

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

13th October 2021

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

7a 20/11605/FUL Kingsway Nurseries, Chippenham Road, Corston

Additional Information

Further submissions from the applicant team as to site alternate site availability for the proposed uses have been made. The full document has been published to the Council's website. The submissions are authored by Whitmarsh Lockhart, provide their expert opinion and an addendum to their initial submissions as to site availability.

In summary the additional submissions provide a market overview detailing why speculative industrial warehouse space is not being provided by the market and the substantial demand for such space in Wiltshire.

The submissions provide information as to the development aspirations of the land owner at Malmesbury Garden Centre, current options and restrictive covenants applicable to the land. It is concluded that the site is not available at the present time.

The addendum then goes on to assess 6 other sites at Chippenham, Malmesbury, and comments on Kemble Business Park also. In all respects it is stated that the available space is not of the correct size/floorspace for that sought by the applicant.

Officer Response

The space constraints identified at 5 of the sites are agreed as restricting their use for the development proposed.

The constraints at Malmesbury Garden Centre are considered to be capable of resolution and not an absolute bar on use.

The constraint at J17 St Modwen Park site is largely related to approved unit size being too large. The consents issued are capable of variation by application and as such this is not considered to be an absolute bar on use.

The submissions at Kemble Airfield does not appear to recognise the extant consent issued for B8 with ancillary B1 under application reference 16/00320/FUL and scope for further development at the site. It remains Officer's view that this a potentially suitable and available location.

The addendum submissions make no reference to sites in the Calne locality or Showell Farm, Chippenham.

In conclusion the additional submission is not considered to confirm that no alternate sites are available and do not alter the Officer recommendation.