RCC TOWN PLANNING CONSULTANCY



Site: Ox House Farm, Dunkirk Hill, Rowde, Wiltshire,

SN10 2LU

Proposal: Change of use to a mixed-use site comprising agriculture and B8 storage (including open storage) and replacement of existing areas of hardsurfacing.

On behalf of: Grist Environmental

Date of Issue: July 2023

RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 INTRODUCTION

1.1 This statement has been prepared on behalf of the applicant to support their full retrospective planning application for the change of use of land associated with Ox House Farm in Rowde to a mixed-use site of both agriculture and storage associated with Grist Environmental Event Services. The replacement/upgrading of existing areas of hardsurfacing has also taken place at the site.

1.2 A Design and Access Statement is not required but this statement will examine how the proposed development relates to the site and its context. The statement will also provide an explanation and justification for the scheme having regard to the national and local plan policy context.

2.0 BACKGROUND AND PLANNING HISTORY

2.1 This application concerns part of the landholding associated with Ox House Farm in Rowde, which is soon to be purchased by the applicant (Grist Environmental). The current owner, V.J. Edwards + Son Ltd, ran both their agricultural and grounds works businesses from the site. They have vacated the site and it is now being used in association with Grist Environmental Events Services.

2.2 Although the site has yet to be formally purchased by the applicant, the storage of equipment relating to Grist Environmental Events Services and the replacement of the existing areas of hardsurfacing has already taken place (in agreement with the current owner). The site is being purchased with the intention of running both an agricultural business on the site alongside using the underutilised and redundant internal and external storage space within the farmyard in association with Grist Environmental Events Services.

2.3 As both commercial and agricultural enterprises were run previously at the site, the applicant was unaware of the need for planning permission to run both their commercial and agricultural enterprises at the site. They are due to purchase the site within the coming weeks and had only just relocated the events related storage to the site when it was brought to their attention by the enforcement officer that planning permission was required. This application seeks to regularise the situation on site by gaining the necessary consent.

2.4 The applicant has also improved the existing areas of hardsurfacing. They have not extended these nor have they created any new areas of hardsurfacing. They simply scraped back the existing poor quality hard surfacing and replaced it with 'clean' stone. We are of the opinion that this does not amount to an engineering operation requiring planning permission. Nevertheless, for expedience, it has been included within the description and has been shown on the submitted plans.

2.5 In terms of background, it is important to highlight that the applicant has been involved in agriculture his whole life and owns North Lower Park Farm in Potterne with his family, alongside Grist Environmental, a recycling company based in Devizes. His passion for farming and dedication to the continual growth of Grist Environmental meant that the site at Ox House Farm presented itself as an ideal opportunity for both enterprises.

2.6 Grist Environmental are a company based in Devizes, Wiltshire that provides a large range of services in the waste management and automotive sectors, including recycling They also include specialist services in the event sector and agricultural industry and this year they are celebrating 50 years in business (https://www.gristenvironmental.com/about-us/sectors-we-service/). With over 190 employees, the majority living in or around Devizes, the company provides waste management solutions to commercial businesses and private individuals. Over the years, the business has evolved and expanded to include a range of waste management operations.

2.7 The event division has been operating for 15 years and has grown into one of the leading event suppliers in the Country. Initially, the core business consisted of event waste management solutions, but over the past 8 years a growing

number of event organisers have approached the company to supply their events with a wider range of services. The Grist name is highly trusted within the events industry and organisers value the professional approach combined with a can-do attitude.

2.8 During the event season, mainly running from April to October, the company employs up to 60 members of staff to work at events. They supply services to the following major national festivals:

- End of the Road Festival
- Camp Bestival
- Boardmasters
- Henley Royal Regatta
- Great Dorset Steam Fair
- Reading Festival
- Leeds Festival
- Creamfields
- Parklife
- Boomtown
- Wireless
- Download
- Electric Picnic
- Strategy and Evolution
- Commission Festival
- Warners Camping and Caravan Shows
- Three Counties Showground Events
- Retro Festival
- Royal Bath and West Show

2.9 They also supply smaller festivals, weddings, village fetes and numerous charity events.

2.10 The company currently supplies the following event services:

- Waste Management Solutions - wheelie bins, skips, dustcarts, litter pickers, bags, mechanical litter picking machines with tractors and litter picking staff
- Site Infrastructure - Heras fencing, crowd control barriers, marquees,
- Sanitary Solutions - portable event toilets, trailer toilets, urinal trailers, trailer showers, holding tanks, effluent tankers, toilet cleaning staff, toilet consumables
- Sundry Equipment - trestle tables, picnic benches, chairs

2.11 The events section of the business now requires its own dedicated site to store the associated equipment. It is currently based at Williams Road in Devizes and shares storage space with other aspects of Grist Environmental. Much of the equipment now owned and rented out is large and bulky and this requires a large area of open storage space to accommodate it and manage it efficiently. The lack of storage space at Williams Road is not only restricting the

amount of equipment that can be owned and subsequently rented out for events but it is also hindering the optimum on-site management of storage for all aspects of the business. This means that the handling of equipment on site e.g. receiving equipment back ready for it final clean-down, arranging stock and preparing for loads ready to go out for the next event, is awkward and time consuming, often having to move items to get to other items. The lack of space is therefore limiting the further growth of the business in terms of its productivity, efficiency and its number of employees and needs to be urgently addressed.

2.12 There is no space at the Williams Road site to expand. When the opportunity to purchase Ox House Farm arose, it provided an ideal opportunity to expand the agricultural enterprises as well as provide a much-needed storage solution the events business.

2.13 Ox House Farm will be used to graze livestock, up to 100 head of cattle and 200 sheep, with silage and hay making and associated storage. Feed will also be stored on site.

2.14 As shown on the submitted plans, the area used for the external storage of events related equipment is outlined in cyan, with the two buildings used to provide internal storage of consumables, wheelie bins and stock (including a small workshop area) highlighted as a cyan hatched polygon. The maximum height of external storage within the bunded area is 3.5m and 3m elsewhere on the site. The height of 3.5m within the bund is required to optimally stack the crowd barriers. The improvement to the area of hardsurfacing was essential for health and safety issues relating to the storage and movement of equipment.

2.15 There is no external lighting proposed.

2.16 In looking at the planning history of the site, an agricultural steel barn is soon to be erected under permitted development rights. The Council confirmed that their prior approval was not required for this structure (PL/2023/03777). This building will be used for agricultural purposes and will not be used in association with Grist Environmental.

2.17 Planning permission E/2012/1551/FUL approved the erection of an agricultural building in 2013. Planning permission 15/04465/FUL then subsequently approved the change of use of this building from agricultural to goods vehicle operating confine in association with the current owner's groundworks business. This building will remain in use as storage space associated with a commercial enterprise (Grist Environmental Events Services).

2.18 The only other recent consents relate to the erection of a single storey rear extension to Ox House Farmhouse, along with the change of use and alterations of farm buildings to incorporate them into residential use (planning permission E/2013/0022/FUL and listed building consent E/2013/0021/LBC).

2.19 Also of relevance is the current application PL/2023/04824 submitted by Wessex Water Ltd on an area of hardstanding within the application site and close to the vehicular access for the creation of a temporary construction compound required to facilitate the installation of a new water main. This application has yet to be determined.

3.0 CONTEXT

3.1 This application relates to the yard area of Ox House Farm, Rowde, situated on the southern side of the A342 Dunkirk Hill. The site is not covered by any national or local landscape designations. The yard is a largely rectangular site, with the main farmhouse (Ox House) being Grade II listed. There are no other cultural or heritage designations covering the site.

3.2 In terms of its wider setting, the site lies within the distinctively low-lying and relatively level area of land to the north-west of Devizes. It falls within the Bristol Avon Clay Vale landscape character which has an essentially rural, agricultural character. The area is typically characterised by a strong structure of hedgerows and trees. From Devizes, Dunkirk Hill descends steeply through the densely tree lined road towards the more open and lower lying area of the countryside surrounding the village of Rowde. Views from Dunkirk Hill and the surrounding rights of way network are afforded to the surrounding network of fields as well as the loose-knit and sporadic development positioned along either side of Dunkirk Hill.

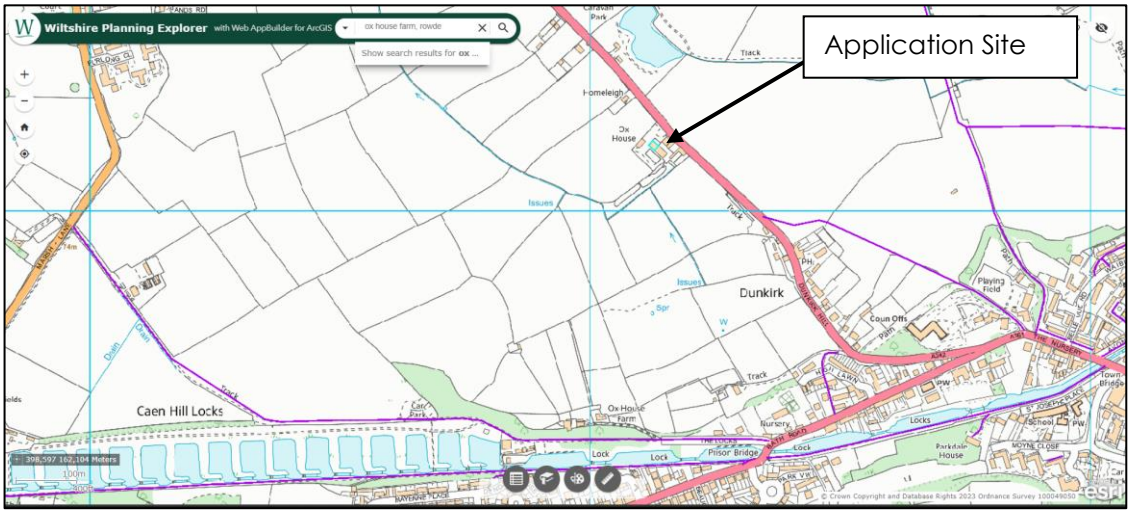


Figure 1: Site context plan – rights of way identified by purple lines (source Wiltshire Council's mapping system)

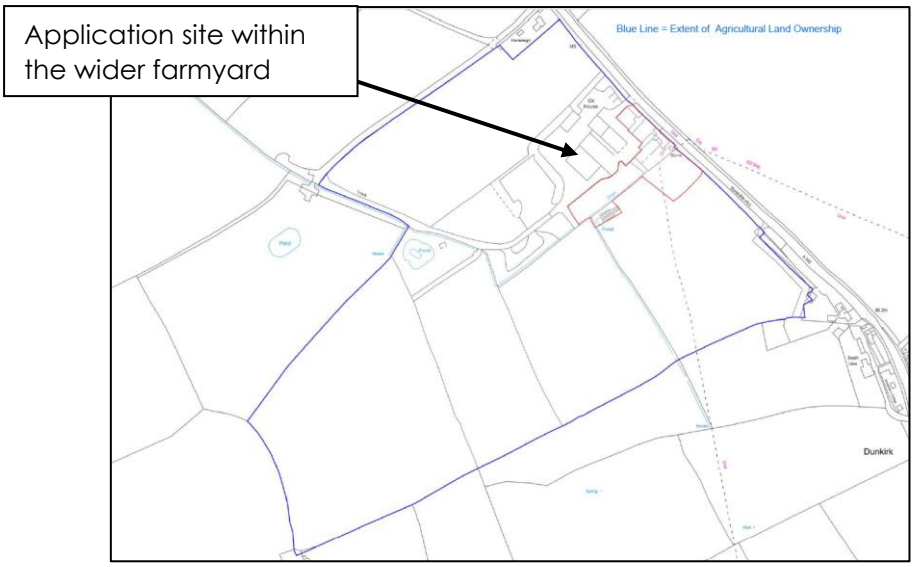


Figure 2: Agricultural land holding relating to Ox House Farm (farmhouse and its curtilage outlined in red within this area)

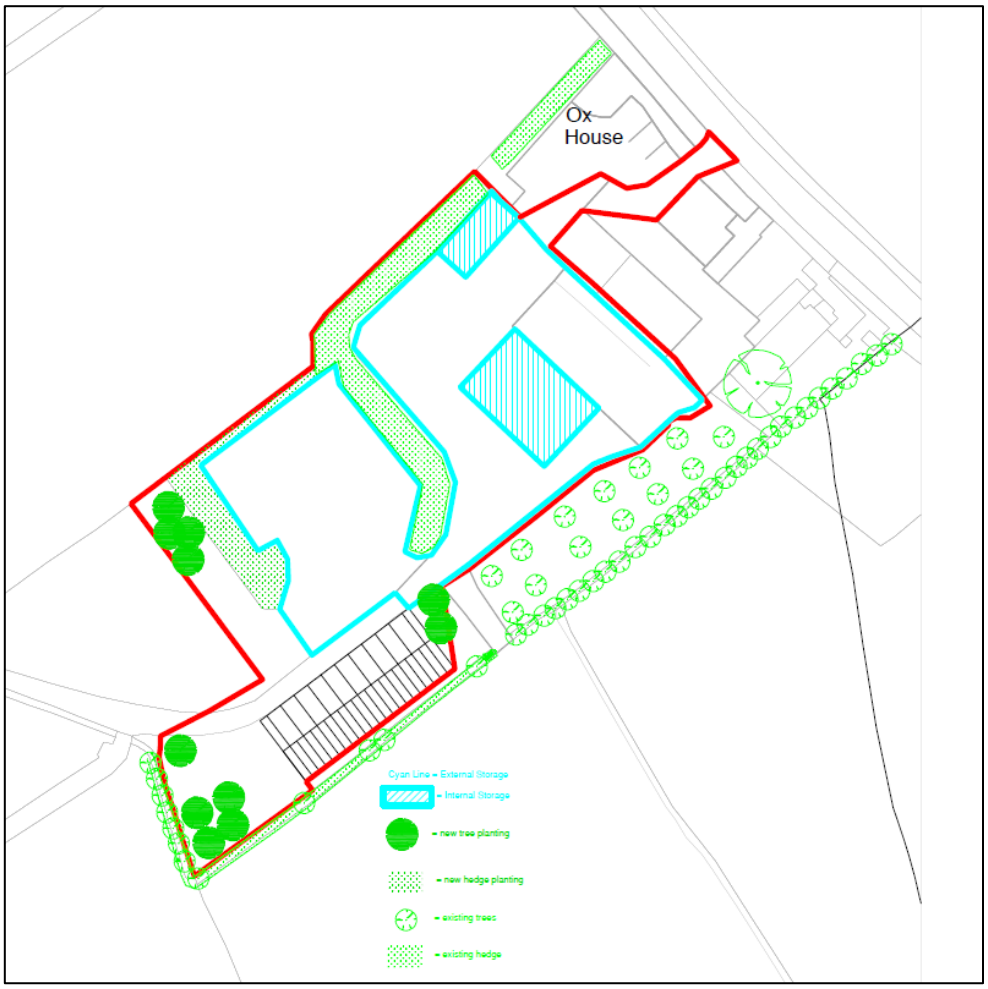


Figure 3: Site location plan – area within the cyan line and polygons to be used in association with Grist Environmental Events Service

3.3 Ox House Farm extends some 31 acres, the extent of this shown at figure 3. The buildings on the site are largely concentrated to the north-eastern side of the yard, close to the A342 (Dunkirk Hill). The anomaly being the agricultural building to be erected under permitted development rights which will be positioned centrally on the southern boundary. A horseshoe shaped bund sits almost opposite this building on the northern boundary. The bund has historically been planted over but recent amendments mean that some of this planting has died. The intention is to plant hedge whips on the bund to soften its appearance and ensure it assimilates well into the landscape. The site's northern, eastern and southern boundaries abut the surrounding field network associated with Ox House Farm.

3.4 The farmyard, to which this application relates, already benefits from landscaping with trees and hedging to some boundaries (as identified on the submitted plans). Within the wider landscape, there is also a significant number of trees which serve to filter and screen views of the site. Boundary hedging and field trees serve to screen the site from the A342 when heading in either direction. The site is, however, visible from a few vantage points on the higher land on the edge of Devizes. However, these are short lived as one travels along the footpaths. Furthermore, these views are heavily filtered and the site is seen against the wider backdrop of the village of Rowde and other built form of Dunkirk Hill. Although parts of the site are visible, they are certainly not unduly so nor is the site seen in isolation. Nevertheless, new tree planting is proposed at strategic points within the site to further screen the site. The indicative position of these new trees is shown on the submitted plans.

3.5 The Grade II listed Ox House is positioned close to Dunkirk Hill, its characteristic narrow gable presenting as the most prominent feature when heading from Devizes to Rowde. When heading in the opposite direction along the A342, the large vehicular entrance and agricultural buildings dominate views.

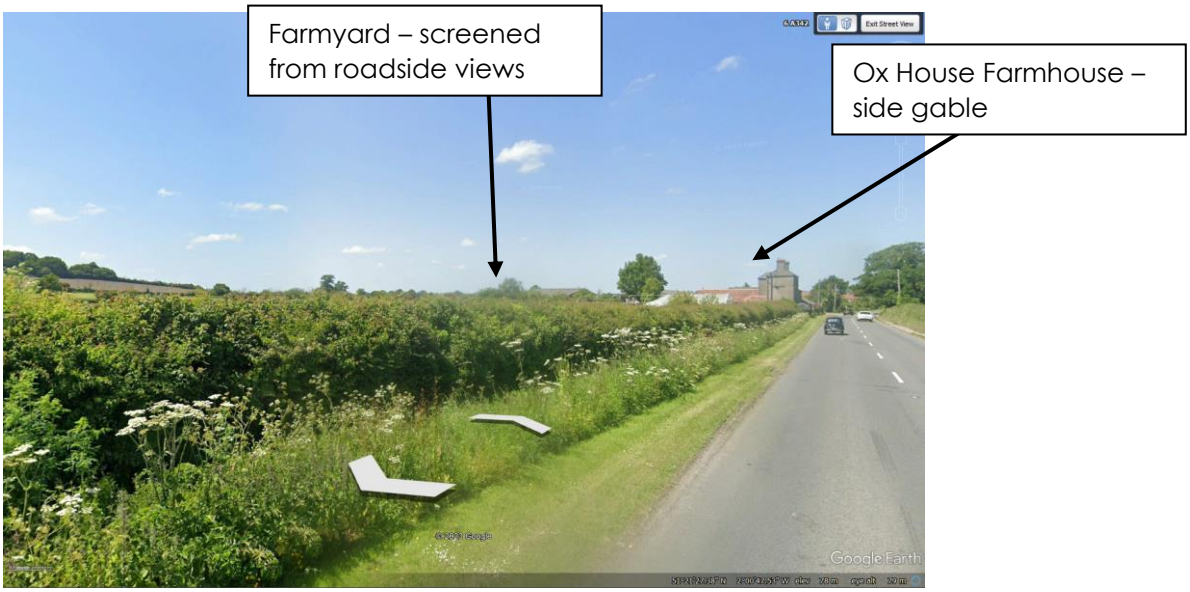


Figure 4: View looking north-west from Dunkirk Hill towards the site (source: GoogleEarth)

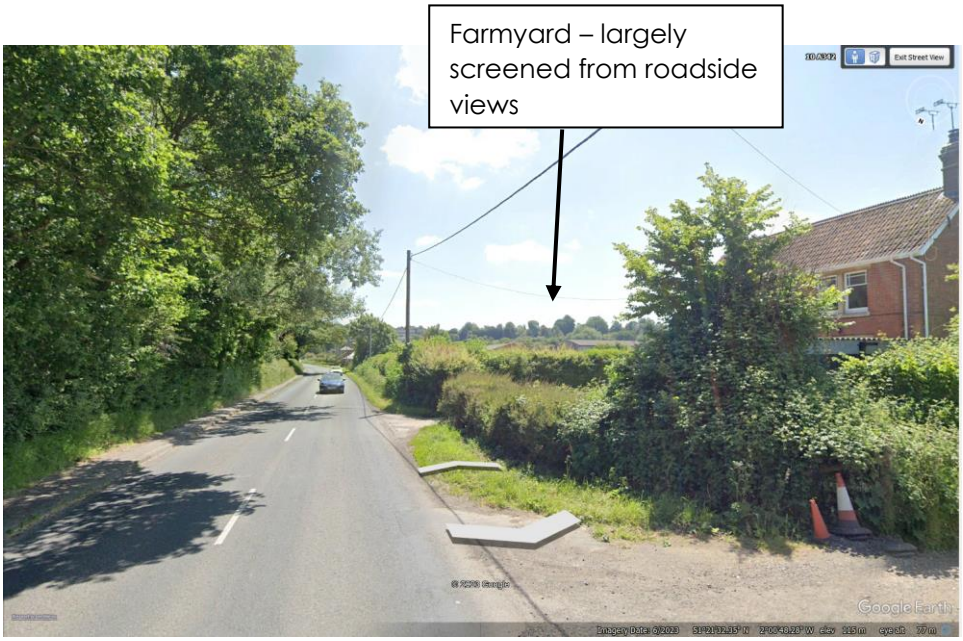


Figure 5: View looking south-east from Dunkirk Hill towards the site – only ridges of farm building perceivable in the distance and above the hedge line (source: GoogleEarth)



Figure 6: View across entrance into the site (source: GoogleEarth)

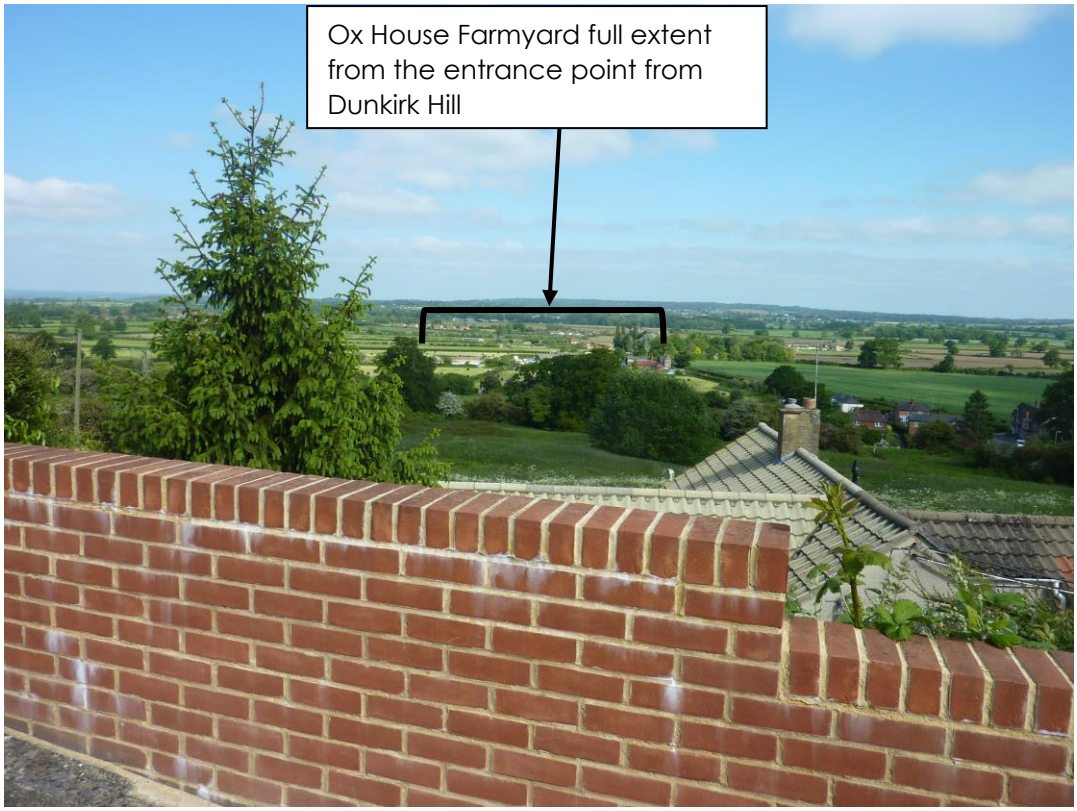


Figure 7: View across from Devizes (High Lawns) towards the site



Figure 8: View across from footpath DEV11 (to the north of High Lawns) towards the application site



Figure 9: View south and west – an example of the external storage and the upgraded hardsurfacing



Figure 10: Example of the external and internal storage and its relative height



Figure 11: Internal storage

4.0 PLANNING POLICY

4.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS) and the Devizes Neighbourhood Plan (part of the site falls just within the designated plan area). Government guidance within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations.

4.2 The tables below list the relevant policies and guidance for decision making.

WILTSHIRE CORE STRATEGY

Policy	Title
CP 1	Settlement Strategy
CP 2	Delivery Strategy
CP12	Spatial Strategy: Devizes Community Area
CP34	Additional employment Land
CP48	Supporting Rural Life
CP51	Landscape
CP57	Design and Place Shaping
CP60	Sustainable Transport
CP 61	Transport and Development
CP64	Demand Management

DEVIZES NEIGHBOURHOOD PLAN

Policy	Title
ESD1	Environment & Sustainability

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
2	Achieving sustainable development
6	Building a strong, competitive economy
12	Requiring Good Design
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

5.0 PLANNING ASSESSMENT

5.1 The key planning issues relevant to this proposal are:

- Principle of the scheme
- Design and wider impact upon visual amenity and landscape character
- Highway safety and parking
- Residential amenity
- Impact on heritage assets

Principle of development

5.2 At the national level, the NPPF sets out the broad planning policies and objectives of National Government with the purpose of supporting and achieving sustainable development. It is structured around a number of overarching themes which collectively achieve the Government's desire of sustainable growth, which references economic, social and environmental factors.

5.3 Chapter 6 of the NPPF recognises the importance of supporting the development needs of businesses, emphasising that planning policies and decisions should help create the conditions in which businesses can "*invest, expand and adapt*". Paragraph 84 confirms that:

"*Planning policies and decisions should enable:*
a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
b) the development and diversification of agricultural and other land-based rural businesses…"

5.4 The NPPF is reinforced by the Wiltshire Core Strategy (WCS) which is an economic led Plan that prioritises the need to build a competitive economy for the long term, encouraging new jobs to the area and importantly, retaining existing businesses. Policies CP1 and CP2 generally offer support for economic development in suitable and sustainable locations. Although the site lies outside of any Limits of Development, it was previously in both agricultural and commercial uses and this application seeks to retain but simply change the mix of uses at Ox House Farm.

5.5 Policy CP34 relates to additional employment land and sets out criterion for when this is acceptable outside the 'Market Towns'. The supporting text states that "*Core Policy 34 also includes an element of flexibility to allow new employment opportunities to come forward outside but adjacent to the Principal Settlements, Market Towns and Local Service Centres*". Although policy CP34 largely relates to employment, it also aims to support the rural way of life (para 6.12) Paragraph 6.12 states that "*Core Policy 34 aims to support the rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy…*" The policy itself

encourages rural diversification proposals and the relocation of existing businesses outside the Principle Settlements, Market Towns and Local Service Centres subject to a number of criteria (see the relevant extract from CP34 below):

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

i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or

ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or

iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or

iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.

Where they:

a. meet sustainable development objectives as set out in the polices of this Core Strategy and

b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and

c. are supported by evidence that they are required to benefit the local economic and social needs and

d. would not undermine the delivery of strategic employment allocations and

e. are supported by adequate infrastructure.

5.6 In line with the first part of CP34 and the overall sustainability thrust of the core strategy, as well the guidance contained within the NPPF, the introduction of outdoor storage at Ox House Farm would support the continuing diversification of a well-established agricultural business as well as the growth and expansion of a growing local business already located within Devizes (criteria I and ii of CP34). The site is close to the LOD of Devizes and relates to an existing site that

previously contained a diversified agricultural holding. This proposal simply wants to replicate this with a new form of diversification which has the added benefit of supporting the growth a successful and growing local business.

5.7 In response to points a-e in the latter part of policy CP34, we submit that the proposal also conforms to each of these requirements as is now explained.

5.8 The external storage space is contained within the envelope of the existing farm and areas of hardsurfacing. The proposals do not increase any areas of hardsurfacing, nor do they encroach into any of the surrounding fields. This is an area that is already 'developed' in real terms but is underutilised.

5.9 As is the national case with the agricultural industry, the nature of farming activities at Ox House Farm has changed considerably in the last 25 years or more. This is evident in the approvals for the previous owner to diversify the business and use some of the on-site space to store vehicles and equipment associated with their groundworks business which they ran alongside the agricultural enterprise. To ensure that farm businesses remain economically viable, it is well recognised that diversification proposals for commercial purposes help to generate a regular and steady income stream throughout the year to offset the seasonal and market uncertainty of the sector. As such, diversification opportunities are vital to the continuing viability of many farm enterprises and this is clearly supported by both local and central government policy. Furthermore, the concept of 'alternative' non-agricultural enterprises within farm businesses is now well developed and the range of diversified businesses has now expanded significantly from the traditional farm shop.

5.10 This application simply seeks to reorganise the type and scale of the diversified activity on the site. There is no intention to stop using the site for agricultural activities, as described in Section 2.0 of this statement.

5.11 We therefore submit that the proposed development represents an expansion of an existing local business and would support local employment, alongside provide for the diversification of an agricultural operation. It is intended that the change of use will enable the further expansion of the events department and will subsequently increase the number of associated employees at headquarters and on-site at events. This is all achieved within the confines of an existing farmyard which, as is set out below, is well-contained visually and where additional landscaping will be planted to further filter views. The site is close to Devizes and is easily accessible by alternative modes of transport and by foot. There is an established vehicular access with very good visibility in both directions. It is clearly evident that this is a form of development that meets the sustainable development objectives of the core strategy (criteria a, b, c and e of CP34)

5.12 It also important to emphasise that there are no other suitable alternative sites within Devizes itself for the relocation of the storage use associated with the events department. The industrial/employment sites within the town do not have any sites of the size required available. Moreover, the storage space required for the events department is very 'ground hungry' yet results in very little in terms of employee numbers on the actual site itself. The use would

therefore consume a large plot at a typical employment site with very little in the way of employment creation. All of the staff associated with the events service (bar an ad hoc workshop) are employed either at the headquarters on Williams Road or based at the events themselves. The site at Ox House Farm therefore provides an ideal opportunity to make the best use of an underutilised farmyard, providing a diversified form of income for the holding and does not waste valuable space at a typical industrial estate (e.g. Hopton). The proposal therefore conforms to criteria d of policy CP34.

5.13 To conclude on the matter of 'principle', we therefore submit the following:

(i) the proposal will improve the operational efficiency of a successful, local business, operating nationwide within the growing events sector;
(ii) the proposal will enable the growth of the events sector, resulting in improved local employment opportunities;
(iii) there is no suitable alternative site in the immediate locality, and, as follows within this statement:
(iv) there is no adverse impact on the character of the surrounding landscape, no unacceptable increase in vehicular traffic or additional reliance on the private car and the environment of any nearby dwellings will not be adversely affected".

5.14 We therefore state that the proposal conforms with policy CP34 of the WCS as well as the relevant advice and guidance within the NPPF.

Impact on the character of the surrounding landscape

5.15 The site lies within the open countryside between Devizes and Rowde. CP51: Landscape states that "*development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures*".

5.16 As described in Section 3.0 of this statement, the surrounding context is rural in nature but the area is not devoid of development. The immediate landscape is characterised by the dominance of agriculture but also the presence of sporadic development along the A342 between Devizes and Rowde. The yard and buildings relating to Ox House Farm, along with the farmhouse, is one such example of this sporadic development. The A342 itself is a busy commuter road.

5.17 The yard is relatively well contained within the landscape, with views largely afforded through the gaps in tree cover from the residential dwellings and public rights of way running along the higher land on the western edge of Devizes. Much of the outdoor storage and areas of hardsurfacing will be screened because of the positioning of the existing buildings and the limited height of the outdoor storage (maximum 3.5m). In particular, the area contained within the bund will be screened by the agricultural building soon to be erected under permitted development rights. The visual impacts will

therefore be very localised. Nevertheless, the submitted plans show landscape mitigation and enhancement measures, comprising new tree planting. Not only will this planting mitigate any adverse effects of the outdoor storage but it will also bring about secondary benefits in respect of breaking up and screening views of the existing yard and structures at Ox House Farm.

5.18 Those views that will be afforded, will be long-distance and filtered by both the existing and proposed tree planting. The proposals would not therefore adversely impact upon the character or appearance of the area, with the proposals being contained within the existing yard, being of limited height and mitigated by existing and proposed landscaping.

5.19 The proposed development can therefore be undertaken in compliance with the relevant guidance and policies in the NPPF and the Wiltshire Core Strategy, specifically core policies 51 and 57.

Highway safety

5.20 Turning to matters of highway safety, policies CP60 and CP64 deal with the traffic impacts of development and parking standards. These policies aim to ensure developments adequately address matters of access arrangements and road safety alongside adequate parking provision.

5.21 Paragraph 111 of the NPPF states that:

"*Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be* ***severe***" (our emphasis).

5.22 Access to the site is to remain as existing; to the north-west of the farmhouse and directly from the A342. The existing access has a wide opening with good visibility in both directions (it was altered and improved at the time of the 2015 planning approval for commercial use on the site) and there is sufficient turning space within the site for vehicles associated with both the agricultural and events businesses.

5.23 During the event season, there could be 25 vehicle movements a day, from Monday to Friday, reducing to 5 at the weekends. Out of season vehicle movement will drop to 5 per day, from Monday to Friday, and circa 2 or 3 movements at weekends. The majority of these movements will be between 8am and 6pm.

5.24 The number of traffic movements will be very similar to those associated with the groundworks and agricultural activities run from the site by the previous owner.

5.25 The scheme is therefore considered to comply with the requirements of CP60 and CP64 having regard to highway safety.

Neighbour amenity

5.26 Core Policy 57 of the WCS sets out the general principles for the design of development, including impacts on neighbours.

5.27 To the north-west it is noted that the neighbouring property Homeleigh is located approximately 71 metres away from the existing site and to the south-east no.10 Dunkirk Hill is positioned over 200m away on the opposite side of the A30. They would, therefore, be positioned even further from the proposed area of increased storage space. No adverse impact upon the amenities of these dwellings would therefore arise because of the separation distances and given their existing context adjacent the busy A342 and close to the existing mixed uses at the site.

5.28 Furthermore, the seasonal hours of operation for the non-office parts of the events business are very similar to farming. They both require early mornings and late evening work during the event season, very similar to farming activities. The farming calendar fits with the event calendar, with long hour farming activities taking place from April, silage making, to October, post-harvest. For the vast majority of the day, the site will only be used in association with the agricultural business.

5.29 By reason of the distance and general relationship between the proposed development and the nearest neighbouring residential properties, as well as the nature of the proposed mix use, it is not considered the proposed development would give rise to an adverse impact in respect of residential amenities. The scheme therefore complies with the relevant amenity criteria of CP57.

Relationship with heritage assets

5.30 The NPPF outlines government policy towards the historic environment. Section 16 "Conserving and Enhancing the Historic Environment" sets out the overall approach to heritage assets. At a local level, policy CP58 of the WCS relates to the conservation of the historic environment.

5.31 In particular, paragraph 194 of the NPPF requires developers to describe the significance of any heritage assets affected, including any contribution made by their setting. Importantly, it emphasises that "*the level of detail should be proportionate to the* assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

5.32 Ox House is Grade II listed. The list entry states:

"Farmhouse, c1800 possibly on earlier core, roughcast with slate roof and end stacks. Three-storey, 3-window main range with ashlar cornice over first floor. Ground and first floor Gothick pointed-head leaded paired casements with iron opening lights each side, blank panel to first floor centre over door with pent hood on stone brackets. Second floor leaded casement pair each side of centre blank panel. Matching 2-storey addition to right, 3-window with blank centre panels and pointed-head paired casements each side. Ground floor windows all have shutters. Hipped rear wing."

5.33 Ox House occupies a distinct parcel of land to the south-east of the yard and benefits from its own, well-defined residential curtilage. The traditional agricultural buildings converted under planning and listed building consents

E/2013/0022/FUL and E/2013/0021/LBC create a residential wing to the property and this serves to partly enclose and separate the historic elements of the site from the more modern and larger scale buildings.

5.34 However, the existing setting of the listed building is nonetheless partly defined by its relationship with the modern farmyard. The buildings closest to the listed building will remain in agricultural use and almost act as a screen between the farmhouse and open storage area. To this end, there would be very little change to the immediate setting of the listed building.

5.35 The open storage will be screened and separated from the listed building by existing buildings and existing and proposed landscaping. In addition, the yard will retain the appearance of a working yard and there will be little change in relationship between the current and proposed mix of uses.

5.36 For the aforementioned reasons, we submit that the proposed change of use and increase in area of hardsurfacing will cause no harm to the setting of the listed building.

6.0 CONCLUSION

6.1 This statement has demonstrated how the change of use of a small part of the farmyard for B8 storage purposes associated with Grist Environmental Event Services is acceptable in principle.

6.2 Furthermore, as set out in this statement, due to the site context, limited views and additional landscaping, there would be no demonstrable harm to the character or appearance of the surrounding landscape.

6.3 Furthermore, as described, the proposals will cause no wider harm having regard to matters of neighbour amenity, highway safety and impact upon heritage assets.

6.4 The proposal will provide support to a well-established but growing local business and help retain diversified agricultural activities at Ox House Farm. The Council is therefore requested to approve this application.