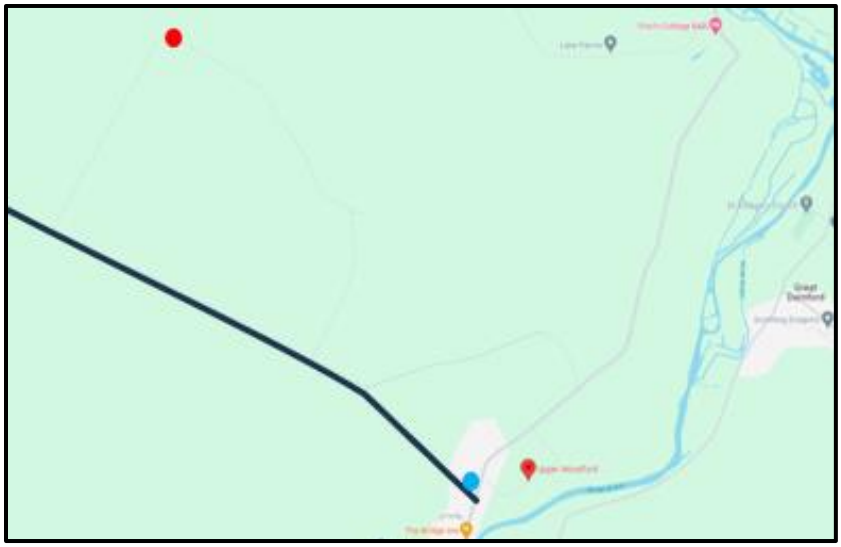
CASE OFFICER'S REPORT

Application Reference: PL/2023/08661
Site: Westfield Farm, Upper Woodford, Salisbury, SP4 6PG
Date site notice posted: 09.11.2023
Publicity Expired: 27.12.2023
Extended Target Date: 19.01.2023

SITE DESCRIPTION:
The 0.598 hectare site is situated in designated countryside to the north of the collection of villages known as The Woodfords; and to the south west of the Market Town of Amesbury, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). It is situated within a Special Landscape Area as defined by saved Salisbury District Local Plan (SDLP) policy C6. The site is also within the Stonehenge and Avebury World Heritage Site (WHS), governed by WCS policy CP59 (The Stonehenge, Avebury and Associated Sites World Heritage Site); and within the 6.4 kilometres recreational buffer of the Salisbury Plain Special Protection Area (SPA). A number of Scheduled Ancient Monuments (SAMs), most notably Lake Down Round Barrow Cemetery, exist to the north of the site. Whilst the site is in Flood Zone 1 and is not in the immediate vicinity of any rivers, it is also within the catchment of the River Avon Special Area for Conservation (SAC).

The site currently consists of an agricultural farm yard (marked red on PLAN A below). The yard is surrounded on all sides by undulating countryside/fields. It consists of a number of large, modern agricultural barns arranged in blocks within a rectangular yard. Many of the buildings are open sided and it is clear that they were once used for cattle but are currently used for ad hoc agricultural storage and are a little rundown. The supporting documentation confirms that the farm yard forms part of a much larger 512 hectare farm holding and that the dairy enterprise operating from this particular part of the site closed in 2004. The overall holding currently operates in grain, most of the activities associated with the use currently operate from Boreland Farm nearby on the edge of Upper Woodford (marked blue on PLAN A below).



PLAN A: Westfield Farm & Boreland Farm

This site at Westfield Farm is currently used for supporting storage in association with the wider grain production enterprise. Much of this site is hard surfaced and a number of open air sileage compounds also exist within the yard. Access to the site is gained from Boreland Hill, approximately 800 metres away to the south of the site, which runs between the hamlet of Upper Woodford to the southeast and the A360 to the west. This track is also designated as a public footpath (Ref: WFOR9) (marked with a black line on PLAN A above).

PROPOSAL:

This is a full application proposing the relocation of most of the grain production and storage activities, which currently operate on the wider holding, to the Westfield Farm yard. As has been confirmed above, this is currently operated from the Boreland Farm yard but this other part of the holding is situated within a built up area, surrounded a number of residential properties. With the traffic generation, machinery noise and dust creation generated by the grain production activities at that site, it is considered that the scale of the enterprise is no longer compatible with residential uses in a built up area and therefore the current location is no longer suitable. The existing facilities are also in need of an upgrade.

In addition, in the year 2023 the business generated 2,500 tonnes of grain, while the current facilities can only cater for 1,900 tonnes of storage. The storage of some of the grain produced at the holding therefore currently has to be outsourced to an offsite facility at the Trinity Grain site resulting in significant traffic movement in the area over the summer months. The decision has therefore been made to relocate the use to the more remote and larger Westfield Farm site and undertake the upgrade as part of that process.

Obviously given that the existing buildings at Westfield Farm are in agricultural use, albeit previously a dairy use, this relocation and change to grain production at this site, will not result in a change of use and planning permission is not required to use the buildings for grain production and storage as it is still an agricultural use. However the building that is intended for use as grain storage is currently designed for housing cattle and is thus, predominantly open sided which therefore needs to be upgraded in order for it to function as a grain store. This building currently consists of 36 x 25 metres of covered barn. It is therefore proposed to subdivide the space into holding bins; and to replace the York boarding used on some of the elevations with metal cladding and concrete grain panels in order to make it suitable for grain storage. New roller shutters and doorways are also to be created but ultimately the proposals will result in a facility that will have capacity to store approximately 2,750 tonnes of grain, thereby reducing the traffic movements generated from the holding.

The proposals also involve the installation of a new grain handling and drying facility at the site. This is to be positioned outside of the proposed grain store, centrally but along the eastern edge of the farm yard. It is to be positioned on existing hardstanding. This new facility will involve two new main elements. The first is a grain reception building that is to measure 14 x 6.4 metres in footprint. It is to have a pitched roof and extend to between 7.2 and 8.4 metres in height. This element will be constructed of concrete grain panels at lower level with green metal cladding above and on the roof. This building will take delivery of the grain and will contain conveyors for processing.

Elevators will then connect the grain reception building to the second new element, a new grain dryer. This structure is to cover approximately 7 x 5 metres of the hardstanding and will extend to a maximum height of 12.3 metres. This new facility will be approximately 5.09 metres taller

than the adjacent grain store at its tallest point and will be linked to the grain store by further conveyors.

The application is accompanied by a Planning Statement. During the course of the application, a more detailed assessment has been provided which fully considers the potential impact of the proposals for the Outstanding Universal Value (OUV) of the Stonehenge WHS; and provides additional clarification for archaeology.

RELEVANT PLANNING HISTORY:

S/1993/0322	Erection of agricultural crop store. Permission – 19.04.1993
S/1991/0719	Erection of new cattle house and milking parlour. Permission – 19.06.1991
S/1999/1026	Erection of new cattle building after demolition of existing. Permission – 04.08.1999

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):
C6 – Special Landscape Character
C21 – Agriculture – Diversification

Wiltshire Core Strategy (January 2015) (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP4 (Amesbury Community Area)
CP34 (Additional Employment Land)
CP50 (Biodiversity and Geodiversity)
CP51 (Landscape)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)
CP59 (The Stonehenge, Avebury and Associated Sites World Heritage Site)
CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
CP69 (Protection of the River Avon SAC)
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Local Transport Plan – Car Parking Strategy
Stonehenge and Avebury World Heritage Site Management Plan (2015)

REPRESENTATIONS:

Highways (Verbal) – No Objection

- I note that the proposals will result in a reduction in traffic movements in the area
- I also note that the current activities at Boreland Farm use the same junction and access track with is a designated PROW
- I also note that Westfield Farm has operated as a dairy farm using the same access/PROW.
- I therefore raise no objection to the proposed use of this farm yard for grain production instead and do not consider it will raise any additional impact in terms of highway safety.
- Please add informatives bringing the existence of the PROW to the applicant's attention and to ensure that they do have a right of access.

Landscape – No comments received

Public Protection – No Objection

- I can confirm that since there appear to be no noise-sensitive properties within any reasonable distance (over 1km in fact) from the proposed development, other than those associated with the farm itself, then I have no objection or conditions to recommend.

Archaeology – No Objection

- Please note these comments relate solely to the buried archaeological heritage and not to any impact on the Outstanding Universal Value of the Stonehenge World Heritage Site (WHS), which is a matter for the WHS Co-ordination Unit and Historic England.
- Westfield Farm lies within the Stonehenge and Avebury World Heritage Site and the Farm is surrounded by several designated and undesignated heritage assets.
- The proposed development lies within a complex of large farm buildings and hard standings dating from the 20th-century.
- The proposed development comprises the installation of a new corn drier facility and the conversion of an existing barn into a grain store.
- Having sought clarification from the applicant, they have confirmed that the new corn drier will be set on a raised platform above the existing concrete hard standing, while the barn conversion will involve some internal resurfacing.
- Both works will require some ground disturbance but of limited area and depth.
- The construction and use of the existing farm buildings will have previously caused some disturbance to superficial deposits.
- On this basis, I have no archaeological concerns with this proposal and no further action is therefore required as regards the buried archaeological heritage in relation to this application.

WHS Officer – No Objection

- This application takes place within the Stonehenge part of the Stonehenge, Avebury and Associated Sites WHS and the site is in close proximity to Scheduled Monuments that form the WHS including Lake Down Round Barrow Cemetery.
- The role of the WHS Coordination Unit is to monitor the impact of all development on the Attributes of OUV as inscribed by UNESCO to maintain the Integrity and Authenticity of the WHS.

- The proposal represents a change in character to this existing agricultural development within the WHS, with an increase in operation of a redundant building and increase in size of structure – minimum 4m above the southwest corner with additional height and mass for the grain elevator, dryer/cleaner and generator.
- The coordination Unit notes the applicant's awareness of the area's archaeological significance and welcomes the evaluation of impact to OUV detailed in the Statement.
- This evaluation focuses on visibility of the site which relates to Attributes 3, 5 and 6 of OUV regarding intervisibility and character of the WHS landscape
- The evaluation states that the application site is not visible from the Stonehenge monument based on assessment from Rox Hill Clump.
- Equally the evaluation states that the highest point of the development, the grain elevator, is approximately 3.81m below the height of the tree belt which shields the site from the east.
- This is confirmed by the tree belt identified as ST20 in the WHS Woodland Strategy (2013) with a screening function around farm buildings.
- To fully assess the sensitivity of the location it is also necessary to confirm the impact of the development to the OUV of Scheduled Monument Lake Down Barrows to the north-east.
- To do so it is recommended that a viewpoint from this site is provided and for Historic England to be consulted as to impact to nearby Scheduled Monuments.
- The cumulative impact of light pollution in the WHS and its setting must be carefully monitored in order to maintain Attribute 4 of OUV.
- The Coordination Unit would welcome detail of the location and nature of any additional lighting to support the operation of this facility, or confirmation that no further lighting is required.
- Regarding Attribute 2 of OUV, the physical remains of the site, I support the response given by the Council's Archaeologist.
- Note the consideration of other locations and the proposal to convert a redundant structure with existing access tracks is preferable to construction of a new structure.
- Views from Scheduled Monument Lake Down Barrows need to be included in the Statement and for Historic England to be consulted regarding impact to nearby Scheduled Monuments.
- I would welcome confirmation of lighting associated with this development

<u>UPDATE:</u>

- While Lake Down Barrows are within private land, equal importance is placed on public and private viewpoints to assess impact to OUV.
- The new Statement provides additional information and viewpoints which allow for a greater understanding of the visibility between the Scheduled Monument and proposed development.
- The Statement describes how the dryer will protrude above the roofline, increasing built form, however as described in the OUV Assessment this is experienced within the setting of a working farm with the maximum height of the dryer falling below that of the tree line.
- The provision of this information is welcome and demonstrates that there is no harm presented to OUV.

  It has been confirmed that mobile lighting on the external dryer maybe necessary but no permanent floodlighting is proposed.

- This confirms that the proposal does not present an increase in lighting and so would not have a negative impact to Attribute 4 of OUV.
- The WHS Coordination Unit appreciates the historic and continued use of the site for farming within the WHS landscape and through the provision of additional information can confirm that the development does not present harm to the OUV of the WHS.

Historic England – No Objection

- The works will mostly be within the existing buildings.
- The application site lies within the Stonehenge, Avebury and Associated Sites World Heritage Site (WHS) (NHLE: 1000097).
- The site is close to a barrow group known as Lake Down Barrows, which are scheduled monuments (Ten round barrows forming the Lake Down round barrow cemetery and a section of linear boundary crossing Lake Down, NHLE: 1010875).
- The scheduled monuments and WHS are designated heritage assets of the highest significance.
- The significance of the WHS is set out in the three criteria for.
- The Outstanding Universal Values (OUV) of the WHS are expressed in 8 attributes that help identify and understand the WHS significance. These are set out in the World Heritage Site Management Plan
- Of these Attributes 3, 4 and 5 are most relevant with regards to the landscape setting of the Neolithic and Bronze Age funeral and ritual monuments, the astrological alignments and dark skies and the relationship between the monuments.
- The proposals include an external grain elevator/drier at the end of one of the barns.
- The structure will be about 4.92m higher than the existing buildings.
- This will introduce more built form into the WHS.
- That new structure will however be seen within the context of an existing agricultural setting and be partially screened by an established tree belt.
- Though this tree belt is not a permanent feature it is long established and will be maintained through the life of the current farm regime.
- The buildings do not lie between any known barrow groups, so does not harm any relationship of the barrow groups with each other (Attribute 5).
- The Lake Down Barrows may have a relationship with the dry valley between the site and the barrows (Attribute 3). This will not be impacted on by the proposals.
- We note that the proposed reuse of these buildings will have some positive benefits with lower lighting levels at night and in the winter, fewer grain transport journeys and removal of the current grain store from a residential area.
- Of these the first two will be heritage benefits.
- The reduction of light will benefit the dark skies and Attribute 4.
- The removal of bulk delivery journeys will improve the experience of the WHS for visitors and remove movement of large vehicles from the landscape.
- Historic England have no concerns regarding this proposal, in our view the installation of the grain elevator/ drier will not cause harm to the OUV of the WHS or the significance of the scheduled monuments.
- The proposals will also provide some improvements to the WHS, through lower light levels and fewer grain transport journeys.
- Historic England has no objection to the application on heritage grounds.

- We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 195 and 200.
- Your authority should take these representations into account in determining the application.

Natural England – No comments received

Woodford Parish Council – No comments received

Wilsford cum Lake Parish Meeting – No comments received

Letters – No comments received

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Heritage, Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology

PLANNING ASSESSMENT:
Principle:
As is identified above, the site is situated in designated countryside where there is a presumption against unsustainable development in line with WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). Paragraph 4.25 of the Strategy however sets out a number of policies, which are exceptions to this general presumption, including WCS policy CP34 (Additional Employment Land).

WCS policy CP34 (Additional Employment Land) confirms that *'Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that…support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification…Where they…meet sustainable development objectives as set out in the polices of this Core Strategy and…are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and…are supported by evidence that they are required to benefit the local economic and social needs and…would not undermine the delivery of strategic employment allocations and…are supported by adequate infrastructure'*.

In addition, saved SDLP policy C21 confirms that '*Proposals for diversifying employment opportunities and traditional farming activities will be permitted provided that…access is suitable at all times of the year…the proposal will not prejudice the viability of nearby village shops…the proposal does not result in inappropriate levels of traffic generation…any building necessary to implement the new activity is of an appropriate scale to that activity and of a high standard of design; and…there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests'.*

The principle of additional or reorganised agricultural buildings and activities within this existing farm yard as part of the wider enterprise is therefore acceptable subject to the detail. The implications for the character of the area; Special Landscape Area; sensitive heritage designations; neighbouring amenities; highway safety; and ecology will therefore be considered in more detail below.

Heritage, Character & Design:
As is identified above, the site is situated in a Special Landscape Area; is within the WHS; and is in the vicinity of a number of SAMs, most notably the Lake Down Round Barrow Cemetery. The site is therefore situated in a particularly sensitive landscape and in line with the NPPF; SDLP saved policy C6; and WCS policies CP58 (Ensuring the Conservation of the Historic Environment), CP59 (The Stonehenge, Avebury and Associated Sites World Heritage Site) and The Stonehenge and Avebury World Heritage Site Management Plan (2015), any new development on this part of the wider holding needs to be carefully considered

In this instance the proposals include the upgrade and conversion of an existing cattle shed at the site to enable it to be used as grain storage. This element of the works does not involve any enlargement of the existing building and instead serves to improve the materials and appearance of this currently redundant building on this site. Whilst the existing farmyard is visible in long distance views from the surrounding public right of way network, the existing barn is seen very much in the context of a farm yard and these changes to the existing building are therefore unlikely to be particularly discernible from the public domain.

The proposals also include a new external grain reception building, elevator and drier at the end of the proposed converted grain store. This structure is to be approximately 5.09 metres taller than the adjacent building at its highest point and will thus introduce more built form into the WHS and landscape. This new structure is however to be positioned fairly centrally within the established farmyard and will thus be seen very much in the context of the existing cluster of buildings and within an existing agricultural setting. The supporting documentation also confirms that the new feature will be partially screened by an established, off site, tree belt. Whilst this tree belt is not a permanent feature it is long established and will be maintained through the life of the current farm regime. Historic England and the Council's WHS Officer has therefore confirmed that the proposals are unlikely to have any adverse impact on the OUV of the WHS or the setting of the nearby SAMs, despite its increased height.

Indeed it is considered that the proposal will, overall result in an enhancement of the important heritage assets and landscape setting, because it will consolidate the grain production business operating on the wider holding onto one site. It will provide all of the grain storage needs of the holding thus reducing the amount of traffic generated from the agricultural activities, and thus the amount of large vehicles moving through the area which will thereby improve the visitor experience to the WHS; and will remove quite an intensive, noise and dust producing use from an existing built up area. Furthermore the existing redundant farmyard will be upgraded and its appearance and longevity/functionality improved. The dark green colouring and new cladding will serve to subdue the largest barn's prominence in the landscape and improve its current tired/tatty and abandoned character thus improving the amenities for users of the nearby right of ways. The additional information received has also confirmed that the lighting levels, particularly at night and in the winter, are also likely to be lower and more controlled as a result of these proposals than when the farm yard was in full operation as a cattle rearing enterprise.

Overall it is therefore considered that the proposals will involve an enhancement of the area both from a landscape and heritage perspective. The proposals are also considered to be appropriate in scale and will be seen very much in the context of and against a backdrop of the existing agricultural farm yard and activities. The proposals are therefore considered to be acceptable in this regard.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

In this instance the existing farmyard is situated in the middle of designated countryside. It is quite remote from any settlement and is accessed off a long track. Only residential units associated with the holding exist in the immediate vicinity of the yard and it is not therefore considered that the proposals will result in any significant implications for any neighbouring residential amenities.

In addition, as has been set out above, the proposals involve the relocation of existing grain production activities from a different part of the farm holding on to this site. The existing site, Boreland Farm, is situated in Upper Woodford which is a small hamlet of residential properties. That site has limited opportunity to expand and can only currently store 1,900 tonnes of grain. Grain production is a noisy and dusty enterprise and the current operations at Boreland Farm therefore cause significant implications for the amenities of surrounding residents. As there is insufficient capacity at the existing farm yard to store the grain that is grown on the farm holding, the current operations also involve significant levels of traffic movement, particularly by large vehicles, that not only bring the grain to the site for drying but then take the additional grain that cannot be stored at the site to the outsourced storage site. The proposed relocation of both the collection and drying facilities to; as well as up to 2,750 tonnes of grain storage at the Westfield Farm site will thus significantly reduce the level of traffic generated as well as relocate the associated noise, disturbance and dust away from the residential areas of Upper Woodford to this more remote site.

Overall the proposals are therefore likely to result in an improvement for the neighbouring residential amenities of the area. The Council's Public Protection Team has therefore raised no objection accordingly,

Highway Safety:
The proposed building and conversion works are to be situated within an established farm yard. It is to be served by the existing access and no alterations are proposed to the access or its track. In addition, as has been set out above, it is also considered that the proposals will result in an overall reduction in traffic movements in the area as the grain production activities are all to be concentrated onto one site and the storage of grain is to be handled in house rather than outsourced, going forward.

It is also noted that both the existing Boreland Farm and this Westfield Farm site use the same access track which is designated as a public footpath and shares a junction on to the main road going through Upper Woodford. Whilst this proposal will mean that any traffic movements are encouraged along a longer length of this track/PROW, overall the resultant traffic movements at the main junction will be the same/less than the existing use. It should also be noted that Westfield Farm once operated as a large cattle farm which could be restarted without the need for planning permission, with the traffic generation needs associated with such a use.

Overall it is not therefore considered that the proposals will result in any significantly different or additional implications for highway safety than the existing/previous arrangements and the Highway Authority has raised no objection accordingly.

As the main access track is however also designated as a public right of way, it is considered necessary to add a note to the decision to highlight this to the applicant and to ensure that a right of way and legal right to use this access does exist.

Ecology:
As is identified above, the site is situated within the catchment of the River Avon SAC. WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. The SAC is designated for several species of wildlife that depend on pristine water quality that is typical of chalk rivers such as the Avon. It is part of a network of sites across Europe designated in order to protect these and other species vulnerable to man-induced habitat change. This SAC is particularly vulnerable to the effects of pollutants including phosphate and nitrogen which may enter the river for example at sewage treatment works or from fertilizers applied to farmland throughout the catchment.

All European sites are protected under the Habitats Regulations 2017. Under these Regulations, where a land use authorisation, has the potential to adversely affect a European site, it is necessary for the “competent authority” to consider whether the activity being authorised would impact on any of the designated features and if so to undertake an appropriate assessment to determine whether there is a risk it could lead to a loss of the integrity of the site either alone or in combination with other plans and projects. The ‘competent authority’, for planning applications is ‘the Local Planning Authority’.

The Local Planning Authority therefore has a duty to give greater scrutiny to the effects of development on such sites. As explained by WCS policy CP69 (Protection of the River Avon SAC), currently, phosphate concentrations exceed the appropriate targets required by the conservation objectives for the River Avon SAC.

In this instance however the proposals, involving a conversion of an existing cattle barn to provide grain storage and a new grain dryer in association with an existing agricultural enterprise, are unlikely to result in any additional phosphate runoff into the River Avon. If anything this proposal is likely to improve the potential phosphate loading as it is permanently taking the more phosphate generating cattle/dairy production off this site and using it for grain production instead. It is not therefore considered that the Local Planning Authority needs to undertake an AA in this instance and is satisfied that the proposals satisfy the requirements of

WCS policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC) accordingly.

Likewise, even though the site is within the 6.4 kilometre recreational buffer of the Salisbury Plain SPA, it is not considered that the proposals will increase recreational pressure on the SPA because the type of development proposed will not increase the number of households in the area. The proposals are therefore considered to be acceptable in this regard too.

CIL/S106:
As of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION:
The Local Planning Authority is satisfied that the proposed grain dryer/reception agricultural building and converted cattle shed to create grain storage, is needed for the purposes of agriculture and sustainable food production and therefore constitutes acceptable development in the countryside. It is also of functional design and appropriate finish to enable it to effectively integrate into its existing context. It is not therefore considered that the proposals will result in significant implications for this sensitive landscape and heritage setting; or any neighbouring amenities; or highway safety. The proposals are therefore recommended for permission accordingly.

RECOMMENDATION:
Permission subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   Application Form & Certificate
   Ref: 06623 1 – Grain Store & Equipment Area & Block Plan. Received – 20.10.2023
   Ref: 06623 3 – Proposed Grain Handling Complex. Received – 06.10.2023
   Ref: YorPower Generator Details. Received – 06.10.2023

   REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area/Special Landscape Area.

4. If within a period of 10 years from the date of this permission, the agricultural use of the buildings hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority.

   REASON: To ensure that the agricultural buildings/structures are removed on cessation of their agricultural purposes, in the interests of protecting the rural character of the area.

5. No external lighting, other than that described in the submitted additional OUV Assessment, received 7th December 2023, shall be installed at the site.

   REASON: In the interests of protecting the Outstanding Universal Value of the World Heritage Site and setting of the Special Landscape Area.

INFORMATIVES

1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website: www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

2) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3) Please note that the granting of this permission does not override any other legal requirement that might exist over the land or access thereto. Part of the access track serving this site is a designated footpath (WFOR9). Before the access track can be used to access the site either during construction or once the new farm buildings hereby approved is first brought into use, the applicant will need to be satisfied that they have a private right of vehicular access over the restricted byway. Without this private right an offence would be committed under Section 34 of the Road Traffic Act 1988. For further information about this please seek advice from the Council's Right of Way Team

4) No construction/demolition vehicle access may be taken along WFOR9 without prior consultation with the Wiltshire Council Rights of Way Warden. Where appropriate any safety/mitigation/reinstatement measures must be approved by the Wiltshire Council Rights of Way Warden.

5) No materials, plant, temporary structures or excavations of any kind should be deposited/undertaken on or adjacent to the Public Right of Way that obstructs the public right of way whilst development takes place.

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