

Planning Statement

Full Planning Application for the change of use of land to form overflow car park and recreational field with associated works. Change of use of public house car park to pub garden. Change of use of farm shop ground floor brewery to café and erection of extension. Change of use of part of spa barn (sui generis) to include learning and non-residential institute uses (Use Class F.1)

Three Daggers and Hillside Cottage, Westbury Road, Edington,
Westbury Wiltshire. BA13 4PG

On behalf of Three Daggers Operating Ltd.

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Document Management.

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Appendix 1 – Three Daggers Supporting Statement

1. Introduction

- 1.1. This Planning Statement has been prepared by Pegasus Group on behalf of Three Daggers Operating Ltd, ('the applicant'), in support of a full planning application at Three Daggers Public House, farm shop and Hillside Cottage, Westbury Road, Edington, Westbury, Wiltshire, BA13 4PG ('the site').
- 1.2. The development subject of this application relates to the change of use of land to form an overflow car park and recreational field, with associated works, to the rear of the Three Daggers public house together with the change of use of a section of the original pub car park to pub garden. In addition, the proposals also include the change of use of the existing brewery on the ground floor of the Three Daggers Farm shop to café uses together with a ground floor extension. In respect of Hillside Cottage, the proposals relate to the change of use of part of the spa barn to include learning and non-residential institute uses (Use Class F.1) to enable a range of exhibition, learning, lectures and team building activities to occur.
- 1.3. This Planning Statement provides an overview of the decision-making context and Planning Policy Framework within which the proposals should normally be considered. This Planning Statement identifies the key planning issues that will need to be considered during the application process and explains how the development proposals have responded to the site-specific constraints and policy requirements.
- 1.4. This Statement takes the following form:
 - Section 2 describes the application site and recent planning history
 - Section 3 sets out the application proposals
 - Section 4 describes the relevant national and local planning policy
 - Section 5 comprises the assessment of the proposals
 - Section 6 discusses the overall conclusions

2. The Application Site and Surrounding Area

- 2.1. The application site consists of the combined premises of the Three Daggers public house and related farm shop together with the outbuilding known as the spa barn at Hillside Cottage, on the western side of the village of Edington in Wiltshire.
- 2.2. In geographical terms, the site lies approximately 6km to the northeast of the main town of Westbury, within the administrative area of Wiltshire Council ('the Council').
- 2.3. The Three Daggers element comprises both the public house and the farm shop, both located on the northern side of the Westbury Road (B3098). The public house is a two-storey brick and slate building, which runs parallel to the road with a two-storey extension to the rear with a pub garden beyond. Prior to its acquisition by the applicant, approximately 15 years ago, the public house was known as both The Lamb Inn and The Paulet Arms
- 2.4. To the east of the public house is a small area of parking, which takes access from the Westbury Road by way of an entrance constrained by the pub itself to the west and the original brick boundary wall to the east.
- 2.5. To the western side of the public house is the main pub car park , which shares an access with the Three Daggers farm shop and provides 33 spaces.. The farm shop building is of a 'L' shaped footprint, set across two levels, being of timber and slate construction set back from the main road, with parking between.
- 2.6. The split-level building provides retail sales and café facility on the main ground floor as well as a micro-brewery. The brewery use continues on the lower level as well as storage, kitchen, food preparation areas and staff facilities required in connection with the wider farm shop activities.
- 2.7. To the rear of both the farm shop and the public house are public recreation facilities, including a hard surfaced skateboard area, informal football pitch and traditional play equipment. These facilities immediately abut the contiguous rear boundary of the public house and the farm shop.
- 2.8. These recreation facilities are managed by Edington Parish Council and take access via a small track / lane from Tinhead Road.
- 2.9. Beyond the playing field are open fields /paddocks, which run behind the properties on Tinhead Road to the east, prior to meeting the rear boundary of the Weirside Court and Greenhills estate to the far north.
- 2.10. These fields are rectangular in form, with tree and hedgerow boundaries between them. A similar well established tree line forms the western boundary to the fields, with open countryside beyond.
- 2.11. Running along this boundary is the public right of way(PROW) EDIN5, which forms part of a series of PROWs in the local area, including EDIN12 running up through the adjacent Hillside Cottage element of the application site.
- 2.12. In addition to PROW EDIN5, the treeline around the field is also subject to a tree preservation order, TPO/2021/00014.

- 2.13. Immediately opposite the Three Daggers public house and farm shop is the residential property known as Hillside Cottage.
- 2.14. Hillside Cottage takes access from the southern side of Westbury Road, directly opposite the farm shop access and comprises a large residential property with a detached barn building.
- 2.15. The main house is of two story scale, across a rectangular footprint set within large grounds and provides bed and breakfast accommodation across six bedrooms.
- 2.16. Within the garden of the property is an outdoor bocca / horseshoe games areas as well as two small outbuildings providing sauna and summerhouse facilities.
- 2.17. To the east end of the property is the single storey spa barn building, which provides a range of health and beauty services to both guests of the B&B and local residents as well as visitors to the Three Daggers public house.
- 2.18. These services are provided within a series of treatment rooms, with the building also housing the laundry facilities for both the guest house and the public house.
- 2.19. Hillside Cottage and the Three Daggers are owned and operated by the applicant and offer complimentary support to each other as part of their holistic relationship.

Designations and Constraints

- 2.20. As noted above, there are a number of PROWs in the vicinity of the site, with the closest being EDIN5 running along the western side of the farm shop and the open fields as well as EDIN12 which runs up the initial part of the Hillside Cottage access.
- 2.21. With regard to other designations, the public house and its demise, fall within the western extremities of the Edington (Tinhead) Conservation area (TCA), which covers the main centre of the village and the properties along Tinhead Road.
- 2.22. No other parts of the application site fall within the TCA, but it is noted that the western boundary to the TCA abuts the eastern boundary of the recreation area and open fields to the rear of the public house.
- 2.23. The main part of Edington village to the far west of the application site, is subject to a separate Edington Conservation Areas, which is circa 0.5 km away.
- 2.24. In terms of other heritage assets, none are located within the site or on its immediate boundary, with the Grade II Listed property of Lambourne Cottage at 2 Tinhead Road being the closest. No 10 Tinhead Road to the far north of the site is also Grade II listed.
- 2.25. In respect of landscape designations, the site is not located with an Area of Outstanding Natural Beauty or subject to any statutory landscape designations. However, the whole of the application site falls with the Special Landscape Area (SLA), a local non-statutory designation, afforded by way of development plan policy.
- 2.26. This particular SLA covers a significant part of Wiltshire, extending across to Warminster, Amesbury and Salisbury.

- 2.27. In hydrological terms, the application site lies within Flood Zone 1, the area with the lowest probability of flooding.

Planning History

- 2.28. The individual parts of the application site have been the subject of numerous applications, with the key ones set out below for each area of the combined site:

- Three Daggers Public House
- Planning Permission W/10/OO944/FUL

- 2.29. On the 21st May 2010, the Council granted planning permission for the following development:

“Demolition of existing toilets, erection of single and two storey extensions to provide Restaurant facility, staff and bed and breakfast accommodation, re-roofing and alterations to parking arrangements.”

- 2.30. This permitted scheme related to the construction of the two-storey rear extension to the public house to provide toilet facilities on the ground floor with two bedrooms able for ancillary bed and breakfast use. The scheme also included a single storey extension on the western section of the rear elevation for restaurant use.

- Planning Permission 15/O9453/FUL

- 2.31. In November 2015, permission was given for the erection of a garden shelter in the garden to the rear of the main building. The shelter was of a hipped roof timber construction and provided additional outdoor seating / shelter for patrons.

- Planning Permission PL/2022/O1284/FUL

- 2.32. On the 27th July 2022, permission was granted for the following scheme:

“Alterations to existing BBQ Hut with addition of lean-to covered way. Change of use to part of garden to number 53 Westbury Road from C3 to A3. Provision of stretch tent.”

- 2.33. This permission involved a small extension to the garden shelter permitted under decision 15/O9453/FUL as well as the provision of a canvas gazebo style shelter to provide additional outdoor cover. The new shelter was provided on a section of the former garden land of the neighbouring property of No.53.

- Three Daggers Farm Shop
- Planning Permission W/11/O2372/FUL

- 2.34. Permission W/11/O2372/FUL, granted on the 20th March 2012 relates to the construction of the Three Daggers Farm shop.

- 2.35. The permitted proposals indicated that the scheme includes both retail and café facilities as well as a micro-brewery across a split-level building.

- 2.36. The permission was subject to conditions, including requirements relating to landscaping and visibility splay provision as well as undertaking development in accordance with the approved plans.
- Planning Permission W/12/O2305/S73
- 2.37. Following the grant of the main permission for the farm shop, variations to conditions 3 (landscaping), 9 (visibility splays) and 16 (approved plans) were approved by this Section 73 application.
- 2.38. The need for the variation arose following the relocation of electricity poles and a transformer within the site, with the amendments approved on the 15th March 2013.
- Hillside Cottage
 - Planning Permission 13/O7030/FUL
- 2.39. On the 14th May 2014, planning permission was granted for the following development at Hillside Cottage:
- “Redevelopment of existing dwelling with change of use from class C3 (Residential) to class C1 (Guest House), together with provision of ancillary gymnasium, replacement garage stabling and associated works.”***
- 2.40. As is clear from the above description of development, the permission related to the redevelopment / demolition of the original Hillside Cottage property and the provision of a new building for use as guest house.
- 2.41. Alongside this, the permission also included the removal of several dilapidated outbuildings and their replacement with a new ancillary gymnasium building and a detached double garage to the immediate east of the house and new loose boxes for equestrian uses further east, set within a general yard area served from the main drive.
- 2.42. The approved design for the gymnasium building was that of a simple, rustic single storey rectangular building with a gable roof.
- 2.43. In addition, the permitted scheme included the retention of the large rectangular barn to the east of the site, which was shown to be used for storage with ancillary laundry facilities.
- Planning Permission 14/O8145/FUL
- 2.44. Following permission 13/O7030/FUL for the wider decision, permission was granted in October 2014 for an amended position and design for the gymnasium building.
- 2.45. The approved details indicated that the building would now be set into the bank to the southeast of the main house and would be of stone construction with a sitting area across the flat roof above.
- 2.46. All other aspects of the earlier permission remained unchanged, including the design and location of the retained barn.

2.47. Condition 9 of the permission did however restrict the use of the gymnasium and the store barn building to be only for guests staying at Hillside Cottage or at the Three Daggers public house.

- Planning Permission 18/11931/FUL

2.48. On the 17th April 2019, retrospective planning permission was granted for the following works:

“Change of use to mixed use C1 (B&B) / Sui Generis Beautician/Massage) parking and associated operational development, access and landscaping.”

2.49. Following the implementation of permission 13/07030/FUL, it became apparent that the scheme had evolved, with regard to both the works to the main house as well as to the retained barn and its use.

2.50. In addition, the gymnasium element had been replaced by an outdoor bocca / horseshoe area, which had been supplemented by new sauna and summerhouse buildings, as well as alterations to the wider landscaping originally approved.

2.51. In respect of the retained barn, a small rear extension had been added as well as the substitution of the approved loose boxes with an enlarged yard area providing extra parking.

2.52. The approved floor plans for the barn indicated a mix of beautician and massage rooms as well as a laundry.

2.53. Within the Officer report, recommending approval of the application, the case officer noted that:

“Hillside Cottage itself is now a well-established bed and breakfast facility run in conjunction with the Three Daggers public house in the vicinity. The principle of the tourism/business use is long established by virtue of the previous consents. At present the spa facility is restricted to use by residents of the bed and breakfast accommodation and residents in the public house. A change of use as part of this application is for the occasional use by the general public following expression of interest by local residents.”

2.54. In respect of the need to control the use and patronage of the spa bar, given the previous restriction imposed by condition 9 of permission 14/08145/FUL, the Officer also considered that:

“A condition previously restricted the use of the spa to B&B guests and customers at the Three Daggers Pub only. Given the locality and the fact that wholly adequate parking arrangements exist between the two establishments it is not anticipated that any significant new demand would arise, other than from local residents in Edington, it is considered reasonable to not re-state this condition.”

2.55. It is therefore of note that permission 18/11931/FUL enables the spa barn to operate and trade entirely independently of either Hillside Cottage or either of the Three Daggers premises.

3. The Proposed Development

- 3.1. As set out in Section 1 of this Statement, the submitted application seeks planning permission for the following description of development:

“Change of use of land to form overflow car park and recreational field with associated works. Change of use of public house car park to pub garden. Change of use of farm shop ground floor brewery to café and erection of extension. Change of use of part of spa barn (sui generis) to include learning and non-residential institute uses (Use Class F.1)”

- 3.2. This proposed development would occur across both the Three Daggers public house premises and the Three Daggers farm shop as well as Hillside Cottage, as explained in more detail in the paragraphs below.

- Change of Use of land to form overflow car park and recreational field with associated works

- 3.3. The main part of the proposals relates to the creation of new overflow car park on land to the north, rear of the farm shop on a section of the open fields.

- 3.4. The overflow car park would provide additional parking for use by visitors and patrons of both the public house and the farm shop.

- 3.5. The car park would be located to the north of the existing skateboard park and be served by an access track taken from the existing field access in the farm shop boundary.

- 3.6. A landscaped bund would be created around the northern and eastern boundaries of the car park, with the car park itself being of a grasscrete or similar construction.

- 3.7. As the proposed car park and access road would necessitate the use of part of the current recreation area and football pitch, a multi-use games area (MUGA) is proposed on an additional area immediately next to the new overflow car park.

- 3.8. This MUGA would act as a direct replacement for the informal football pitch and provide an enhanced form of provision for public use on a dedicated 17m x 35m surface designed to Sport England specifications.

- 3.9. The MUGA would be accessible via the recreation park, overflow car park as well as from the existing public entrance from Tinhead Road and would be located away from the properties on Tinhead Road and contained by new hedging on the eastern, southern and western sides, with the northern boundary being stock proof fencing.

- Change of use of public house car park to pub garden

- 3.10. At the eastern end of the public house, the proposals include works to change the small car park into part of the general pub garden.

- 3.11. This work would involve the erection of a 1.8m high brick wall across the entrance, which save for a set of timber gates for refuse and service use, would close off the car park.
- 3.12. The new boundary wall would match the existing roadside boundary wall to the east, with the newly enclosed land becoming part of the public garden for use alongside the adjacent gazebo and BBQ shelters.
- Change of use of farm shop ground floor brewery to café and erection of extension.
- 3.13. In conjunction with the new car park and MUGA facilities to the rear of the farm shop, the proposals include the construction of a single storey extension to its rear elevation to provide additional café facilities.
- 3.14. The extension would be of brick and oak boarding construction with a slate, catslide roof to match the existing building and provide circa 60m² of additional space. Alongside the extension, internal café space would be created in lieu of current microbrewery space.
- 3.15. The café would operate alongside the existing authorised café and retail uses of the farm shop, but with a focus on enhancing the facilities available to users of the enlarged recreation area.
- Change of use of part of spa barn (sui generis) to include learning and non-residential institute uses (Use Class F.1)
- 3.16. In respect of the Hillside Cottage element of the application, a change of use of part of the spa barn is sought so as to enable it use for a range of learning and meeting activities as well the authorised spa uses.
- 3.17. These learning and meeting activities would comprise various uses such as local group meetings, lectures, art exhibitions and team building events, which would take place within the building. These uses would generally fall within the F.1 Learning and non-residential institution use class and be intended to act as a facility for local community use as well as for patrons of both Hillside Cottage and the Three Daggers businesses.
- 3.18. As these uses would be intermittent and demand dependant, they would operate alongside the authorised spa and laundry uses, thereby creating a mixed use sui generis / F.1 planning unit.

Pre-Application Advice – November 2024

- 3.19. In preparation for the submission of this application, pre-application advice was sought from the Council in September 2024 by way of a submission made by Ashley Designs on behalf of the applicant.
- 3.20. Advice was sought on the following scheme, which did not include the Hillside Cottage elements:

“Change of use of land to from overflow car park and recreation field. Change of use of car park to pub garden. Use of brewery ground floor to café in Edington farm shop.”

3.21. In providing pre-application advice via letter dated 4th November 2024, Senior Planning Officer, Joel Grist, highlighted that:

- Due to the location of part of the site within the Edington (Tinhead) Conservation Area and the contiguous relationship of the open fields with its western boundary, that there was potential for the proposal to cause harm to the TCA. However if the proposals were kept as low key as possible, any impact could be acceptable.
- To enable any potential impact on heritage assets to be fully judged, a future application should be accompanied by a comprehensive heritage assessment.
- In a similar manner, the location of the site within the Special Landscape Area and any potential impact, would also require detailed assessment by way of a Landscape and Visual Impact Assessment.
- If any harm to the TCA and its setting was identified within the assessments, any such harm was likely to be identified as less than substantial.
- As such, whilst the protection of the TCA should be afforded weight in accordance with its significance, any harm caused to it should be weighed against the public benefits arising from the scheme in line with the requirements of the NPPF.
- The provision and enhancement of Wiltshire's Green Infrastructure Network includes public open space and public play areas, whereby proposals that look to contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network, will benefit from development plan policy support.
- The provision of the MUGA is likely to be considered a benefit of the proposal.
- The creation of additional employment opportunities within the farm shop would also be a benefit of the scheme.
- Confirmed that at a principle level, Core Policy 2 'Delivery Strategy', supports proposals within small villages, such as Edington, for new services and facilities to serve the community, provided that they:
 - i. Respect the existing character and form of the settlement;
 - ii. Do not elongate the village or impose development in sensitive landscape areas;
 - iii. Does not consolidate an existing sporadic loose knits areas of development related to the settlement.
- Whilst comments had been made on the need for further assessment in respect of criterion ii), it was not considered that the proposals would elongate the village (criterion i) nor consolidate existing sporadic loose knit areas of development (criterion iii).

3.22. Overall, the advice concluded that the proposals had some merit, but that further assessment would be required on the heritage and landscape aspects.

4. Relevant Planning Policy

- 4.1. This section refers to the relevant national planning policy and Development Plan policies that provide the planning policy framework with which this planning application should normally be considered.
- 4.2. It deals with the following tiers of policy and guidance:
- The Development Plan
 - National Planning Policy Framework (2024)
 - Emerging Development Plan Documents
 - Other Material Considerations

The Development Plan

- 4.3. Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.4. In respect of the application site, the relevant Development Plan consists of:
- Wiltshire Core Strategy – adopted January 2015
 - Saved Policies of the West Wiltshire District Plan First Alteration – adopted June 2004
 - Saved Policies of the West Wiltshire Leisure and Recreation DPD – adopted February 2009.

Wiltshire Core Strategy

- 4.5. The Wiltshire Core Strategy ('the Core Strategy') was adopted in January 2015 and provides the over-arching strategy and objectives for Wiltshire until 2026.
- 4.6. At a starting point **Core Policy 1: Settlement Strategy** sets out that in securing the most sustainable pattern of growth for the area, the majority of development will be directed towards settlements in line with an identified spatial strategy / hierarchy.
- 4.7. This hierarchy is:
- Principal Settlements
 - Market Towns
 - Local Service Centres; and
 - Large and Small Villages
- 4.8. An extract of Core Policy 1 in relation to Small Villages states that:

“Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.

Large and Small Villages are: see area strategies, Chapter 5.”

- 4.9. As part of the spatial strategy, the Core Strategy divides Wiltshire on the basis of 18 Community Areas, with each Community Area (CA) having dedicated area policies.
- 4.10. Edington / Tinhead lies within the Westbury CA as set out in **Core Policy 32 Spatial Strategy: Westbury Community Area**, which confirms that, for the purposes of Core Policy 1, it is a small village.
- 4.11. In seeking to control the location of development at the principal settlements, market towns, local service centres and large villages, Core Policy 1 requires development to take place within the defined settlement limits of those defined areas.
- 4.12. However, paragraph 4.16 of the Core Strategy confirms that the settlement boundaries of small villages are removed and that modest development, which responds to local need and contributes to the vitality of the rural area may be appropriate.
- 4.13. **Core Policy 2 Delivery Strategy** continues this theme, stating that in respect of small villages:
- “.....At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:***
- i) Respects the existing character and form of the settlement***
- ii) Does not elongate the village or impose development in sensitive landscape areas***
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.”***
- 4.14. **Core Policy 3 Infrastructure Requirements** requires all new development to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal.
- 4.15. As noted above Core Policy 32 Westbury Community Area includes Edington / Tinhead as a small village, with the policy setting out the provision of approximately 1,615 new homes in the CA, of which circa 1,500 are to occur at Westbury. Core Policy 32 goes onto state that approximately 115 homes should be provided across the remainder of the CA.
- 4.16. **Core Policy 40 Hotels, bed and breakfasts, guest houses and conference facilities**, supports proposals for new conference or similar facilities stating:
- “Core Policy 40
Hotels, bed and breakfasts, guest houses and conference facilities
Proposals for new hotels, bed and breakfasts, guesthouses or
conference facilities, together with the sensitive extension, upgrading***

and intensification of existing tourism accommodation facilities will be supported within:

- i. Principal Settlements and Market Towns**
- ii. Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole**
- iii. Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be.**

In all cases it must be demonstrated that proposals will:

- iv. not have a detrimental impact on the vitality of the town centre**
- v. avoid unacceptable traffic generation.**

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use or in any other form of tourism, leisure, arts, entertainment or cultural use."

4.17. **Core Policy 48 Supporting rural life** outlines support for proposals that improve accessibility between towns and villages as well as for the conversion and re-use of buildings for employment, tourism, cultural and community uses subject to compliance with stated criteria.

4.18. Core Policy 48 goes onto support community ownership and management of local shops, pubs and other services which are appropriate for a local facility. As part of this the policy offers dedicated support for new local shops stating:

"New shops in villages will be supported where they are small in scale and would not threaten the viability of nearby centres. Farm shops will be supported where they utilise existing buildings, are small in scale and cause no unacceptable impact on nearby village shops or the character of the area."

4.19. **Core Policy 49 Protection of rural services and community facilities**, affords protection for community services and facilities, requiring any such loss to be considered on a hierarchical basis and for any loss to be justified by a robust and comprehensive marketing plan.

4.20. **Core Policy 50 Biodiversity and geodiversity** requires proposals to demonstrate how they protect features of nature conservation and geological value as well as having due regard to and demonstrating the protection of any identified habits and species.

4.21. The policy also goes onto seek that opportunities to enhance biodiversity are taken and secured through appropriate mechanisms.

- 4.22. **Core Policy 51 Landscape** seeks to protect, conserve and enhance Wiltshire’s distinctive landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.
- 4.23. The policy sets out a requirement that proposals should be informed by and sympathetic to the distinctive character of the area and be supported by appropriate assessments.
- 4.24. **Core Policy 52 Green Infrastructure** requires at a headline level, that proposals should make provision for the retention and enhancement of the county’s green infrastructure and where possible improve linkages and management of such space.
- 4.25. Within paragraph 6.88 of the Core Strategy, it is clarified that Green Infrastructure is a descriptive term and includes spaces such as parks and gardens, amenity green space (informal and formal recreation / sports spaces) as well as woodlands, meadows and wetlands. The term Green Infrastructure (GI) is therefore a multi-factored one that includes recreation and play areas.
- 4.26. In line with this approach, Core Policy 52 includes direct support for new GI proposals stating:
- “.....Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.”***
- 4.27. **Core Policy 57 Ensuring High Quality Design and Place Shaping** sets out the Council’s standards for ensuring high quality design and place shaping. The policy seeks a high standard of design. The policy expects development to create a strong sense of place through drawing on local context and being complementary to the locality. The policy sets out 14 criteria for each application to address and there is a theme of enhancing local distinctiveness running through them.
- 4.28. **Core Policy 58 Ensuring the Conservation of the Historic Environment** aims to ensure that Wiltshire’s important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced in order that they continue to make an important contribution to Wiltshire’s environment and quality of life
- 4.29. In respect of conservations areas, such as the Edington / Tinhead one, such protection and enhanced would relate to special character and appearance of the area.
- 4.30. **Core Policy 60 Sustainable Transport** looks to ensure that proposals will be located in appropriate accessible locations with promotion of the use and availability sustainable transport modes other than the private car.
- 4.31. **Core Policy 61 Transport and new development**, sets out a similar requirement as Core Policy 60, with regard to the location of new development to reduce the need to travel as well as for any required transport assessment to assess the needs of all transport users.
- 4.32. **Core Policy 62 Development Impacts on the Transport Network** requires new development to assess the transport issues related to that development. Where a development will have significant transport implications, the council will require a transport

assessment to be prepared and submitted alongside a planning application in accordance with national guidance

4.33. **Core Policy 64 Demand management** promotes measures to reduce reliance on the car and to encourage the use of sustainable transport alternative. The policy confirms that these measures can include car parking management, public car parking charges as well as limiting the provision of non-residential car parking spaces in accordance with maximum standards.

4.34. **Core Policy 67 Flood Risk** applies the sequential test to development proposals as well as encouraging the use of sustainable drainage systems and techniques.

Saved Policies of the West Wiltshire District Plan First Alteration – adopted June 2004

4.35. Although the majority of policies in the earlier West Wiltshire District Plan First Alteration ('the WWDP') were replaced on adoption of the Core Strategy in 2015, some policies, originally in place for the former West Wiltshire area, were saved and continue to form part of the development plan.

4.36. The relevant saved policies of the WWDP, are described below.

4.37. **Saved Policy C3 – Special Landscape Area states:**

"C3 Special Landscape Areas, as defined on the Proposals Maps, are identified as follows:-

- A. Salisbury Plain***
- B. The Corsley Heath to Chapmanslade Greensand Ridge***
- C. The higher land of the Spye and Bowood Parklands***
- D. The River Frome Valley at Vaggs Hill***
- E. The southern fringes of the Cotswolds not covered by Area Of Outstanding Natural Beauty designation***

The landscape character of Special Landscape Areas will be conserved and enhanced and development will not be permitted which is considered to be detrimental to the high quality of these landscapes. Proposals for development essential to the social and economic well-being of the rural community or desirable for the enjoyment of its amenities will be permitted having regard to highways, access, scale, design, materials, location, siting, landscaping and other appropriate environmental considerations."

4.38. It is noted that Saved Policy C3 is supportive of community uses within Special Landscape Areas ('SLAs') provided that there are of an appropriate scale and design in both physical and visual terms.

4.39. **Saved Policy C40 – Tree Planting** sets out that as part of conserving the character and appearance of an areas, trees of visual amenity value will be retained and protected by way of Tree Preservation Orders.

Saved Policies of the West Wiltshire Leisure and Recreation DPD – adopted February 2009.

- 4.40. The West Wiltshire Leisure and Recreation DPD ('the WWLRDPD') was produced in 2009 following an earlier examination of the original West Wiltshire Local Plan and sought to provide the spatial planning framework for recreation and leisure provision in the area.
- 4.41. Although originally only intended to provide interim policy until 2016, a number of policies were saved post the adoption of the Core Strategy and continue to form part of the development plan.
- 4.42. These saved WWLRDPD policies of relevance to the proposals, are summarised below.
- 4.43. **Policy LP 1 – Protection and enhancement of existing open space or sport and recreation provision** – this policy looks to protect existing high value and / or high value recreation provision from redevelopment for other uses. In addition, the policy seeks the enhancement of facilities to meet identified local needs wherever possible.
- 4.44. **Policy LP 2 – Proposals that involve the loss of open space or sport and recreation provision** – this policy seeks to prevent the loss of existing sport and recreation facilities unless:
- such loss would result in the removal of facilities that are clearly surplus to requirements and any identified need; or
 - the development will result in an enhanced form of recreation provision of greater benefit to the community; or
 - the development will result in facilities of an equivalent standard and attractiveness; or
 - the development is ancillary to the wider use of the land for sport and recreation purposes.
- 4.45. **Policy LP 5 – New sport and recreation facilities** – this policy is supportive of proposals for new facilities that meet an identified need and that are located at the most accessible locations within the settlements they are intended to serve where accessibility by sustainable transport modes is maximised.

National Planning Policy Framework (2024)

- 4.46. The National Planning Policy Framework (NPPF) was published in December 2024 and replaced the first NPPF published in March 2012, and minor amendments that were published in July 2018, February 2019 as well as July 2021 and the previous full versions in September 2023 and December 2023.
- 4.47. At the outset, paragraph 10 of the NPPF states:
- “... at the heart of the Framework is a presumption in favour of sustainable development.”***
- 4.48. Paragraph 8 identifies the three dimensions to sustainable development which include economic, social and environmental roles. Paragraph 8 states that these roles are

interdependent and need to be pursued in mutually supportive ways. Therefore, to achieve sustainable development, the NPPF recognises that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

4.49. For sustainable development and decision making, paragraph 11 sets out the presumption in favour of sustainable development, confirming that development should be approved without delay where it accords with an up-to date Development Plan or where the relevant policies are out of date, unless the adverse impacts would significantly and demonstrably outweigh the benefits.

4.50. With particular focus on decision making, Paragraph 11 (d) states:

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or***
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or***
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination⁹.***

4.51. In respect of the status of the '***policies which are most important for determining the application are out of date***', Footnote 8 confirms that:

"This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also paragraph 227."

4.52. Paragraph 12 confirms that the NPPF does not change the statutory status of the Development Plan as the starting point for decision making. It confirms that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Decision Making – Chapter 4

4.53. LPAs are advised that they should approach decision-taking in a positive way to secure developments which will improve the economic, social and environmental conditions of the

area (paragraph 39). This paragraph continues to emphasise the importance of approving sustainable development with the decision makers advised that they should;

"...seek to approve applications for sustainable development where possible."

4.54. LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area (paragraphs 39).

4.55. Paragraphs 40 and 41 outline the value of early engagement and pre-application discussions with the LPA, stating:

"40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community."

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."

4.56. Paragraph 48 sets out that planning applications should be determined without delay, stating;

"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing." (our emphasis)

4.57. The NPPF now also provides guidance on the use of planning conditions and obligations confirming that the LPAs should consider whether the use of conditions would make a development acceptable (paragraph 56). This paragraph also states that planning obligations should only be used where it is not possible to use planning conditions.

4.58. In the use of planning conditions, the NPPF is clear that the intention should only be to use planning conditions where they meet the three tests and should be kept to a minimum. The NPPF also states the pre-commencement conditions should be avoided unless there is a clear justification. Paragraph 57 states;

"Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification."

Building a strong, competitive economy – Chapter 6

- 4.59. Chapter 6 emphasises that planning policies and decisions should create and support conditions which allows for businesses to expand, invest and growth, with the need to support economic growth attracting significant weight in the planning process.
- 4.60. This support extends to business and rural leisure developments as well as ensuring that the local community have access to services and facilities.
- 4.61. This objective for planning decisions is set out in paragraph 88:

“88. 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; and***
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”***

- 4.62. As part of this Paragraph 89 requires that:

“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

Promoting Healthy and Safe Communities – Chapter 8

- 4.63. Paragraph 96 requires plans and decisions to aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and which are designed to support and enable healthy lifestyles. The importance of open space and access to recreation is also set out in paragraph 96
- 4.64. In seeking to achieve healthy and safe communities, sub-paragraph C of paragraph 96, states that planning policies and decision should aim to:

C) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.65. Paragraph 98 makes direct reference to the need to provide a range of social, recreational and community facilities stating that:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;***
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;***
- c) guard against the unnecessary loss of valued facilities and services, particularly***
- d) where this would reduce the community’s ability to meet its day-to-day needs;***
- e) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and***
- f) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”***

4.66. With regard to the provision of open space and recreation, paragraph 103 outlines the importance of communities having access to a network of high-quality open space and opportunities for sport and physical activity in terms of health and wellbeing.

4.67. Paragraph 104 affords protection to existing facilities stating:

“Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or***

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or***
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."***

Promoting Sustainable Transport – Chapter 9

- 4.68. The NPPF recognises that transport policies have an important role to play in facilitating sustainable development. Relevant to this application, the NPPF states that development should only be prevented on highway ground under paragraph 116;

"...if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all future scenarios." (our emphasis)

- 4.69. Paragraph 117 then continues to set out the requirements for all applications in this context, stating;

"a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."

Achieving Well-Designed Places – Chapter 12

- 4.70. Guidance on design is set out at paragraphs 131 to 141. Paragraph 131 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well designed places.

- 4.71. Paragraph 132 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.

4.72. This is carried forward in paragraph 135 which explains that:

"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."

4.73. The guidance at 139 summarises the approach advising 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, considering any local design standards or style guides in plans or supplementary planning documents. It goes on to state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Meeting the Challenge of Climate Change, Flooding and Coastal Change – Chapter 14

4.74. Paragraphs 170–182 advises local planning authorities when determining planning to applications they should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding.

4.75. As previously noted, the application site lies within Flood Zone 1, which by definition has the lowest probability of flooding and is exactly the location to which development is directed in line with the Sequential Approach set out in paragraph 174 of the NPPF.

Conserving and Enhancing the Natural Environment – Chapter 15

4.76. Paragraph 187 explains that the planning system should contribute to and enhance the natural and local environment by amongst other things protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains in biodiversity where possible. Further guidance on biodiversity issues is set out in paragraph 193.

Conserving and Enhancing the Historic Environment – Chapter 16

4.77. Chapter 16 sets out the requirements with regard to the assessment and consideration of heritage assets within proposals and the influence of their significance.

4.78. Where proposals may affect heritage assets, Paragraph 207 confirms that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

4.79. Given the location of the proposals within the designated Edington (Tinhead) Conservation Area, combined with the potential for archaeological remains below ground, a Heritage Assessment forms part of the application documentation.

4.80. Where potential impacts may arise in respect of heritage assets, paragraph 212 directs that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

4.81. Paragraphs 213–216 outline how any identified harm should be balanced in the decision-making process, with paragraph 215 stating:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Emerging Development Plan Documents

- Wiltshire Local Plan Review

4.82. In 2017, the Council commenced a review of the Core Strategy and having produced and consulted on the scope of the plan, consultation drafts of the plan as well as a Pre-Submission version, formally submitted the Wiltshire Local Plan to the Secretary of State for examination on the 28th November 2024.

- 4.83. Following the appointment of an Inspector in December 2024, the Council have responded to a range of initial questions raised by the Inspector over such matters as conformity with national guidance, proposed changes to the plan, Duty to Co-Operate, the plan period, housing supply, creation of a new community area and the retail evidence base.
- 4.84. At the time of writing, Stage 1 Focused Hearings, focusing solely on the Duty to Co-Operate have taken place on the 24th and 25th June 2025. Following these Hearings, the Inspector has confirmed to the Council that the examination can proceed to Stage 2, when the soundness and remaining matters of legal compliance of the plan can be considered.
- 4.85. Although no date has been set for these Stage 2 Hearings, the Inspector has confirmed that they will take place in the Autumn.
- 4.86. Whilst containing emerging policies, it is clear that the Wiltshire Local Plan ('the emerging Local Plan') is not adopted and is yet to be fully considered via examination.
- 4.87. Although at an advanced stage of preparation, the weight to be given to the policies in the emerging Local Plan, must be assessed in accordance with paragraph 49 of the NPPF.
- 4.88. In particular it is highlighted that not only are there a number of outstanding objections to the emerging Local Plan but its conformity with the NPPF is yet to be tested.
- 4.89. In respect of any proposed policy changes affecting the submitted proposals, Edington continues to be classed as a small village for the purposes of the emerging spatial strategy, However it would fall within the proposed Trowbridge Area Strategy rather than the current Westbury Community Area.
- 4.90. It is also noted that the emerging Local Plan proposes the deletion of the non-statutory Special Landscape Area designations, with landscape matters and impacts to be considered as part of Landscape Character Assessment, submitted as part of a more generic landscape conservation and enhancement Policy 91.
- 4.91. With regard to recreation and open space provision, emerging Policy 84, relates to the provision of new recreation facilities as part of major development as well as the improvement of existing facilities.

Neighbourhood Plans

- 4.92. The area of Edington Parish was designated as a Neighbourhood Area by Wiltshire Council on the 20th May 2019.
- 4.93. Since that time work has been on-going on the preparation of the Edington Neighbourhood Plan, led by the Parish Council, with a first draft of a Neighbourhood Plan submitted to Wiltshire Council for review in February / March 2023.
- 4.94. At the time of writing, the Parish Council have progressed a separate Local Development Plan for the area, which in turn will inform the future production of the Edington Village Neighbourhood Plan.
- 4.95. However, there is currently no adopted Neighbourhood Plan in force for the application site.

Supplementary Planning Documents (SPDs)

4.96. Alongside the formal development plan, the following SPDs have been adopted by the Council:

- Wiltshire Design Guide – adopted 25th March 2024

5. Assessment of the Proposals

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section provides an analysis of the proposal against the extant Development Plan and those matters which are material to the determination of the planning application at a national and local level.
- 5.2. This section of the Planning Statement addresses the key issues which are likely to arise during the course of the application. These include:-
- Issue 1 – Principle of development
 - Issue 2 – Visual Impact, Landscape and Trees
 - Issue 3 – Highways and Parking Need
 - Issue 4 – Heritage
 - Issue 5 – Recreation Provision and Public Benefits

Issue 1 – Principle of Development

- 5.3. As set out in Section 4 above, the village of Edington is identified as a Small Village within the Core Strategy, with Core Policy CP2 supporting proposals for services and facilities that support the settlement.
- 5.4. Whilst this support is subject to compliance with three criteria listed in Core Policy CP2, which will be considered further below, the proposals clearly relate to the provision and enhancement of services which do and can support the local Edington Community.
- 5.5. The Three Daggers public house and farm shop are well established businesses, which not only form a key part of the local community services providing retail and social facilities, but which also act as a source of local employment.
- 5.6. In this manner, the Three Daggers premises, along other facilities such as the recreation area and Edington Priory Church, form part of a holistic range of facilities, integral to village life and the local rural economy.
- 5.7. This range of facilities would be further enhanced through the proposed use of the Spa Barn at Hillside Cottage for meeting, learning and community / social events, which again would also continue to support the local economy.
- 5.8. Through the expansion of both the Three Daggers and the intended mix use of the Spa Barn, the ability to maximise local employment opportunities both on site and through the associated supply chain can be achieved. Indeed, such an outcome fully accords with both local and national planning objectives for economic growth and is a clear public benefit arising from the scheme.
- 5.9. With regard to the principle of creating an overflow car park on part of the existing recreation area / play field, although the proposals would have an impact on the current recreation facilities on the site, the impact would be one of enhancing the facilities available.

- 5.10. Again, whilst the finer detail of this element will be considered further below, it can be seen, that at a principle level, the proposals for the car park / playfield will also improve local facilities, securing additional public benefit to the community.
- 5.11. Given the support set out in both Core Policies CP2, CP48, CP52, WWLRDPD Policies LP1, LP2 and NPPF paragraphs 88 and 98, it is therefore clear that the principle of the proposals fully accords with the development plan and national policy.
- 5.12. In addition, the creation of new employment opportunities should be given significant weight in the decision-making process in line with NPPF paragraph 85
- 5.13. In respect of the relationship between the proposals and the identifies site specific matters, these are considered further via the headings below.

Issue 2 – Visual Impact, Landscape and Trees

- 5.14. In recognition of the location of the application within the Special Landscape Area and the comments made at the pre-application advice stage, the application is accompanied by a Landscape and Visual Impact Assessment ('the LVIA'), prepared WHLandscape.
- 5.15. The LVIA is focused on the Three Daggers aspects of the proposal, noting that the Hillside change of use element, does not involve any new build elements which would give rise to landscape or visual impacts.
- 5.16. The LVIA notes that the site lies within the National Character Areas of NCA 117 Avon Vales and NC 132 Salisbury Plain and West Wiltshire Downs. At a local level, it falls within Landscape Character Type LCT 11 Rolling Clay Lowland and more specifically LCA 11C Trowbridge Rolling Clay Lowland and the boundary of LCT 3 High Chalk Plain specifically LC3A Salisbury Plain West, as set out in the Wiltshire Landscape Character Assessment produced in December 2005.
- 5.17. The subsequent West Wiltshire landscape Character Assessment produced in 2007, states that the site lies within the LCT G: Greensand Terrace, specifically LCA G1: Bratton and Edington Greensand and Chalk Terrace.
- 5.18. At an existing baseline level, the LVIA states that the key elements or features of the surrounding landscape are neither particularly rare nor common, with the characteristics set out in the aforementioned LCAs and LCTs being representative of the site.
- 5.19. However, the existence of varied land uses close to the settlement boundaries of the site and its immediate vicinity make the area less cohesive in respect of a unified agrarian character. Indeed, the LVIA notes that the area outside of the pub garden and farm shop demise has incrementally changed from paddock to almost entirely recreational over the years.
- 5.20. In providing an initial analysis of the proposals, paragraph 5.1.3 of the LVIA states:

"5.1.3 The site itself does not represent a specific element or feature defined as a key characteristic of the study area as identified in the relevant landscape character assessments. It does not contribute to the study area's broader key characteristics in respect of the prevailing landuse, but it does exhibit, as part of the wider

development form of Edington/Tinhead the 'Positive Landscape Feature of Significance', as identified in the Wiltshire Landscape Character Assessment, of: Small scattered villages of traditional pattern and vernacular materials. This is particularly relevant when it comes to assessing the effect of the proposals on the landscape setting of the Conservation Area. The proposed development will not result in the loss of any trees or hedging and will not affect any natural environment designations. Although an area of pastoral grassland will be converted to form the overflow car park, which is related to the recreational uses in the village and at the Three Daggers, the majority of the site will remain as grassland, albeit for recreational purposes, as a significant area is already. Additionally, the paddock to the north, outside the development boundary, will remain as an area of permanent pasture. There will be a separation between the extended Three Daggers pub garden and the play park and beyond it the MUGA, and also a delineated the access route to the car park and the coffee shop outside seating. This will be created with minimal intrusion, thus keeping the overall appearance of the home paddocks adjacent to Tinhead and conserving the important link between the historic settlement core, the transitional landscape and agricultural land to the west."

- 5.21. In addition, the LVIA confirms that no characteristic elements or features, including the protected trees, of the landscape will require removal as part of the proposals. Whilst there may be some secondary impacts arising from vehicles using the new access road to the overflow car park, this impact would be offset by the associated removal of the frequent and visible parking along the B3098 which currently arises.
- 5.22. With regard to the landscape setting of the Edington Conservation Area and the heritage asset of Lambourne Cottage, no adverse effects will arise, with potential for positive effects to occur as a result of the proposed landscaping scheme.
- 5.23. In landscape assessment terms, the LVIA sets out the proposals will not be unduly prominent or detract from the landscape, with the proposed built form being of limited scale and well contained by landform and existing vegetation and built form.
- 5.24. In considering the visual impact of the proposals, the LVIA assesses the scheme from 11 identified viewpoints, with the assessment being undertaken in January 2025, when leaf cover was at a minimum.
- 5.25. These viewpoints cover all of the key locations where public receptors may see the proposals, including Charlton Hill, the public footpaths around the site and the permissive path running across the recreation area.
- 5.26. This assessment notes that the character of the site is defined by recreation uses and typical small pastures fields and paddocks, with an established landscape that restricts all potential and medium long-range views.
- 5.27. As such the LVIA confirms that all public and the majority of non-public views are within 200m of the application site, with the proposed extension to the farm shop and works to the pub garden being consumed within the existing built form.

- 5.28. In respect of the overflow car park and the MUGA, the LVIA considers that due to its design and location, the car park will have low visibility from all viewpoints, whilst the MUGA may have a greater degree of prominence due to its height and positioning out of the root protection zones for the TPO trees.
- 5.29. However, whilst some views of the MUGA will be possible from Charlton Hill, the overall landscape appearance will be one of a continued recreation theme akin to the existing use.
- 5.30. In respect of visual impact, the LVIA concludes at paragraph 5.2.9 that:
- “Overall, the development will be subsumed into the receiving landscape with a limited effect on the established visual character and visual amenity with the Overall Nature of Visual Effect of the redevelopment being Slight Adverse.”***
- 5.31. The LVIA also include a mitigation strategy which involves not only the management of the existing trees and hedgerow, but also the planting of new native trees and hedgerows.
- 5.32. This new planting will be undertaken alongside the creation of wildflower grassland areas around the overflow car park and the creation of a bund to contain it. These enhancements will ensure that the visual impacts of the scheme are reduced still further whilst simultaneously providing biodiversity gains,
- 5.33. Additional hedgerows are proposed to the rear of No.4 and No.4A Tinhead Road, with other new boundaries being of a simple post and rail or stock proof fence design to reflect the existing simplistic nature of the paddocks.
- 5.34. This overall positive impact is confirmed in paragraph 7.8 of the LVIA, which states:
- “7.8 Mitigation and enhancement measures will mean that the development can be integrated into the wider landscape through a targeted scheme of planting. Taken as a whole, the proposed development post-mitigation will have a Minor effect, with the effect on specific receptors being reduced, as well as there being localised ecological benefits as a result of the establishment of new areas of green infrastructure.”***
- 5.35. It is therefore clear that when the proposals are considered in light of the 3 relevant criteria outlined in Core Policy CP2, they will i) respect the character and form of the settlement, ii) will not elongate the village or impose development in sensitive landscape areas and iii) do not consolidate an existing sporadic loose knit areas of development related to the settlement.
- 5.36. Having robustly considered the landscape and visual impacts of the proposals through the LVIA, it evident that the proposals accord with the Core Policies, 51, 52 and 58 as well as saved WWDP Policy C3 and will not have an unacceptable impact on the Special Landscape Area.
- 5.37. In addition, whilst attracting limited weight, conformity with emerging Local Plan Policy 91 is also achieved.

Issue 3 – Highways and Parking Need

- 5.38. In assessing the parking needs of both of the Three Daggers premises as well as Hillside Cottage, the application is accompanied by a Transport Statement produced by Miles White Transport, as well as a supporting statement produced by the applicant, which can be found at **Appendix 1**.

APPENDIX 1 – THREE DAGGERS SUPPORTING STATEMENT

- Existing Situation and Highway and Economic Impact

- 5.39. Within the local area, it is acknowledged that there is an existing issue with customers of the Three Daggers having to park along local roads in the vicinity of the premises due to the restricted number of parking spaces available in the car park.
- 5.40. This issue is fully recognised by the parish council and has been fundamental in the drawing up of the current proposals and the necessary landowner discussions.
- 5.41. At the current time, the existing parking provision for the Three Daggers premises, consists of the main car park located between the public house and the farm shop, which provides 33 spaces to serve both establishments.
- 5.42. This car parking is used for both sets of customers, with staff parking in the small car park to the east of the public house, which provides standard parking for 5 cars if vehicles enter and leave independently. However, in practice 8-10 cars can be accommodated if staff block each other in / double park.
- 5.43. Whilst the main car park is served via a modern, highway compliant access with associated ability to turn within the area, the eastern car park is highly restricted and does not allow for vehicles to enter and leave Westbury Road in a forward gear.
- 5.44. For the related site of Hillside Cottage, this currently has 14 spaces, which cater for both guests staying at the 6-bedroom guest house as well as the permitted spa barn use.
- 5.45. In assessing the level of parking demand for the Three Daggers premises, video and manual surveys of the use of the main car park were performed over a series of dates in March and April 2025, with the results set out within Appendix C of the Transport Statement.
- 5.46. These surveys indicated that the number of vehicles parking within the main car park regularly exceeded its 33-space capacity, with vehicle numbers of 40 and above regularly recorded throughout the survey period.
- 5.47. These excessive numbers were accommodated by way of vehicles double parking as well as blocking the emergency access route to the adjacent playing fields, causing both inconvenience and safety concerns.
- 5.48. On Saturday 6th April, the video survey also captured, overspill parking occurring along the verge of Westbury Road, which was in addition to the excessive parking in the main car park.
- 5.49. This situation can be seen from the 'Figure 3: Overspill of Parking to Off-site Footway' extract, taken from the Transport Statement:



- 5.50. As can be seen from the image above, the lack of available parking to serve the premises, is giving rise to direct highway safety concerns not only for vehicular uses of Westbury Road but also for pedestrian users of the obstructed footways.
- 5.51. This impact on highway safety is exasperated by the associated inability of staff vehicles parked in the eastern car park, to safely turn within the car park and instead being forced to reverse out onto Westbury Road.
- 5.52. This already dangerous manoeuvre is made even worse at times when visibility is restricted still further by the indiscriminate and haphazard parking along the road. Indeed, staff have reported a number of near misses for these very reasons, when leaving the premises.
- 5.53. However, the impact of the restricted parking arrangements is not limited only to highway safety matters. As set out in the applicant's supporting statement, the inability of patrons to park and visit either of the Three Daggers premises, has a direct and negative economic impact on the businesses.
- 5.54. From analysing the level of usage of the premises and the number of booking cancellations and 'no-shows', it is conservatively estimated that the number of patrons lost due to the inability to park, results in an estimated lost annual net revenue of £21,762 to the public house and £34.450 to the farm shop.
- 5.55. This is a significant loss of potential income to both the Three Daggers business and the local economy, with visitors often undertaking related spend in the area.
- 5.56. It is therefore clear that there is a fundamental need for more parking to be created to both improve highway safety and to ensure the economic viability of existing facilities.

- The Proposed Car Parking Situation

- 5.57. In respect of the parking demand arising from the proposals, the Transport Statement confirms that this would be:
- 47 spaces for the café including the change of use of the micro-brewery to café and the café extension;
 - 6 spaces for the proposed mixed sui-generis / Use Class F1. Use of the spa barn;
 - 10 spaces to replace those lost in the eastern staff car park.
- 5.58. The requirement for the extended café uses in the farm shop has been calculated in accordance with the adopted Wiltshire Parking Strategy 2015, which requires 1 space per each 5sqm for cafes. As no such standard is available for the proposed mixed use of the spa barn, the assessment has deferred to a calculation based on anticipated usage, the availability of other modes of transport and the level of anticipated local community usage of the building.
- 5.59. In considering this level of provision, it is important to note that the standards used are based on maximum ones produced by the Council, together with a robust assessment of the likely demand from the non-standard elements of the scheme.
- 5.60. In reality it is unlikely that this level of parking demand will be fully realised as the various elements of the development proposal will have differing opening times and arrival and departure profiles. In essence the parking demand across all of the various elements will not occur at the same time.
- 5.61. The proposed new, overflow, car park will accommodate approximately 40 vehicles, with access taken through the existing car park, without requiring the loss of any existing spaces.
- 5.62. Through its location beyond the existing car park, users will naturally seek to park in the current car park first, before moving onto the overflow car park to the rear. Staff will also be instructed to park in the overflow car park as a matter of course, thereby ensuring that the existing car park is kept fully available for patrons.
- 5.63. In addition, the overflow car park will provide an opportunity for vehicular borne users of the recreation fields to park within in. It is known that some users of the recreation field, do sometimes park in the Three Daggers car park, compounding the shortage of spaces. The new overflow car park offers a solution to this problem as well as enhancing the useability of the recreation area.
- 5.64. The new overflow car park will provide clear betterment in respect of the acknowledged and evidenced shortage of parking for the Three Daggers, with the provision of an additional 40 off-street car parking spaces catering appropriately for the additional demand associated with the changes of use and extensions that form part of the application proposals.
- 5.65. The additional parking will also be of significant benefit in addressing the on-street parking issues that currently arise when parking demand at the Three Daggers site exceeds the number of spaces available.
- 5.66. Through the availability of suitable levels of parking, the Three Daggers business will also be able to fully cater for patron demand numbers, thereby increasing economic activity and providing additional support to the rural economy.

- 5.67. Alongside the consideration of parking matters, the Transport Statement, also provides an assessment on the traffic generation aspect of the proposals, concluding that such levels will not materially increase and can be safely accommodated on the road network.
- 5.68. In this regard, the Transport Statement notes that the new car parking provision, would eliminate the need for extra movement on the highway as vehicles will no longer need to search unsuccessfully for non-existent car parking spaces.
- 5.69. Overall, it is readily apparent that the provision of the new overflow car parking will lead to significant improvements in highway safety in the area and ensure that adequate, safe and useable levels of car parking are available to serve the premises.
- 5.70. In this manner the proposals are fully compliant with Core Policies CP61 and 62 as well as the objectives of NPPF paragraph 116.

Issue 4: Heritage

- 5.71. In line with both the requirements of NPPF paragraph 207 and the comments received at the pre-application advice stage, the application is accompanied by a Heritage Statement ('HS') prepared by Planning Heritage Ltd.
- Character Assessment
- 5.72. In undertaking the assessment, the HS confirms that whilst the public house and the eastern car park are within the TCA, the remainder of the site lies outside of the TCA although abutting its western boundary.
- 5.73. With regard to the character and appearance of the TCA, the HS considers that this arises from the collection of vernacular buildings located along Tinhead Road, which includes the Grade II listed Lambourne Cottage and No.10 Tinhead Road, as well as the Grade II former coaching inn of The George Inn (now Mulberry House).
- 5.74. The HS notes that the key character of the TCA, is the loose kit, ribbon form of these buildings along Tinhead Road, which is reflected in the TCA boundary being drawn tight around the plot boundaries of these properties, with the TCA being linear in form.
- 5.75. This defining linear character of the TCA is demonstrated by the exclusion of the more modern Weirside Court and Greenhills residential development to the west, which have no historic connection in layout or architectural terms to the main Tinhead Road core area. These 'modern' estates introduced a fundamental change to the character of the village.
- 5.76. In respect of the application site, the HS notes that The Three Daggers public house makes a significant contribution to the TCA both through its vernacular appearance and design but also through its active role as a destination venue on the western approach to the TCA, adding to its vibrance and vitality.
- 5.77. Although outside of the TCA, the farm shop plays a similar visual and attraction role, which supports the public house.
- 5.78. Conversely the HS states that the bin store and staff car park to the east of the public house detracts from the qualities of the TCA.

- 5.79. In terms of the recreation area and paddocks to the rear of the site, which adjoin the TCA, the HS states that this provides a degree of separation between the public house and the centre of the hamlet, whilst simultaneously acting as a transitional area between the agricultural land to the far west and the surrounding housing.
- 5.80. The transitional role and character of this area is reinforced by the heavily tree lined boundaries of the space which provide a visible barrier that screens and strengthens the sense of enclosure and separation.
- 5.81. The HS notes that the prominence of these tree lined boundaries, which screen and separate the play area and public house from the paddock and obscure the housing beyond, is a key defining feature of the site.
- 5.82. It is also notes that this area is largely obscured from views from Tinhead Road by housing and hedgerows, with the overall character of the area being of a semi-rural appearance, comprising community play and occasional grazing.
- Significance and Impact Assessment
- 5.83. With regard to the extension of the recreation uses into the paddock area, the HS states that the proposals will maintain the existing degree of separation but importantly reinforce the planting, maintaining the overall sense of green space with the overflow car park and associated landscaping, similarly preserving the identified character of the TCA.
- 5.84. The extension to the farm shop will sit comfortably on the traditionally design modern building, with any public views highly restricted due to the site topography and the aforementioned intervening features.
- 5.85. Alongside this lack of impact, the adaption of the eastern staff car parking to a pub garden, will improve and enhance the appearance of the site from the approach along Westbury Road, thereby leading to the positive enhancement of the TCA.
- 5.86. Overall, the HS confirms that the significance of the site will not be diminished by the proposals, which will preserve and enhance the character and appearance of the TCA in line with statutory requirements.
- 5.87. In summary the HS concludes that:
- The proposed design responds to the location to ensure that it retains the sense of openness without compromising it;
 - The proposed extension of the farm shop would enhance its use without harm to the appearance of the building;
 - The character of the locality is well established, and the extension of the car parking would be an intervention but one that can be mitigated through landscaping;
 - The new playing field will not impact upon the character of the area.
 - The proposals will introduce change into a sensitive location but through sensitive and sympathetic design and materials, such a change can be readily accepted and assimilated.

- 5.88. Alongside the successful and sensitive integration of the proposals into the locality in a manner which safeguards the identified heritage assets, the HS also identifies the following public benefits:
- The creation of additional parking will remove the issue of dangerous parking along Westbury Road, to the benefit of local residents and other road users; and
 - The expanded parking and playing facilities will improve the services available to the village without comprising the TCA.

5.89. In this manner, the HS clearly demonstrates that the proposals fully protect and safeguard the local heritage assets in accordance with Core Policy 58 and the paragraphs 207 – 216 of the NPPF, while also delivering public benefits.

Issue 5 – Recreation Facilities and Public Benefits

- 5.90. As noted in the consideration of Issue 3 above, the Parish Council have been a fundamental party in the production of the proposals, not only due to their land ownership interest but also in their role as the custodian and operator of the recreation facilities affected by the proposals.
- 5.91. In this regard, it is highlighted that whilst the proposals would result in the loss of some of the recreation area and the kickabout space thereon, the skateboard ramp element, together with the play equipment would remain unaffected and available for use.
- 5.92. However the loss of part of the current facility, would be fully compensated and more than offset via the provision of a dedicated multi-use games area (MUGA) as part of an expanded recreation facility.
- 5.93. This MUGA would be a significant improvement in the level of facilities available and offer an enhanced and expanded range of play / outdoor sport opportunities to the local community.
- 5.94. Indeed, rather than leading to a loss of recreation space, the proposals would increase the overall size of the facilities by circa 500sqm, an increase fully accepted and welcomed by the Parish Council.
- 5.95. Alongside this enhanced level of physical recreation facilities, the proposed café extension to the farm shop on its southern recreation field elevation, will create a complementary use to further enhance the appeal and attractiveness of the recreation area to users and families alike.
- 5.96. Thus, rather than being detrimental to recreation facilities in the village, the proposals will directly enhance them, thereby bringing forward significant public benefits.
- 5.97. This public benefit will be further increased by the new landscaping and biodiversity measures proposed, which deliver additional green infrastructure improvements.
- 5.98. The proposed partial change of use of the Spa Barn to a mix of sui generis (health and beauty) and F.1 (learning and non residential institute uses) will also bring forward public benefits, due to its ability to also offer the facility for community use.

- 5.99. Through the ability of the building to offer opportunity for exhibitions, meetings, social functions and lectures, it will again enhance the range of facilities and services available in the area, alongside potential employment and economic opportunities.
- 5.100. Given that such uses would be contained by the size of the barn, these benefits can be secured without detriment to amenity.
- 5.101. Overall, it is readily apparent that the proposals fully accord with Core Policies 49, 52 as well as WWLRDPD policies LP1 and LP2.

6. Summary and Conclusions

- 6.1. This Planning Statement has been prepared by Pegasus Group on behalf of Three Daggers Operating Limited, in support of an application for the change of use of land to form overflow car park and recreational field with associated works; change of use of public house car park to pub garden; change of use of farm shop ground floor brewery to café and erection of extension; change of use of part of spa barn (sui generis) to include learning and non-residential institute uses (Use Class F.1) in respect of the Three Daggers Public House, farm shop and Hillside Cottage, Westbury Road, Edington, Westbury, Wiltshire. BA13 4PG
- 6.2. The Statement has shown that the proposals will lead to the enhancement of existing facilities and services in Edington, in a manner which is fully compliant with its designation as a Small Village within Core Policies CP1 and CP2.
- 6.3. It has been shown through robust assessment that the proposals are respectful of the existing character and form of the village and will not elongate the village nor consolidate the loose areas of sporadic development. It has also shown that the sensitive Special Landscape Area, will not be harmed and that no impact on the existing protected trees or other landscape elements will arise, thereby according with Saved Policies C3 and C40.
- 6.4. It has been demonstrated that the proposals will create an enhanced recreation facility for the use of the wider community, with green infrastructure and biodiversity enhancements also delivered. All of which contribute to the public benefits of the proposals and fulfil the objectives of Core Policies CP51, CP52 as well as Policies LP1 and LP2 of the WWLRDPD.
- 6.5. Through the conduction of a detailed heritage assessments, it has also been shown that the proposals will preserve and enhance the character and appearance of the Edington (Tinhead) Conservation Area and will not cause harm to any heritage assets, thus complying with Core Policy 58.
- 6.6. In respect of public benefits arising from the proposal, it is evident that the proposals will deliver the following:
- Provision of increased levels of car parking to serving the existing Three Daggers businesses, will positively address the well documented highway safety concerns along the local roads arising from frequent and dangerous on-street parking.
 - Increased opportunities for local employment within the enlarged farm shop and spa barn uses alongside supporting to maintain the viability and attractiveness of the existing uses.
 - Enhanced recreation facilities for community use;
 - Enhanced retail and café facilities to support the community and local economy.
 - Enhanced Green Infrastructure provision.
- 6.7. All of these benefits accord with the key objectives of the Development Plan and the NPPF and attract significant weight in favour of the granting the proposals.

- 6.8. In addition, even if the Council consider that the proposals cause less than substantial harm to the identified heritage assets, the level of public benefits arising, outweighs the harm in line with paragraph 215 of the NPPF.
- 6.9. Given this demonstration that the proposals fully comply with both the Development Plan and the National Planning Policy Framework, the Council are respectfully requested to grant the application.



APPENDIX 1 – THREE DAGGERS SUPPORTING STATEMENT



The Three Daggers Pub and Farm Shop (collectively the **Three Daggers**) is located at 47 Westbury Road directly off the main B3098 Westbury Road within the centre of the village of Edington. The location of the Three Daggers is such that the premises is entirely destinational in that the business experiences little to zero customers arriving via foot with the overwhelming majority of guests and customers arriving by car or similar vehicle and parking within the Three Daggers car park.

Parking – Business Requirements

To directly support its business operations the Three Daggers Pub maintains two privately owned car parks on the Three Daggers site, offering to its customers a total of 33 car parking spaces (the **3D Car Park**), of which 2 spaces are marked as disabled access parking bays alongside a further dedicated single parking/loading bay for the Three Daggers Brewery van.

The Three Daggers Pub comprises a total of 52 internal seated covers, 60 external covers and standing space at the bar. Over the last 3 years the majority of Pub and restaurant bookings are for tables of 4-6 people, these resulting in no less than 2 vehicles per table and often more. The average dwell time of a customer in the Pub and its restaurant is in excess of 70 minutes across an average of 1,612 covers each month in 2024. In the first quarter of 2025 these cover numbers are increasing by an average monthly growth rate of 9%. Crucially the Pub experiences 66% of its trade between Friday and the end of day on Sunday, these services are essential to business continuity.

The Three Daggers Farm Shop offers limited seating for up to 16 guests inside the Farm Shop with a further 26 covers available externally. The majority of trade at the Farm Shop is rapid, in-and-out trade with a short dwell time averaging at 17 minutes across an average of 3,798 covers per month in 2024. These cover numbers grew by 23% over the first quarter of 2025. The Farm Shop records 68% of its trade over the 3 days from Friday to Sunday. As with the above Pub trading data these end of week, weekend and holiday periods represent the most critical times for business operations and, as a direct result, these are the exact same times that we require the 3D Car Park for our visiting customers.

Alongside the hospitality business The Three Daggers operates short let accommodation within the village of Edington, comprising a total of 18 possible accommodation guests across the bedrooms within the Pub B&B and Hillside Cottage properties. Our occupancy rates at the B&B rooms above the Pub averaged at 78% in 2024 with the parking for all of these B&B guests shared within the 3D Car Park as a whole. Our B&B guests understandably expect to be able to park within the adjoining 3D Car Park both when they check-in and throughout their stay though, with the stays often taking place over a weekend or arrival they are occasions where they are unable to find parking, leading to guest dissatisfaction.

Our Hillside Cottage guests park within the dedicated Hillside Cottage parking area. Hillside Cottage recorded blended occupancy of 42% in 2024 and, when Hillside Cottage is not let to guests, the Three Daggers staff are encouraged to park within the Hillside area specifically so as to minimise vehicle numbers within the 3D Car park. When Hillside Cottage is let to guests, at a maximum of 12 guests, the Hillside car parking area is reserved for their exclusive use, therefore requiring the Three Daggers staff to park within the main 3D Car Park.

In addition to customer and guests arriving by vehicle, and due to its location, the Three Daggers employees also travel to work by road, pooling or sharing rides wherever possible and we encourage use of public transport wherever shift patterns allow. The Pub employees park in a small and separated staff car parking area at the entrance to the Three Daggers Pub and offering space for up to 8 cars if parked together very closely. Non-operational, clerical and office-based employees use the main 3D Car Park though, on busy operational days or where Hillside Cottage is not rented they park at the Hillside Cottage parking area.

Total staff parking requirements, spread across all operational, housekeeping and office-based staff average at 12-14 parking spaces between Monday to Thursday, 16 on Friday and 14 spaces on a Saturday, Sunday or Bank Holiday with these numbers reducing by between 30% and 50% after 6pm each weekday.

The 3D Car Park

Given the limited car parking available (being a maximum of 33 spaces) the Three Daggers have installed highly visible signage throughout the 3D Car Park outlining that parking is reserved for patrons of the Three Daggers (see appendix 1). To date we have not pursued any option to enforce this private parking through the various means available; eg ANPR, pay and display or policing the car parks.

Business Impact

When the 3D Car Park is full our guests are unable to park to visit the Three Daggers for their table bookings, often leading to no shows and to a direct loss of revenue. A large proportion of the Pub and Farm Shop guests are repeat guests – the life cycle of one customer extends far beyond a single visit. The positive impact of this loyalty is further compounded when existing guests introduce new guests, and the customer cycle continues to grow. When guests cannot park as the 3D Car Park is full this process is immediately halted and revenue is lost both on the day and into the future.

Similarly, the Three Daggers regularly welcomes new, first time and out of town guests, this averaging at 23% of Pub table reservations in 2024. Based on the averages outlined above this is in excess of 4,800 guests. If we assume, conservatively and based upon actual occasions during which the 3D Car Park was either full or so full as to render a table booking comprising 2 vehicles to be impossible, the impact to be felt by losing only 10% of these 4,800 guests then, at the 2024 average spend per head of £45.34 the lost revenue is £21,762 net annually.

At the Farm Shop, wherein the service relies of fast turnaround, short customer dwell times and high turnover we estimate known revenue loss caused by a congested car park to be between £600 to £725 per week, totalling £34,450 and with this being on top of the above Pub revenue sums.

Resident and Highways Impact

When the 3D Car Park is full guests and visitors park their vehicles on the pavement, along the B3098 Westbury Road or double parking within the 3D Car Park itself. The immediate impact is, in a best case scenario, inconvenience for villagers, local residents and Three Daggers customers though simultaneously disruption and bottlenecks for passing traffic on the, already narrow, B3098, disruption and road safety hazards for those using the pavement and general road safety implications. Furthermore, when the 3D Car Park is full, drivers park over the hatched zone which is designated to allow access for emergency vehicles to the village Playpark, raising serious safety concerns.

Please see photos to follow, taken at various times of day and times of the year in 2024 and into early 2025. These illustrate the increasingly regular occurrence of parking disruption within the 3D Car Park.

THREE DAGGERS PUBLIC HOUSE LTD
47 WESTBURY ROAD, EDINGTON, WILTSHIRE, BA13 4PG

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Traffic Monitoring Survey

The Three Daggers commissioned a traffic and car park monitoring survey undertaken over the dates of 29th March to 1st April and furthermore the 5th to 6th April 2024. This survey recorded that the car park exceeded the maximum capacity on multiple occasions over the test period and also recorded instances of double parking, blocking and on-street parking along the B3098 including on the adjacent footway. Full details are provided within the Transport Statement that supports the planning application.

As outlined many of the Three Daggers guests are regular, local and loyal guests and some such guests are aware of the parking available at Hillside Cottage and will park there when space is limited or zeroed. This Hillside Cottage parking area was not included within the surveys so it is not possible to quantify this.

Given the above accumulation of vehicles surpassing the maximum number of parking spaces available it is safe to assume that further potential guests and customers at the Three Daggers were not able to park and so did not visit. As outlined above there is a clear link between the busiest services at the Pub and the number of no-shows and missed booking – these no-shows being the result of an inability to park.

It should be noted that, whereas the Three Daggers have marked and delineated parking bays these are not always recognised or resected when vehicles are parked. The knock on effect of parking over two bays rather than one single bay multiplying further down that parking line.

The results of the Traffic Survey clearly established that parking demand is greater than the number of spaces available and that this is likely to lead directly to operational difficulties within the car park areas. The surveyors also highlighted overspill onto the B3098 Westbury Road where the width of the road is such that on-street parking is not desirable, lead to road safety implications.

Town & Country Planning Act 1990 (as amended)
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