remaining trees and hedgerow planting would be retained. The report concludes that the retained trees can be successfully protected during construction through the implementation of the recommended tree protection measures.

The Council's Arboricultural Officer was consulted and raised no arboricultural objection. Whilst the loss of the field maple tree is acknowledged, the tree is not protected and, having regard to the characteristics of the site, the limited arboricultural impact identified within the submitted assessment, the proposed retention of the remaining trees and the absence of any objection from the Council's Arboricultural Officer, the proposal is not considered to result in unacceptable arboricultural harm.

The proposal therefore accords with Core Policy 51 of the Wiltshire Core Strategy and Policy N2 of the NPPF

PLANNING BALANCE AND CONCLUSION

The application seeks planning permission for the construction of a link building between Buildings SP2 and SP3 together with associated alterations, plant and infrastructure works to facilitate the continued operation and expansion of an established business within Corsham Science Park.

The principle of the development is considered acceptable having regard to the site's location within an established employment area adjoining the market town of Corsham. The proposal would support the continued use and enhancement of an established employment site and accords with the objectives of Core Policies 34 and 35 of the Wiltshire Core Strategy.

In terms of detailed impacts, the scale, design and appearance of the proposed development are considered appropriate to the established character of the Science Park and would not result in material harm to the visual amenities of the area. The proposal would not give rise to unacceptable impacts upon neighbouring amenity. The submitted acoustic assessment demonstrates that noise arising from the proposed plant can be satisfactorily mitigated and would not result in unacceptable impacts on nearby commercial or residential receptors.

The Local Highway Authority has raised no objection and the proposal is not considered to give rise to unacceptable impacts on highway safety, accessibility, parking provision or the operation of the transport network.

Ecological matters have been fully considered through the submission of ecological and Biodiversity Net Gain information. Following the submission of additional information, the Council's Ecologist has confirmed that the outstanding matters have been satisfactorily addressed and raises no objection subject to appropriate conditions. The proposal is capable of delivering biodiversity enhancement and would not adversely affect the Bath and Bradford on Avon Bats Special Area of Conservation.

The proposal also incorporates a range of sustainability measures, including the re-use of an existing vacant building, energy-efficient plant and equipment, low-carbon heating technologies and resource efficiency measures. These are afforded moderate positive weight in favour of the development.

Overall, the proposal would support economic activity and investment within an established employment location whilst avoiding unacceptable impacts in respect of visual amenity, residential amenity, highway safety, ecology or other material planning considerations. The development is therefore considered to accord with the Development Plan taken as a whole, including the Wiltshire Core Strategy and the National Planning Policy Framework.

Accordingly, the application is recommended for approval subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED, subject to conditions
(All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.)

1. FULL PLANNING PERMISSION - COMMENCEMENT 3 YEARS

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. APPROVED PLANS

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

- Proposed Site Plan / Location Plan 300031-SCI-PL-SI-DP-AR-101-P04-S0-PLANNING Received 16 Jun 2026
- Proposed Elevations 300031-SCI-PL-ZZ-DE-AR-101-P03-S0-PLANNING received 12 Jun 2026
- Proposed Outbuilding Elevations 300031-SCI-PL-ZZ-DE-AR-103-P02-S0-PLANNING 12 received Jun 2026
- Proposed Link Building Elevations 300031-SCI-PL-ZZ-DE-AR-102-P03-S0-PLANNING 12 received Jun 2026
- Proposed First Floor Service Yard Level 300031-SCI-PL-M1-DP-AR-101-P02-S0-PLANNING. received 26 May 2026
- Energy and Sustainability Statement 300031-DM-RE-0002 26 received May 2026
- Proposed Location / Site Plan 300031-SCI-PL-SI-DP-AR-101-P02-S0-PLANNING received 26 May 2026
- Proposed Roof Plan 300031-SCI-PL-R1-DP-AR-101-P02-S0-PLANNING received 26 May 2026
- Planning Statement received 26 May 2026
- Design and Access Statement received 26 May 2026
- Mechanical Plant Assessment received 26 May 2026
- Proposed Ground Floor Plan 300031-SCI-PL-00-DP-AR-101-P02-S0-PLANNING received 26 May 2026
- Transport Statement received 26 May 2026
- Arboricultural Report received 26 May 2026
- Ecological Assessment and Biodiversity Metric (Davidson Watts Ecology Ltd) received 8 September 2026

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

3. Compliance with submitted documents (ecology)

The development will be carried out in strict accordance with the following documents:

- Sections 4, 5 and 6, Figure 4 and Appendix F of the Ecological Assessment. 08 September 2026. Davidson-Watts Ecology Ltd. Project ref. DWE- 1129. Version. 0.1;

- The Statutory Biodiversity Metric. 08 September 2026. Davidson-Watts Ecology Ltd. Iteration. Version 2;
- Arboricultural Report. 18 May 2026. Silver Maple Consultants Ltd.

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

4. Ecological Enhancements

Prior to any works above slab level, details of the ecological enhancement measures recommended within the Ecological Assessment (08 September 2026. Davidson-Watts Ecology Ltd.), and which may include invertebrate habitat features, bird boxes, bat boxes or other biodiversity enhancements appropriate to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved enhancement measures shall be implemented in accordance with the approved details and retained for the lifetime of the development.

REASON: To secure biodiversity enhancement in accordance with Core Policy 50 of the Wiltshire Core Strategy and the NPPF.

5. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

INFORMATIVES:

Bat Species

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.