Bourne Valley Associates Ltd

Planning Statement

For the erection of a

Grain Storage Facility

At

East Farm, Malmpit Hill, Codford,

Warminster, Wiltshire, BA12 0FD

Prepared by: Anna Hebard MSc Hons

Of:

Bourne Valley Associates Ltd
Andover Lane Farm
Faberstown
Ludgershall
Andover
SP11 9PE

Tel: 01264 850159

Email: info@bournevalley.co.uk

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1. *Introduction*

This Statement accompanies and supports a full planning application made to Wiltshire Council. The application relates to a proposed new grain store adjacent to the existing East Farm agricultural building, and the extension of the existing building. The application is submitted by Bourne Valley Associates, acting as agent on behalf of J M Stratton Co.

2. *Site Context*

2.1. The applicant

JM Stratton & Co is a family business which has evolved from Arable and Dairy farming and has diversified to the inclusion of renewable energy production (Codford Biogas Ltd), environmental stewardship schemes, commercial forestry, fisheries and commercial and residential property. The business already operates an Anaerobic Digester and Combined Heat and Power Plant at the farm, and has solar PV arrays, and a glasshouse on adjacent farmland.

2.2. The Site and Planning History

The site is situated 2.5 kilometers north of the A36 and 2.5 kilometers south of the B390. The site is comprised of an existing AD site, and an adjacent agricultural store within private woodland.

The application site area is located at a central point on the Stratton estate with surrounding 1,400 hectares of land owned by the applicant. The land is typical of the area; Salisbury Plain with open arable land that is sparsely populated with residential units. The red line site is under 1 hectare and is proposed to join the existing grain store site area adjacent to the Biogas Plant which is surrounded on all sides by woodland.

The site location is shown in Figure 1 below. The location plan for the site is formally submitted as drawing 01977-00A, Sheet 01, which shows the application site marked in red within a much larger farm area marked in blue. The application site is, as shown by the arrow in Figure 1, isolated in its rural position. The site lies outside the Area of Outstanding Natural Beauty, of which the boundary is shown as a purple dashed line in Figure 1 below.

As can be seen in Proposed Site Plan, drawing 01974-00-A, Sheet 02, the proposed grain store, will be set adjacent to the existing agricultural building.

The existing agricultural building was built following planning reference W/13/00775/AGD under an agricultural prior notification application. It is proposed to extend the existing building by two bays and clad the lower elevations to enclose the building. There is proposed to be a concrete apron to the front of the buildings.

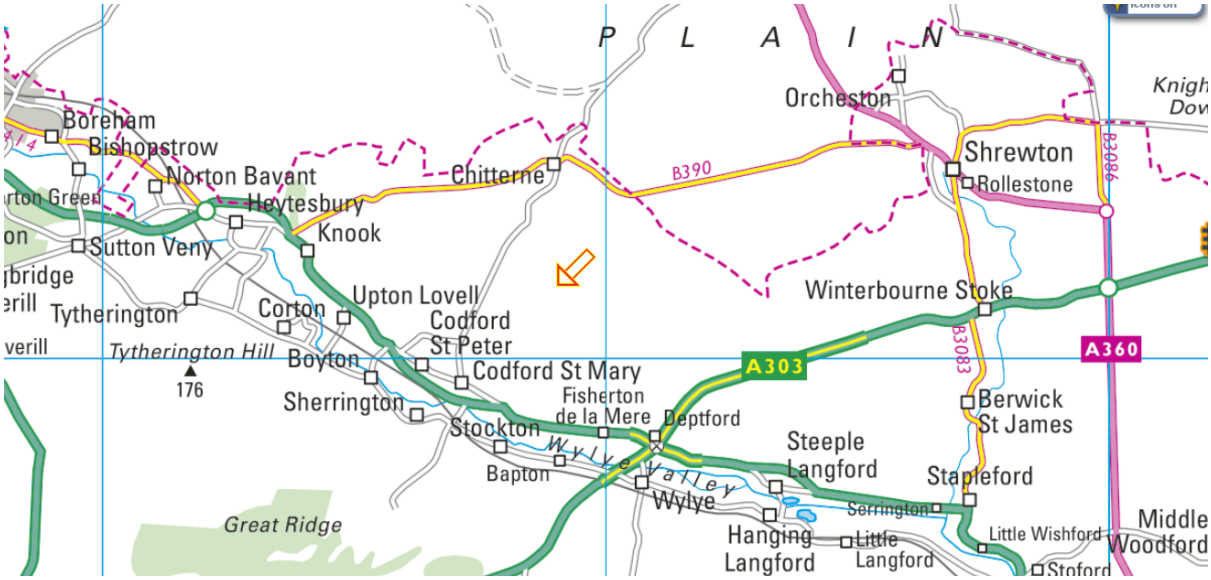


Figure 1 Geographical context of Codford Biogas

Figure 2 shows an aerial photograph of the site, taken in 2022. It shows that the site is a well-established complex of buildings and plant. The site is in a very isolated location, surrounded by woodland with no residential properties in the vicinity (the nearest being over 1.2km away). The fields to the north have an array of photo-voltaic panels, with the anaerobic digestion (AD) plant discretely located within the area of woodland to the south. The white chalk area to the north shows the area of construction of the glasshouse. The existing grain store can be seen in the south-east area of the site (A), alongside another area of chalk where the new grain store is proposed (B).



Figure 2 - Aerial photograph of the site, 2022

2.3. Requirement for Development

JM Stratton & Co are proposing to convert and extend an existing steel portal framed machinery building by two bays and construct one new steel portal framed building alongside to make a new grain store facility capable of storing cereals. These buildings will be positioned behind a 1,416 sqm concrete apron that will extend down to the existing access track.

JM Stratton & Co requires an up-to-date grain drying and storage facility to enable it to meet farming demands and to comply with current food standards and legislation as well as exacting customer requirements on crop quality. With most UK grain entering the human food chain either as food, drink or animal feed, grain storage is strictly controlled by legislation. This location will provide an ideal site for the buildings plus it can utilise low cost, low carbon energy from the AD plant.

JM Stratton & Co have been farming in the Wylye Valley in Wiltshire for many years. Currently 1,450 hectares (3,700 acres) of arable crops are grown, comprising wheat, barley, oil seed rape, oats and peas and would require separate bunkers for separation and storage with drying facilities.

The proposal is to locate a new grain storage facility at East Codford Down on land under ownership of the applicant where there is an existing open-ended barn with hardstanding, currently being used for an agricultural store. The existing building will need to be converted as it is limited and inadequate for storing grain both in terms of new food storage regulations and would not meet the standards of the Red Tractor quality assurance scheme.

These two new grain stores would provide modern storage and drying facilities with easy access to the A36 away from residential areas. The location is next to Codford Biogas anaerobic digester, which is owned by the applicant, and would provide cheap and renewable heat and power to run the new grain stores. There will be a considerable increase in the efficiency of drying, and an even greater drop in the carbon footprint of the drying operation.

3. *Design*

3.1. Layout

Grain Store Extension

Reference Drawing No's 01977-01 sheets 1-2. It is proposed to be a 12m long, 2 no. bays extension to make 48.193m long x 26m wide building with a height of 7.43m to eaves and a ridge height of 10.335m.

New Grain Store

Reference Drawing No 01977-02 sheets 1. The proposed new grain store will be 48.193m long x 30m wide and 7.932m to eaves, with a ridge height of 11.976m.

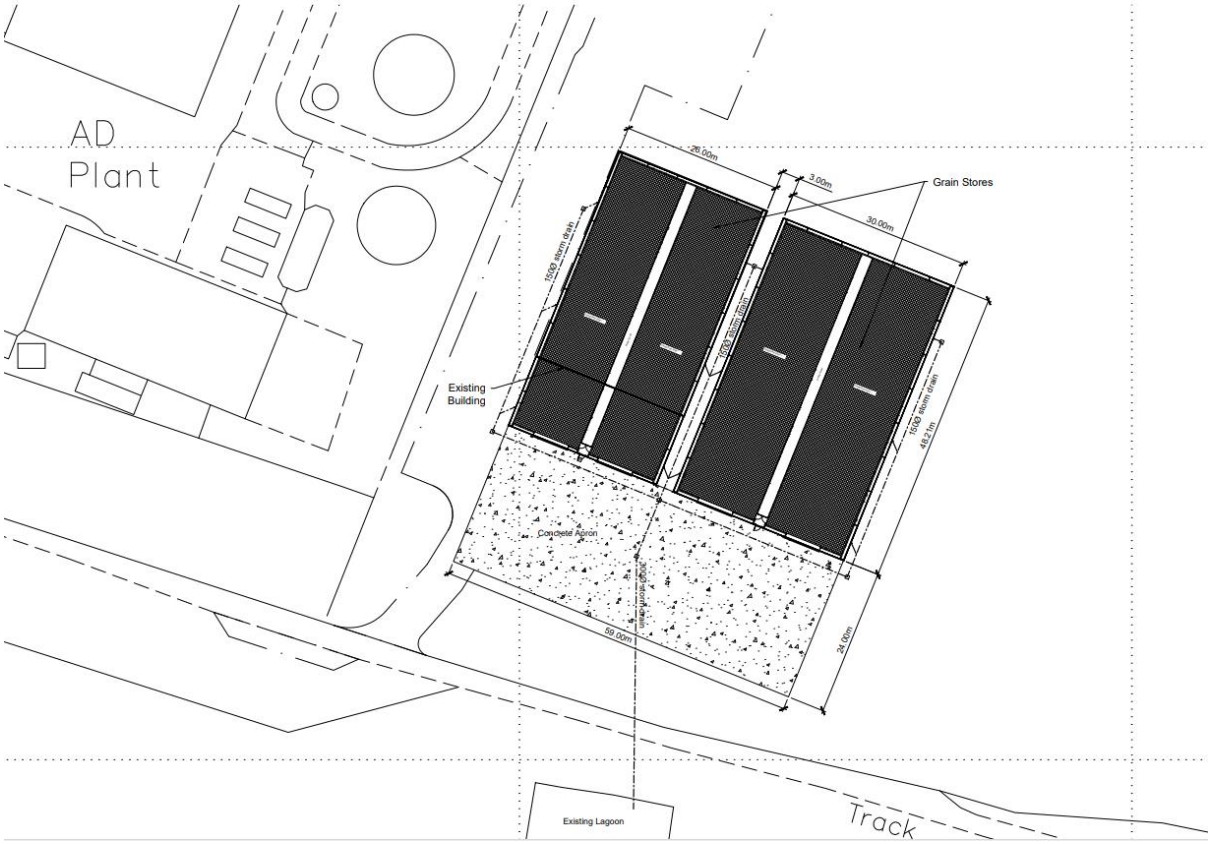


Figure 3 - Proposed Site Plan

The buildings will be of steel portal framed construction. The roof will be clad with Profile 6 fibre cement sheeting (Colour: Farmscape Anthracite). The sides and gable will be clad with plastisol coated steel sheeting (Colour: Olive Green 12-B-27). These colours are dark and non-reflective, which will help to integrate them into the existing landscape. This will reduce the potential visual impact. The lower part of the walls will be formed from concrete panel walling, which will be left natural in colour.

The internal specification of the proposed grain stores are as follows:-

The drying floor will be constructed using hardwood profiled top boards with galvanized mesh ventilation strips set between, all supported on 170mm deep pressure treated softwood bearers. This would be installed onto 150mm concrete slab, reinforced with 1 x layer of A252 mesh, laid on a dpm to a brush, tamp or power float finish floor.

The two internal divisions will be constructed by using a steel air duct. The overall length of each air duct will be 46.8m long with a storage depth of 4m high with an overall width of 1.524m. This will allow the crop to be ventilated with 2 No centrifugal fan sets on each main air duct allowing air to be discharged down each duct. We will also introduce a heat exchanger on each air inlet into each fan which will each provide energy produced by an anaerobic digester, which will operate on the principle of temperature drying. The 2 No. centrifugal fans and the heat exchangers will be situated inside the proposed grain store at the end of each steel air duct.

The anaerobic digester is an eco-friendly power source that produces electricity and hot water from biogas. It is currently in operation, and we are therefore proposing to use the renewable energy it produces to power this project.

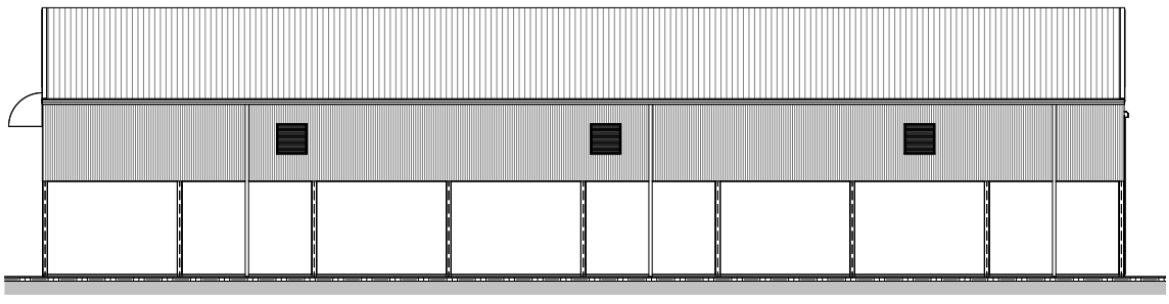
We will also be installing 2 No Harvest maxi stirrers which pass up and down the store on each bunker. This will allow for thee crop to condition more efficiently as it reduces the drying time because the stirrer allows more air flow through the crop. The installation of the stirrer enables the crop to dry in efficiently of the store.

The design of the grain stores will allow greater flexibility for the storage of alternative crops to meet public demand. Each building will be divided into two small parcels, allowing for the storage of either one, two or four individual crops at any one time in each building. It will enable the farm rotations to be extended to include a larger area of spring crops, which will significantly benefit over wintering and migrating birds. The wider and more diversified arable rotations will enhance the overall environment, to the benefit of all land mammals, insects and wildlife within the area.

The design will also eliminate the ingress of birds and vermin into the building, allowing compliance with the Food Safety Act 1990, modern NSF crop storage regulations and the Farm Assurance Scheme.

Due to the technology now available, the modern farm equipment proposed requires lower power requirements, reduces noise levels and can therefore improve working conditions. The emission of dust can also be considerably reduced. Developments in modern farming equipment are also increasing pressure on the farm; as capacity and efficiency increase, so must the ability to handle these increased quantities. The proposed buildings will allow our client to invest in a long-term solution to this issue.

Figure 4 - Proposed Elevations



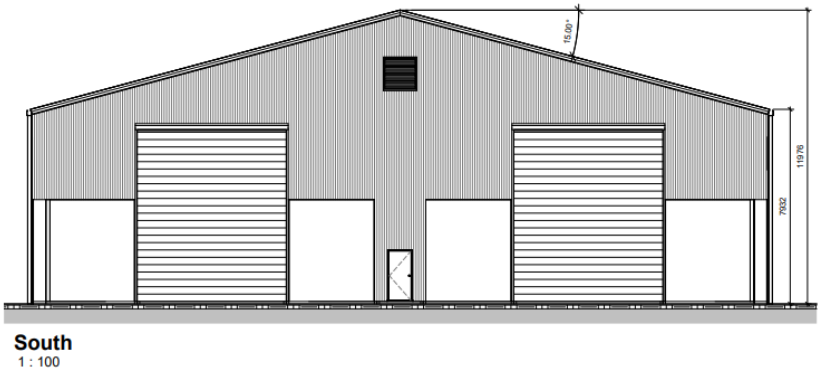




Figure 5 - Internal view of the site showing the existing barn

3.2. Appearance

The proposed building will be in keeping with the existing building which is integrated into the landscape. Both buildings will still be set back discreetly behind a natural tree line, respecting the character and appearance of the area. Both buildings will be surrounded by a natural screening of trees and woodland.

3.3. Landscape Character and Visual Impact Assessment

A landscape assessment for West Wiltshire was undertaken in 2007. It sets out a classification of landscape character types within the West of the county. The maps provided within the Landscape Assessment make determining the exact position of the site within the defined character areas quite problematic, however it is believed that the site is within the area described as "Chalk Downland Edge". This is described as follows:

"This character area encompasses a series of Chalk Downland Edges (…. Codford Down), which fall sharply and dramatically from the higher Chalk Downland to its north and east. A series of narrow valleys break through the continuous belt of edge or scarp of the chalk, running at right angles to the natural course of the chalk. In places (where the steep topography is not limiting), the slopes are covered with a patchwork of arable fields (with predominantly mature and intact hedgerow field boundaries). Other patches of the Downland Edge are covered with rough grassland. A series of footpaths lead up from surrounding lowland landscapes to the base of the Chalk Downland Edge. Overall, however, the area is generally inaccessible and there is generally a sense of isolation. Patches

of woodland are scattered along the scarps, however, generally there is a sense of openness throughout the area."

A management objective is to "*Conserve and manage blocks and strips of woodland on the scarp slopes and limit further woodland planting within this area to maintain the generally open character of the scarps*". The woodland is necessary to screen the Grain Stores. A previous permission, PL/2023/04260, includes the planting of 0.68ha of woodland that was lost during a storm and a further 0.29ha of woodland to the south east of the site. Therefore it is not necessary to provide additional planting as part of this application, and the requirement to "*Conserve and manage blocks and strips of woodland*" has been met.

A further management objective is to "*Seek to ensure that tall structures, such as communication masts and wind turbines do not create visual clutter on the skyline of the Chalk Downland Edge"*. As described above, not only would there not be a loss of productive farmland, but also the maximum height of the buildings would be 12m, significantly lower than the adjacent AD Plant. The new buildings are typical of many in rural England, and have been painted in recessive Olive Green, so that they are readily visually absorbed. Therefore, it is considered that the impact on landscape character would be negligible.

Visual Impact Assessment

It is important to recognise that the existing AD plant has been regarded as having limited visual impact, as is reported throughout the planning history of the site, with reference to the planning officer's comments within the initial 2011 application and additionally for the 2016 and 2019 and 2023 applications. Therefore, attention should be paid to whether there is any further material visual impact as a result of this proposal. In doing so, there is regard to the presence of significant screening woodland surrounding the whole site (as can be seen in the aerial photograph in Figure 2). Therefore, there would be negligible landscape impacts.

The Proposed Elevation drawings do not readily convey the screening effects described above, as the notional view is from within the biogas complex, and not from beyond. As can be seen in the OS map in Figure 1, most nearby residential properties are over 1km distance away from the site. The rights of way are to the East and West of the woodland site, so that visual impacts can be regarded as negligible on those sensitive receptors.

A map of the selected viewpoints below in Figure 6 show the position and direction of the photographs and their relationship with the nearby public Rights of Way. Both landscape and visual impacts were assessed. These are a function of sensitivity combined with the magnitude of change. This is a subjective judgement, but one that is based on robust, transparent and professional judgement.

The site is not visible from any main roads, listed or historic features or buildings, private dwellings. The site is however open to views from some sections of the adjacent public footpaths, but the site is contained wholly within the treed area.

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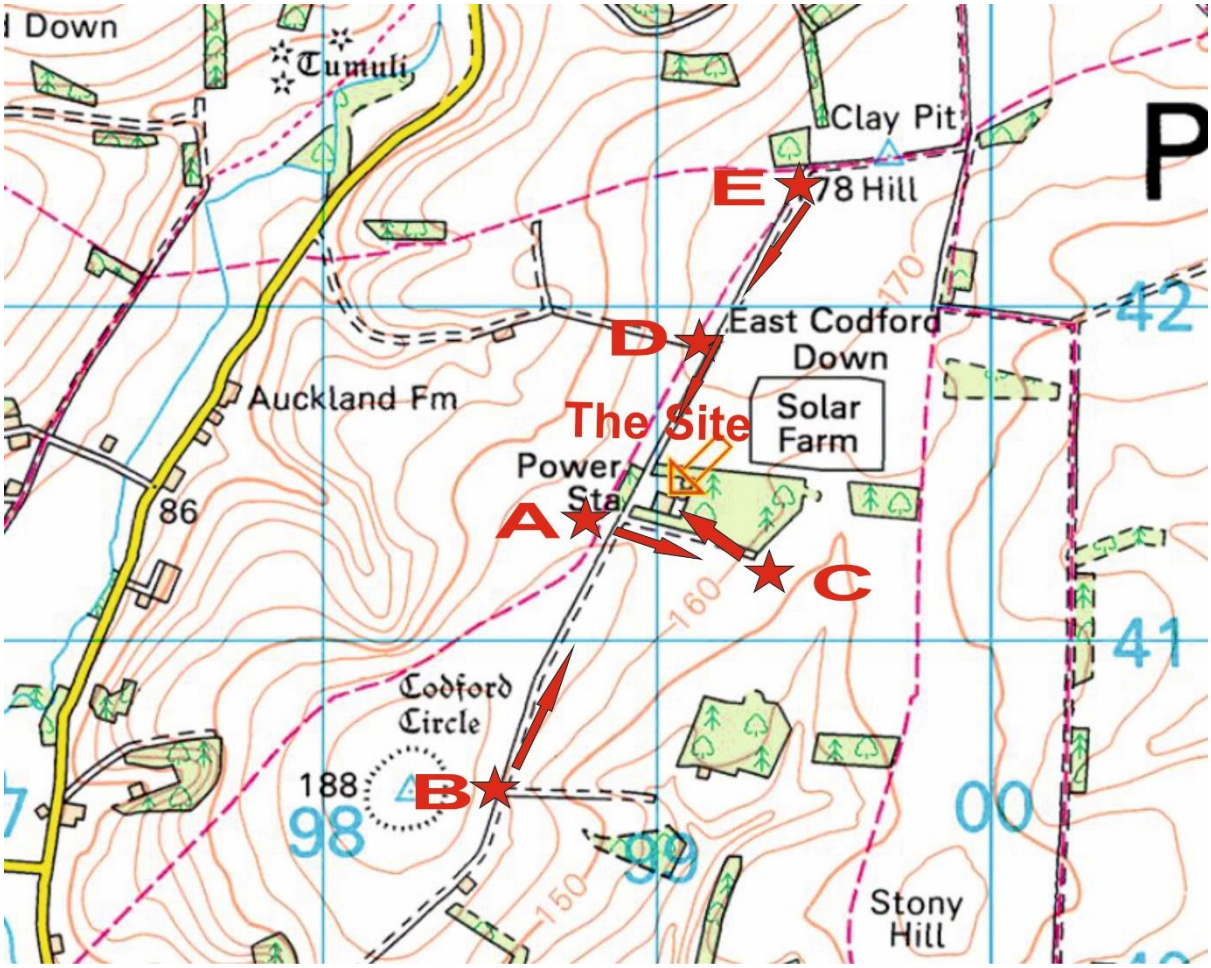

Figure 6 - Viewpoints of the site



Figure 7 - View Point A

Viewpoint A - The West elevation where the right of way comes closest to the site - views from this direction could be achievable, but the new building would be seen as a reasonable extension to the existing building, and viewed against the backcloth of trees, so that it would, in effect, be absorbed visually. Impact – minor. As can be seen from the photograph the existing Biogas site is not prominent even from close views.



Figure 8 - View Point B

Viewpoint B - South elevation - the impact of this change, as described earlier, would be negligible. Any gaps in the woodland can be supplemented with additional native planting and there are no rights of way to provide public views from this vantage point. Again, the existing site is not visually prominent from wider views.



Figure 9 - View Point C

Viewpoint C - East elevation - the degree of change from this direction will not be discernable from the existing situation, as the woodland area stretches from the site to the right of way with little gaps. The proposed building would be wholly contained within the woodland area. As views from properties are well over a kilometer away, the significance of the change in impact of this view can also be regarded as minor.



Figure 10 - View Point D

Viewpoint D - North elevation from on top of the grassed bank (this is not a public view) – the solar panel array and glasshouse is within the field to the north and only glimpse views of the AD Plant can be gained amongst the woodland backdrop, with the more prominent glasshouse and panels being in the foreground. The proposed building will not be visible from this viewpoint.

Viewpoint E – The grassed bank prevents views from this point. Again, the glasshouse can just be seen in views, the AD Plant is not visible and nor will the proposed building.



Figure 11 - View Point E

Overall, the visual effect is assessed Negligible to Minor as views to the site are generally blocked by the surrounding woodland and existing development. The proposed building will be recessive due to the darker colour of the materials and the surrounding woodland creating an effective screen.

3.4. Drainage

All the drainage will be directed into the existing reservoir from hard-surface areas and the existing barn. There will be no additional off-site surface water runoff, and no additional risk of water pollution.

4. *Highways/Access*

4.1. Site Access and Construction Traffic

The existing site access is of a standard already serving HGVs therefore will be capable of accommodating construction and operational traffic. No change is proposed to this access.

During construction there will be extra vehicles associated with construction traffic. However, the construction phase will be temporary and due to the site's isolated position it is unlikely that any noise/dust resulting from this temporary phase would have any significant effect on amenity.

4.2. Operational Traffic

In 2022 the AD Plant had a variation in condition 7 of 20/02704/WCM, application reference PL/2022/07758, which allowed HGV vehicle movements to not exceed 80 movements (40 in and 40 out) per day Monday to Friday and 12 movements (6 in and 6 out) per day Saturdays. This amounted to an additional 30 deliveries (15 in and 15 out) per day Monday to Friday, totaling 80 two-way HGV movements per day.

There will be no extra movements into the site associated with the grainstore, as all movements will be within the farm land at Codford, and this will all be tractors and trailers. There will be movements out, this will total 6,000 tonnes, so around 200 x 29 tonne lorries, so around 4 a week (2 way) over the year as the grain is sold. It will be delivered to local mills and ports, e.g. Fisherton, Westbury, Andover, Avonmouth, Southampton 3. Though it should be noted that the 6,000 tonnes of grain stored currently exists East Farm on to the A36, so these are not additional movement, just re-routed movements.

The existing site traffic has a set route secured within a travel plan approved by previous planning applications. There will therefore not be any additional impact on highway safety in comparison with the AD site movements.

Movements from the site will take place within the approved time period for existing traffic (7.00am-6pm Monday-Friday and 9-1pm Saturday). These trips will be in accordance with the Lorry routing plan in place for the existing site, previously approved as a condition with the original planning application.

There is a turning circle proposed so that HGV's can safely enter and exit the site in a forward gear and there is no additional vehicle parking required associated with the proposals.

5. *Ecology*

There would not be any loss of significant habitat, given that the site has already been affected by the construction of the AD plant. The adjacent woodland area was badly affected by storm damage in 2021, and it is the applicant's intent to replace a significant amount of the trees as set out within the landscape plan for application ref PL/2023/04260. Within the previous applications it was not deemed necessary for a full ecological survey as the anaerobic digestion plant is an established working plant and therefore the site is of low ecological value. There would be no implications for ecology/biodiversity. The existing surrounding woodland to the boundaries of the site is to remain. The site has no habitat designations and there will be no need to demolish any buildings which have the possibility to be used as habitat for nesting birds. It is recognized however that there is opportunity for ecological enhancement to take place whilst pursuing developments, the existing surrounding woodland trees could provide opportunities for adding nest boxes for a variety of species. The previously approved landscape plan also included the planting of 0.68ha of woodland that was lost during the storm and a further 0.29ha of woodland to the south east of the site, and this application does not change the proposed and previously approved landscaping.

6. *Trees*

In order to ensure that trees being retained are protected from damage and root compaction during construction, adequate "root protection zone" fencing will be erected around any trees in close proximity to works. This will ensure that building materials and plant are not placed or moved within the crown spread of the tree - compliant with BS5837: 2005, 'Trees in Relation to Construction'. It should be noted that there are no trees within the application site.

7. *Flood Risk Assessment*

The site lies within the Environment Agency Flood Zone One, suggesting that the risk of flooding is very low. Historical records collected by the British Hydrological Society were previously inspected. There are records of flooding in the nearby watercourses, but these would not affect the site at its elevation. There are no records of flooding at the site itself. The FRA submitted with the initial 2011 application stated that no potential sources of flooding were identified, and it was concluded that the site is at very low risk of flooding.

It was previously noted in a FRA for the AD plant at the site that 'The nearest watercourses are Chitterne Brook, 1.40 km to the west at around 85 m AOD, and the river Wylye, 2.50 km to the southwest with an elevation of approximately 79 m AOD. Both watercourses are at a much lower elevation than the site, that being 168 m AOD, and there is therefore no risk of fluvial flooding.'

No objections have been raised in recent applications at the wider site regards to flood risk. Given that the present application is not likely to produce potential contaminants, the implications of flooding at the site would be low, and thus a comprehensive flood risk assessment for the proposal has not been submitted.

The previous development proposals involved the creation of a surface water runoff reservoir, and all the water run-off from the hard surfaced area and the proposed barn is directed to the reservoir.

8. *Air Quality Impacts*

8.1. Odour

There are no new sources of air born emissions associated with the grain store therefore an air quality assessment has not been deemed necessary. There have been no complaints in the 9 years that the AD plant has been operational in the wider site, from any parties, regarding any issues, including odour or noise.

8.2. Dust

The AD Plant was fully assessed for dust issues previously and it was considered that '*the site is located 1.3km from the nearest sensitive receptor and is surrounded by existing tree planting……therefore it is considered emissions of dust to the atmosphere are unlikely*.' Again, the proposals for the grain store will not alter this position.

9. *Noise Impacts*

Previously within the 2011 application a noise background survey was produced demonstrating the noise produced by CHPs sited within an acoustically attenuated enclosure can be expected to record a sound level of approximately 65dB at a distance of 10m. This has an estimated result of noise of less than 20dB at a distance of 1.35km, below the existing measured background levels. The planning officer therefore concluded in the report '*that noise from the operation of the plant would not result in a demonstrable increase in noise to any sensitive receptors in the vicinity.'*

Grain drying will have less of a noise impact than the existing AD Plant and as there are no nearby receptors to be directly affected.

During construction there is potential for noise to increase due to the use of construction equipment and extra vehicles associated with construction traffic. However, the construction phase will be temporary and due to the site's isolated position it is unlikely that any noise resulting from this temporary phase would have any significant effect on amenity.

The highways traffic was thoroughly assessed for the noise impacts of the AD plant during the 2011 application and again in the variation of condition 7 application in 2022 and it was deemed necessary to have a routing agreement to prevent the HGV traffic travelling through Codford reducing the noise impacts within the village. This routing agreement is adhered to by the current AD Plant vehicles and the additional trips created associated with this grain store proposal will also adhere to this agreement.

10. *Planning Policy Review*

10.1. The National Planning Policy Framework

The National Planning Policy Framework (NPPF) was adopted in September 2023 and confirms the presumption in favour of planning applications for sustainable development. The following extracts are particularly relevant to this application.

The NPPF sets out the overall aim of the planning system, which is to help deliver sustainable development through the plan-led system. The Framework defines three dimensions to sustainable development; these being economic, social and environmental. In supporting these three areas of sustainable development, the Framework highlights the planning system's objectives:

a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.* In this case, the J M Stratton Co farming enterprise will be able to operate more effectively and competitively by having an efficient grain drying and storage facility to enable it to meet farming demands and to comply with current food standards and legislation as well as exacting customer requirements on crop quality.

b) *a social role – supporting strong, vibrant and healthy communities, by providing accessible local services that reflect the community's needs and support its health, social and cultural well-being.* This is the least significant of the three roles in this context however local jobs are available and grain is produced effectively for consumer use within the UK.

c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*. The new building will enable the farming business to become more environmentally friendly. The grain will use the low carbon energy from the AD plant for drying. The development itself will have an insignificant impact on the environment and makes efficient use of an existing AD/agricultural site.

Part 6 – Building a strong, competitive economy

"84. 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; c) sustainable rural tourism and leisure developments which respect the character of the countryside;"

The increased efficiency of the system would allow the grain to be dried using the low cardon energy produced at the AD site, enabling the farming enterprise to operate more economically and to invest in both infrastructure and staff.

Part 14 – Meeting the challenge of climate change, flooding and coastal change

"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

The proposal would ensure increased efficient and effective farming operation, and use the energy produced on site.

"155. To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts); b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for collocating potential heat customers and suppliers."

We have explained that the location and design of this development ensures it fits in with the immediate farm and existing AD complex setting and with the wider landscape.

Although primarily a policy related to plan-making, it is clear that the Government expects Local planning authorities to be supportive of agricultural proposals unless they fail to comply with other planning policies, on balance. The proposal would use a low-carbon source of renewable energy.

Paragraphs 159-169 - Planning and flood risk

These paragraphs deal with seeking to minimise the risk of flooding. The key paragraph to be considered in relation to planning applications is paragraph 157. This states:

"All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property."

As explained in Section 7 of this statement, there would be no additional risk of flooding.

10.2. Local Planning Policy- Wiltshire Council Core Strategy

The most significant local policy document is the Wiltshire Core Strategy, which was adopted by the Council in January 2015. This review analyses those policies within that document that are relevant to this proposal. The Core Strategy has some policies that apply throughout the whole policy area CP1, CP2 and CP3, but it also adjusts policies to particular community areas, and this site lies within the Warminster Community Area, so the approach to that area is considered here.

Core Policy 42: Standalone Renewable Energy Installations

"Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site-specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

i. The landscape, particularly in and around AONBs

ii. The Western Wiltshire Green Belt

iii. The New Forest National Park

iv. Biodiversity

v. The historic environment including the Stonehenge and Avebury World Heritage Site and its setting

vi. Use of the local transport network

vii. Residential amenity, including noise, odour, visual amenity and safety

viii. Best and most versatile agricultural land.

Applicants will not be required to justify the overall need for renewable energy development, either in a national or local context."

We have set out earlier that this development is associated with the existing facility for generating low carbon energy, in that the grain store needs to be located adjacent to the AD plant to use the low-carbon energy produced at the AD plant. In respect of the criteria of Policy CP42:

- There would be no adverse impact upon national or international designations;
- There are no residential properties for over 1km from the site;
- The impact on landscape character will be negligible;
- No heritage assets would be affected by the proposals.

Core Policy 50 – Biodiversity and geodiversity

'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.'

The applicant owns the surrounding area of land including the woodland, that will be retained to ensure the development will be screened.

An attractive area like Wiltshire rightly values its environmental assets. So, a policy to conserve and enhance environmental quality is important and is set out at Policy CP51. The principal part of the policy is set out below:

Core Policy 51: Landscape

"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. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures."

The text then sets out a series of criteria against which proposals will be judged. We consider that the supporting text of this planning statement has provided clear evidence that none of the criteria would be contravened by the proposed development, given its location, form, degree of screening and proposed landscaping measures.

Core Policy 57: Ensuring High Quality Design and Place Shaping

"A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire."

Whilst the grain store is fit-for-purpose in terms of appearance, it is proposed to be sensitively sited retaining and enhancing the woodland landscape and will take opportunities to enhance biodiversity to integrate the development into its setting.

Core Policy 62 – Development impacts on the transport network

'Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.'

The transport impacts have been thoroughly considered, there will be no external movements into the site as the grain is produced of the farm. The external movements have been set out above within the Transport section, and will follow the routing agreements as set out within the AD plant transport agreements.

<u>Supplementary Planning Documents</u>

There are no supplementary planning documents that have been adopted that are relevant to this proposal except the Landscape Character Assessment which has been discussed in Section 3.6 above.

11.*Conclusion*

This development is an extension to the existing agricultural building to store and dry the grain produced in the estate. The location is required to be adjacent to the AD plant to use the low-carbon energy produced at the AD plant to dry the grain.

The negative impacts of the proposed grain store are considered to be negligible, with significant benefits outweighing them.

A review of both national and local policy has been undertaken. It concludes that the development would accord with policy, including Wiltshire Council Policy, because the use of Biogas fuel in the grain drying process, it is regarded as “low carbon”. The proposed development accords with environmental policies at both national and local levels. The grain store will provide a more efficient sustainable means storing and drying grain using renewable energy.

Therefore, the development should be regarded as sustainable and should, we contend, be granted planning permission without undue delay, and subject only to reasonable and necessary conditions.