PLANNING, DESIGN & ACCESS STATEMENT

PROPOSED ERECTION OF A STORAGE BUILDING (B8 USE)
AT
OLD BRICKYARD, CAEN HILL, DEVIZES, SN10 1RD



Report Ref: 3095/PDAS

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1. Introduction

1.1 This statement has been prepared by Ian Sullivan Architecture Ltd (ISA Ltd) to accompany a full planning application submitted by Hills UK Ltd, in respect of the site known as Old Brickyard, Caen Hill, Devizes, SN10 1RD.

1.2 This statement is submitted in support for full planning permission.

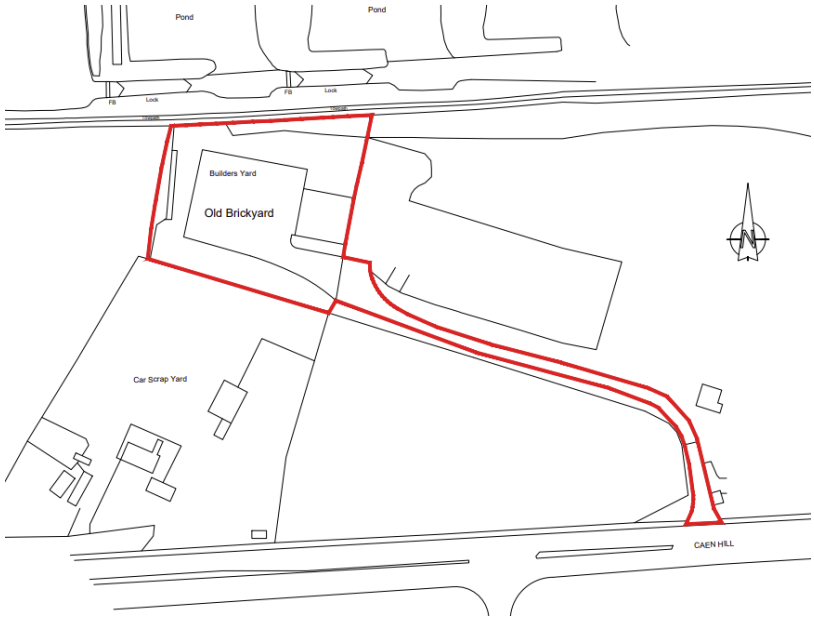
1.3 This statement should be read in conjunction with all existing and proposed plans prepared by Ian Sullivan Architecture Ltd.

1.4 In addition to the submitted application, the CIL form is duly completed.

1.5 The design evolution of the proposals has been informed by a number of constraints and opportunities. This statement, therefore, sets out a framework for the design of the proposed erection of a storage building, the layout of the building and other integral matters so as to ensure a high quality and sustainable development.

1.6 The size of the site and the proposed scheme is appropriate in both cases.

2. The Site & Local Context



Location Plan

2.1 This section describes the Application Site, the characteristics, and key features of the surrounding area. The 'Red Line Boundary' is approximately 5,237 m² in area and is located within Rowde CP a residential area which is located 1.8 miles to the west of Devizes town centre.

2.2 Devizes (a market town) itself reflects local architectural and historic character, which has a mixed style, containing some listed buildings and buildings of special local interest.

2.3 The site is situated outside of the Devizes settlement boundary and is subsequently considered to be within the open countryside, however of an established commercial use.

2.4 The Application Site is referred to as an "Old Brickyard" / "Builders Yard" and comprises a storage depot and builders yard comprising a main workshop unit of steel portal frame construction with profile steel elevations being accessed via 2 roller shutter doors measuring 4.57m width x 3.74m height. The unit has a minimum eaves height of 4.22m having a good level of natural daylight through rooflights with ceiling mounted halogen box lights, burglar alarm and 3 phase power. The existing storage unit amounts to a gross internal floor area of 279.67m². The remainder of the yard is laid in tarmacadam and compacted hardcore.

2.5 There is no consistent design within the immediate surrounds due to the setting of the Old Brickyard, which is within close proximity to an auto parts store + large car scrap yard, residential dwellings, canal, and farmland. The variation in form and materials produces a mixed architectural typology within a wider predominantly natural setting.

Designations and Constraints

2.6 The site is not within the defined Greenbelt or an AONB.

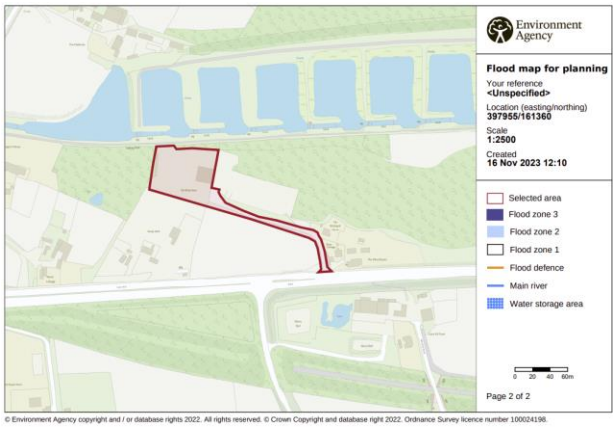
2.7 The site does not contain any statutory or locally listed buildings and does not fall within a Conservation Area. The Application Site abuts the Scheduled Ancient Monument known as Caen Hill Locks. (Historic England entry number – 1004694)



Caen Hill Locks (Historic England)

2.8 There are currently no commercial or residential uses in proximity to the site that are likely to have a negative impact on the proposed storage unit.

2.9 The Environment Agency - Flood map for planning shows that the Application Site is located within Flood Zone 1 and is at low probability of flooding.



Environment Agency - Flood map for planning

2.10 There is a need to provide a new storage building on site to allow materials to be covered and protected from weather elements on what is an already established builders yard.

2.11

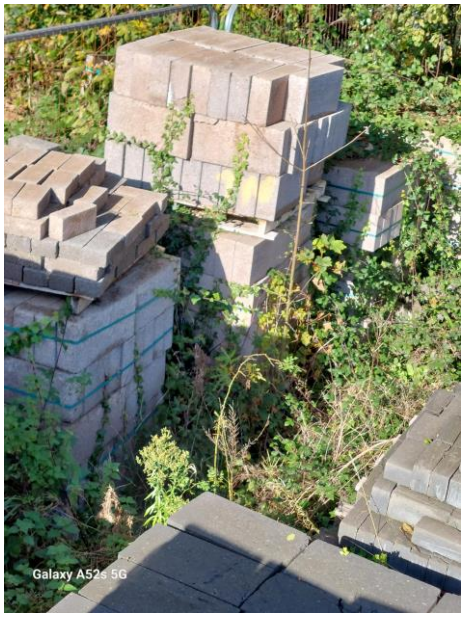












Building materials – Builders yard



Application Site Entrance – access served from Caen Hill.



Existing storage unit.



Existing Site Plan

2.12 The boundaries of the site are all well-defined. The northern boundary is formed of existing hedgerow planting, trees and beyond which is Caen Hill Locks a designated Scheduled monument. The eastern boundary is defined by the extent of the existing storage unit and tree planting beyond which is an overgrown expanse of hard surface. The southern boundary is screened from view by a tree lined frontier which defines the boundary between the car scrap yard and the Application Site. The western boundary is screened by a substantial stretch of well-established trees, beyond which lies Marsh Lane.

2.13 Neighbouring the site are several well-established commercial businesses, which are located off Caen Hill.

2.14 In summary the proposed development would have no detrimental impact upon the amenity of neighbouring properties.

2.15 The proposal therefore, both visually and operationally, is deemed to be a significant improvement.

2.16 The retention of existing vegetation around the Application Site would reinforce enclosure from the wider landscape and reduce the magnitude of potential landscape and visual effects whilst enhancing features of the landscape in accordance with the adopted Wiltshire Core Strategy, Core Policy 51: Landscape.

Planning history of the Application Site

2.17 The planning history records of Wiltshire Council indicate that there are a number of historic planning applications associated with the Application Site. These are as follows:

- K/74/0070 – Erection of workshop and w.c. – Approved 1974
- K/80/0128 – Renewal of permission for temporary workshop. – Approved 1980
- K/42096 – The erection of a replacement steel framed building. – Approved 2001

3. Planning Policy

3.1 Planning Policy relevant to this small-scale development proposal is contained within: -

- Wiltshire Core Strategy (Adopted January 2015);
- National Planning Policy Framework (September 2023); and
- National Design Guide (NDG) (January 2021).

Development Plan

3.2 Under the provisions of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan unless other material considerations indicate otherwise. In this case, the Development Plan covering the Application Site is the adopted Wiltshire Core Strategy (January 2015).

Wiltshire Core Strategy (Adopted January 2015)

3.3 Core Policy 1 of the Wiltshire Core Strategy identifies four tiers of settlements, namely: Principal Settlements; Market Towns; Local Service Centres; and Large and Small Villages. Devizes is classified as a "Market Town."

3.4 Core Policy 12 (Spatial Strategy: Devizes Community Area) confirms that development in the Devizes Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

3.5 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.

3.6 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

3.7 The policy sets out that applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;

- responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;

- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

3.8 Core Policy 58 relates to the conservation of the historic environment and requires development to protect, conserve and where possible enhance the historic environment.

National Planning Policy Framework September 2023 (NPPF)

3.9 The NPPF states that, at its heart, is the presumption in favour of sustainable development (Paragraph 10). In seeking to achieve this, the NPPF stresses the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making (Paragraphs 12).

3.10 In terms of decision making, the NPPF requires that Local Planning Authorities approach decisions on proposed development in a positive and creative way. This includes working proactively with applicants (including through their agents) to secure developments that will improve the economic, social and environmental conditions of the area (Paragraph 38).

3.11 Paragraph 11 emphasizes that proposed development that accords with an up-to-date Local Plan should be approved without delay, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF itself is a material consideration.

3.12 Section 6 (Building a strong, competitive economy) Paragraph 81 confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

3.13 Paragraph 82 requires that planning policies should:

a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration.

3.14 Supporting a prosperous rural economy (Paragraph 84) outlines 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;

3.15 Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

3.16 Paragraph 119 requires planning decisions should promote the efficient use of land and buildings.

3.17 Paragraph 120d states to promote and support development of under-utilised land and buildings.

3.18 Paragraph 126 stresses that good design is a key aspect of sustainable development. The NPPF also stresses that planning permission should be refused for poor design (Paragraph 134).

3.19 Paragraph 130 seeks to achieve well designed places. It requires that both planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.20 Paragraph 174 suggests that planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

National Design Guide January 2021 (NDG)

3.21 The NDG is intended to complement the Revised NPPF.

3.22 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places: “In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.” (Para. 13, NDG 2021).

3.23 The NDG states that ‘the long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty.’

3.24 As well as helping to inform development proposals and their assessment by local planning authorities, it supports paragraph 134 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take

the opportunities available for improving the character and quality of an area and the way it functions.

3.25 Paragraph 41 (C1 - Understand and relate well to the site, its local and wider context) requires that well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones.

3.26 It also suggests that well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and sensitivity of the site and proposal. A simple analysis may be appropriate for a small-scale proposal.

3.27 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively address environmental issues affecting climate.

3.28 The NDG outlines and illustrates the Governments priorities for well-designed places in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

4. The Development Proposal – Design And Access

4.1 The application proposes:

Proposed erection of a storage building (B8 Use) at Old Brickyard, Caen Hill, Devizes, SN10 1RD.

Layout

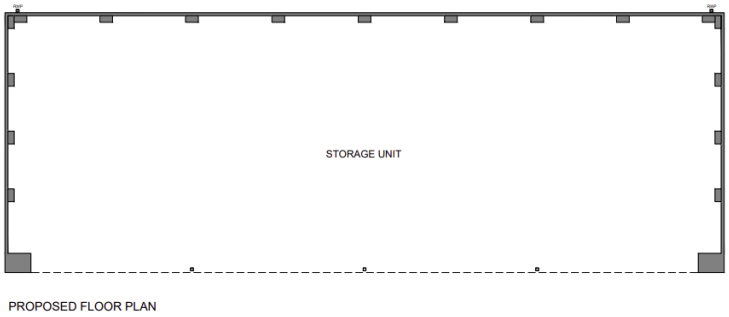


Proposed Site plan

4.2 The full application submission is supported by the above Proposed Site Plan. This identifies the following: -

- The existing, permitted, and proposed development in the vicinity of the Application Site;
- The existing access serving the Application Site;
- Mature planting buffer along all boundaries;
- Existing retained boundary treatments;
- Existing storage unit;
- Areas of concrete, grass, and gravel; and
- Proposed location of new storage building.

4.3 The proposed storage building proposes a modest sized open plan arrangement.



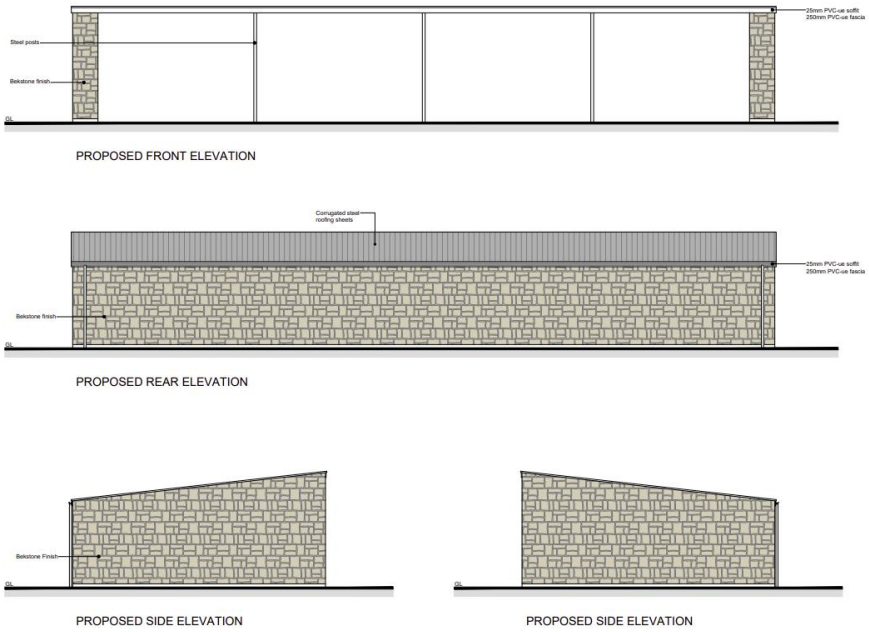
Proposed Floor Plan

The proposed storage building provides a net internal gross area as follows: -

Storage Shed	
Ground Floor	217.9m²
Total	**217.9m²**

Appearance

4.4 It is considered that the proposed storage building is sympathetic and an enhancement in its development potential, taking account of the general character of the surrounding buildings within Rowde PC and the greater Devizes Community Area.



Proposed Elevations

4.5 The proposed external fabric works of the building will be of high-quality allowing flexibility and sustainability, design features include: -

Roof

- Corrugated steel roofing sheets;
- PVC-ue soffit;
- PVC-ue fascia.

Walls

- Bekstone finish;
- Steel posts

Impact

4.6 Impact of works for the construction is identified as the following: -

- No impact on flood risk;
- No impact on noise levels;
- No impact on overlooking;
- No impact on loss of light;

4.7 The layout of the storage building will be formed with regard to the adjacent structures. There is a good variety of both contemporary and traditional materials and finishes retained.

4.8 The proposal seeks the erection of a storage building (B8 Use). Details of the proposals are illustrated by the drawings which accompany this application.

Amount

4.9 The proposed storage building will be sympathetic to its immediate context and is typical of the dimensions of other buildings within the locality therefore preserving the character and appearance of the immediate area.

4.10 It is considered that the development of the site properly maximises its full potential, taking account of the general character of surrounding development, the scale of buildings and the identified constraints.

Scale

4.11 There will be no unacceptable impact on surrounding commercial and residential properties as a result of the development.

Access & Parking

4.12 Pedestrian and vehicular access will utilise the existing gravel access track served off Caen Hill.

4.13 There are no negative access implications arising from the proposal.

4.14 There is existing over provision on site currently for approximately 24 parking spaces and it is not intended to provide any in additional spaces to this amount.

Landscape

4.15 The land has an existing strong sense of enclosure from mature boundary planting, trees commercial units and housing in this location.

Flood Risk and Drainage

4.16 The Application Site, as noted above, is located within Flood Zone 1 and is therefore an area that has a very low probability of flooding from rivers and the sea.

4.17 Drainage Strategy and (SuDS) – Surface water drainage to discharge into soakaway subject to a percolation test in accordance with BRE DIGEST 365.

5. Conclusions

5.1 In this case, the balance of material planning considerations clearly confirms that the proposed erection of a storage building (B8 Use) at the Old Brickyard is acceptable in principle. It accords with both national and local planning policy, in particular the policies of the National Planning Policy Framework, and the adopted Wiltshire Core Strategy Local Plan.

5.2 The intention is that the proposed storage building will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with Policy CP57 of the Local Plan (adopted 2015).

5.3 The site is located off Caen Hill within the Parish of Rowde, outside the settlement boundary of the Market Town of Devizes. The character on Caen Hill and the immediate surrounding area is mixed use, being both commercial and residential.

5.4 Safe and convenient access can be provided into the site.

5.5 There is a need to provide a storage building on site to allow materials to be covered and protected from weather elements on an already established builders yard.

5.6 There are no other overriding constraints to the development of the site by way of ecology, flood risk, arboriculture or drainage.

5.7 In conclusion, we would therefore submit that our application is acceptable in all respects and request that Full Planning Permission is granted subject to conditions.

Ian Sullivan

November 2023