

Our ref.; MW/Taylor

8th October 2026

Planning Services
Wiltshire Council
County Hall
Trowbridge
Wiltshire
BA14 8BS

Chartered Town Planners
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

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For the attention of Mr J. Taylor

Dear Sir,

Town and Country Planning Act 1990
Land at Forest Farm, Chippenham, Wiltshire, SN15 3RP
Application no. PL/2026/04823

I refer to the above outline planning application for the erection of 600 dwellings, a local centre, open space and landscaping and associated infrastructure.

Our client, James Taylor, is the owner of the adjacent land edged green on the attached plan (**Appendix A**), known as Land at Spires View, Pewsham, Chippenham. Our client owns and operates a drinks company and recently submitted a pre-application submission to Wiltshire Council for the development of a micro-distillery and bonded warehouse on his land. I attach herewith (**Appendix B**) the Councils response to the pre-application.

In the light of the pre-application response and having regard to the likely prospect of this outline planning application for 600 new dwellings being approved and effectively extending the limits of the town beyond our clients land, we are instructed to prepare a planning application for the erection of a micro-distillery and bonded warehouse on this site. Of course, this current outline planning is a considerable benefit to our clients, so in that sense our client supports the application in principle.

We are concerned, however, that the design for the new access to the Forest Farm development, in the form of a roundabout a short distance to the east of our clients land, will compromise our clients ability to access his site from the A4. Whilst the submitted plan (see extract attached as **Appendix C**) shows an intention to retain the existing agricultural access, this is clearly inadequate to serve a larger commercial development. (To be clear, whilst the roundabout appears to have been designed to create a

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future fourth arm to serve Wedmore Farm, this does not permit direct access to our clients land). It is also noted that it is intended that the surface of the roundabout will be 600mm below the level of the current A4.

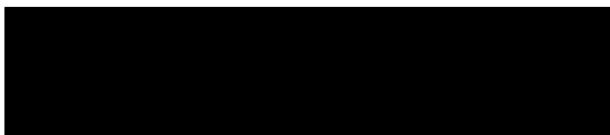
It is unlikely that the Highway Officer will support a new access to serve a commercial development on our clients land so close to the proposed roundabout. There is perhaps scope for the new access to our clients land to be created at the western end of our clients site, further away from the proposed roundabout, but at this time we don't know if this will be acceptable to the Highways Officer.

As set out above, whilst our client is supportive of this outline planning application ref. PL/2026/04823 in principle, we **strongly object** to the current access arrangement, which is likely to prevent the development of our clients land for commercial purposes.

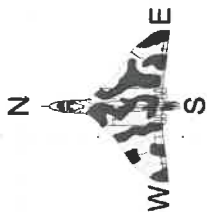
We have written to the applicants agent, asking for reassurance that the proposed access arrangements will not prevent the creation of a vehicular access suitable for the commercial use of our clients land.

We would be grateful if you would support our concerns and invite the applicants to review the access arrangements and, if necessary, revise them to ensure that the access to our clients site is not compromised.

Yours faithfully,

A large black rectangular box redacting the signature of Marc D. Willis.

Marc D. Willis BTP MRTPI FASAg



APPENDIX A.

32 Years
BDS

Building Design Surveys (Building Design Surveys Ltd) www.bdsurveys.co.uk	
Building Design Surveys Ltd NEW-BUILD - EXTENSIONS, REFURBISHMENT	
Client: James Taylor	Project Name: Spirex View
Date: 10/05/2023	Drawing Title: Feasibility Plan
Drawn: J.T.	Checked: J.T.
Scale: 1:500	Long No: 10000000
Rev:	Rev:
Notes: Survey Grid based on OS Levels based on OSGM-15 (Co-ordinated to the drawing remains with BDS Ltd)	



26 June 2019

19/05707/PREAPP

Land at Spires View, London Road, Pewsham, Chippenham, Wiltshire, SN15 3RW

Proposal: Construction of new employment building (to include drinks production, small distillery, packaging plant and bonded warehouse with ancillary visitor facilities and office)

Comments by Louise Tilsed Senior Planning Officer, Spatial Planning Team

Relevant Legislation, Policy & Guidance

National Policy

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

Development Plan

- Adopted Wiltshire Core Strategy
- Saved policies of the North Wiltshire Local Plan 2011
- Adopted Chippenham Site Allocations Plan

Emerging Plan

- Wiltshire Local Plan Review

Other considerations

- CIL and Planning Obligations SPD

Planning Policy Considerations

The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) is a material consideration when determining planning applications and sets out a presumption in favour of sustainable development which consists of three roles – economic, social and environmental.

Wiltshire Core Strategy (WCS)

The Wiltshire Core Strategy¹ was formally adopted by the Council on 20th January 2015. In accordance with the NPPF and NPPG, it sets out what is sustainable development in the context of Wiltshire. It replaces a number of saved policies in the former Districts' Local Plans (e.g. North Wiltshire Local Plan 2011) and the South Wiltshire Core Strategy in full, and forms part of the statutory development plan for the county.

Chippenham Site Allocations Plan (CSAP)

¹ Wiltshire Core Strategy Adopted January 2015 <http://www.wiltshire.gov.uk/core-strategy-adoption.pdf>

The Chippenham Site Allocations Plan was formally adopted by the Council on 16 May 2017. It identifies the strategic sites which will best support the town's future and which are the most environmentally appropriate in accordance with the overarching policies of the Wiltshire Core Strategy.

Wiltshire Local Plan Review

Wiltshire Council is reviewing the Wiltshire Core Strategy adopted in January 2015 (to be recast as the Wiltshire Local Plan) which identifies land for development for the period to 2026.²

Consideration of the Proposal

Chippenham is identified as a Principal Settlement in the Wiltshire Core Strategy Core Policies 1 and 10. Core Policy 1 Settlement Strategy says:

“Principal Settlements

Wiltshire’s Principal Settlements are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres.

They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self-containment.

” The strategy for Chippenham is set out in WCS Paragraph 5.46, which says:

“The strategy for Chippenham is based on delivering significant job growth, which will help to improve the self-containment of the town by providing more jobs for local people. To ensure employment is accessible to the local population a sustainable distribution and choice of employment sites will be provided at the town. They will form part of mixed use urban extensions, incorporating housing, that are well integrated with the town. Currently, the limited opportunities for the redevelopment of brownfield sites in Chippenham means that it is necessary to identify greenfield sites on the edge of town. The strategy will respond to the Community Area’s location (in full or part) within a nationally designated landscape. In the Chippenham Community Area this includes the Cotswolds Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.”

The strategically important mixed-use sites for the town's expansion have been identified in the Chippenham Site Allocations Development Plan Document. These include employment land, housing and related infrastructure.³

The settlement boundary was also reviewed as part of the Chippenham Site Allocations Plan.⁴

The proposed site of 0.2ha at Spires View has been promoted for development in the Strategic Housing and Economic Land Availability Assessment⁵, but isn't currently allocated for development. It is located outside of the settlement boundary.

Wiltshire Core Strategy Core Policy 2 Delivery Strategy says

² Wiltshire Local Plan Review available at <http://www.wiltshire.gov.uk/planning-policy-local-plan-review>

³ Chippenham Site Allocations Plan available at <http://www.wiltshire.gov.uk/csap-adopt-adopted-may-2017..pdf>

⁴ Chippenham Site Allocations Plan Paragraphs 4.27-4.32 Pages 36-37 and Appendix 2 Page 51

⁵ Land adjacent to 3 Spires View, SHELA Site 3378 Appendix 5.3 Calne Community Area, available at <http://www.wiltshire.gov.uk/shelaa-2017-appendix-5.3-calne.pdf>

“Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.”

Paragraph 4.25 says:

“The Core Strategy also includes ‘exception policies’ which seek to respond to local circumstance and national policy. In doing so these represent additional sources of supply to those detailed at paragraphs 4.22 and 4.24. These policies are listed overleaf:

- Additional employment land (Core Policy 34)*
- Military establishments (Core Policy 37)*
- Development related to tourism (Core Policies 39 and 40)*
- Rural exception sites (Core Policy 44)*
- Specialist accommodation provision (Core Policies 46 and 47)*
- Supporting rural life (Core Policy 48)”*

The proposed development is for new employment development to include drinks production, distillery and office. Core Policy 34 Additional Employment Land is applicable. This says:

“Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.

Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

Outside the Principal Settlements, Market Towns and Local Service Centres, developments that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements*
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages.*
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council will be supported where they:*
- v. meet sustainable development objectives as set out in the policies of this Core Strategy*
- vi. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity*
- vii. are supported by evidence that they are required to benefit the local economic*

and social needs

viii. would not undermine the delivery of strategic employment allocations

ix. are supported by adequate infrastructure.”

If a planning application is submitted, it will be expected that it demonstrates how the proposals are in accordance with criteria iv-ix.

Other Considerations

Other policies in the WCS may also be applicable. These include Core Policy 3 Infrastructure Requirements; Core Policy 50 Biodiversity and Geodiversity; Core Policy 51 Landscape, Core Policy Core Policy 57 High Quality Design and Place Shaping; Core Policy 60 Sustainable Transport; Core Policy 61 Transport and Development; Core Policy 62 Development Impact on the Transport Network.

The Council will charge CIL on all CIL liable development granted planning permission. The Planning Obligations SPD provides detailed guidance on the application of Core Policy 3 of the Wiltshire Core Strategy. It sets out how the council will use section 106 planning obligations alongside other mechanisms for securing developer contributions towards infrastructure, such as CIL, section 278 (highways) agreements and planning conditions⁶. Further information on CIL and the Planning Obligations SPD is available on the Wiltshire Council website at www.wiltshire.gov.uk/communityinfrastructurelevy

Conclusion

The site is in Chippenham, identified as a Principal Settlement in the Wiltshire Core Strategy. Wiltshire's Principal Settlements are strategically important centres and the primary focus for development.

The strategy for Chippenham as set out in the Wiltshire Core Strategy is based on delivering significant job growth. The strategically important mixed-use sites for the town's expansion have been identified in the Chippenham Site Allocations Development Plan Document. These include employment land, housing and related infrastructure.⁷

The proposal is for employment development on a site which is located outside the settlement boundary. Core Policy 34 Additional Employment is applicable. If a planning application is submitted, for the principle of development to be considered acceptable, it will have to be demonstrated how the proposal is in accordance with CP34 and in particular criteria iv-ix.

⁶ Further information about CIL and the Planning Obligations SPD can be found on the website at:

<http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.htm>

APPENDIX C

