



PLANNING DESIGN & ACCESS STATEMENT

Application:	Change of use of land to B8 - Retrospective
Property:	Land at Abbottswood Farm, 45 The Common, Bromham, SN15 2JJ
Client:	Wiltshire Fallen Stock
Date:	October 2025
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



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1.0 BACKGROUND & PROPOSAL

- 1.1 Woolley & Wallis have been instructed by Wiltshire Fallen Stock to submit this application to regularise the existing use onsite.
- 1.2 Wiltshire Fallen Stock is a local fallen stock collection operator providing an essential service to the agricultural community by collecting and safely managing deceased livestock from local farms.
- 1.3 The collected animals are placed within a sealed skip located in the yard, where they are held for short term storage before being emptied regularly by a licensed third party for off-site disposal.
- 1.4 No incineration, rendering, or processing occurs on site. The operation is limited solely to the collection, temporary storage, and onward distribution of material. Accordingly, the activity falls within Use Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.5 Established in 2023 to meet a clear local need, Wiltshire Fallen Stock has since built a consistent client base within the local farming community, reflecting the essential role it plays in supporting the area's agricultural operations.
- 1.6 The site is fully licenced and signed off by Animal Plant & Health Agency (APHA) who regularly visit the site to confirm compliance.

2.0 PLANNING CONSIDERATIONS

2.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

2.2 The policy framework relevant to the consideration of this proposal comprises the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy (WCS) (2015) and the Wiltshire Local Plan Pre Submission Draft 2023- 2028 (Reg 18).

2.3 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

3.0 PRINCIPLE OF DEVELOPMENT

3.1 5.1 Core Policy 1 of the Wiltshire Core Strategy (WCS) establishes the *Settlement Strategy* for the county, identifying a hierarchy of settlements comprising Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres, and Large Villages have defined limits of development.

3.2 Core Policy 2 of the WCS sets out the *Delivery Strategy*, identifying the scale and distribution of growth appropriate within each settlement tier. Within these defined limits of development, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres, and Large Villages.

3.3 The application site does not fall within any defined settlement boundary and is therefore considered to be located within the open countryside for the purposes of the Core Strategy.

3.4 Core Policy 2 confirms that development in such locations is only supported where it falls within one of the 'exception policies' listed in paragraph 4.25 of the Core Strategy. In this instance, Core Policy 48 (Supporting Rural Life) is directly relevant, as it supports the development and growth of rural businesses where they are of an appropriate scale and compatible with their surroundings.

3.5 The proposal seeks retrospective permission for the change of use of an existing agricultural yard to a B8 (Storage and Distribution) use associated with *Wiltshire Fallen Stock* — a small, local enterprise providing an essential collection service for fallen livestock from surrounding farms. The business directly supports the local agricultural economy and forms an integral part of the wider rural community.

3.6 The site lies within a working rural environment, and the proposed use represents a sustainable reuse of existing infrastructure, involving no new built development and maintaining a visual and operational character consistent with agricultural activity. The business provides a valuable local service that reduces the need for long-distance livestock transport, thereby supporting sustainable rural land management.

3.7 At a national level, paragraph 88 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; and

b) the development and diversification of agricultural and other land-based rural businesses.

- 3.8 The proposal clearly accords with these principles. It represents the sustainable growth and diversification of a rural business, making efficient use of existing facilities without generating adverse environmental or amenity impacts.
- 3.9 Accordingly, the proposal is fully supported in policy terms, being consistent with Core Policy 48 of the Wiltshire Core Strategy and paragraph 88 of the NPPF, which together promote sustainable rural enterprise and diversification in appropriate countryside locations.

4.0 IMPACT ON LANDSCAPE

- 4.1 The site is located within an established agricultural setting and has the appearance and character of a typical farmyard. The built form comprises a modest, low-height clad in traditional steel box-section sheeting, consistent with nearby agricultural buildings in both form and material. The site's layout and appearance therefore integrate well with its rural surroundings and do not appear incongruous within the wider landscape.
- 4.2 The use does not introduce new or visually intrusive built development. The storage area remains low in profile and do not project above the surrounding tree or hedgerow line. A mature hedgerow along the public highway frontage provides effective screening from public views, significantly reducing the site's visibility from the road.
- 4.3 Although a public footpath passes to the east of the site, the yard appears as part of the wider pattern of agricultural activity typical of the area.
- 4.4 The operational elements associated with Wiltshire Fallen Stock; including the collection wagon, which is a standard agricultural cattle trailer are entirely in keeping with the rural context and do not materially alter the character or appearance of the landscape. The site continues to read as part of an active agricultural unit.
- 4.5 Accordingly, the development has a negligible impact on landscape character and visual amenity. It is considered to comply with Core Policy 51 (Landscape) of the Wiltshire Core Strategy, which seeks to conserve, maintain and enhance the character and quality of Wiltshire's landscapes, and with paragraph 187 of the National Planning Policy Framework (NPPF), which requires development to protecting and enhancing valued landscapes.

5.0 IMPACT ON HIGHWAYS

- 5.0 The operation of Wiltshire Fallen Stock generates only a modest level of vehicle movements, comparable to that of a typical agricultural enterprise. The business involves the use of a truck and cattle trailer, which leaves the site most days to collect fallen stock from local farms before returning to the yard. These journeys are similar in nature and frequency to normal agricultural vehicle movements already characteristic of the rural highway network. This presents 2 daily movements.
- 5.1 The site is accessed directly from the existing farm entrance, which is designed to accommodate agricultural traffic. Visibility and turning arrangements are appropriate

for the scale and type of vehicle in use, and there is sufficient space within the yard for vehicles to manoeuvre safely off the public highway.

- 5.2 The collection skip is replaced on an infrequent basis, approximately every 2 to 4 weeks and this activity generates only a single additional vehicle movement at each change. Overall, the development results in a very low level of additional traffic, well within the capacity of the local road network.
- 5.6 It is therefore considered that the proposal will not give rise to any unacceptable impacts on highway safety or the free flow of traffic. The use accords with Core Policy 60 (Sustainable Transport) and Core Policy 61 (Transport and New Development) of the Wiltshire Core Strategy, which seek to ensure that new development is safely accessed and does not result in severe residual impacts on the transport network. The proposal also complies with paragraph 111 of the National Planning Policy Framework (NPPF), which confirms that development should only be refused on transport grounds where the residual cumulative impacts are “severe” — a threshold clearly not met in this case.

6.0 IMPACT ON ECOLOGY

- 6.1 The application site comprised an existing agricultural yard which has long been in use for agricultural purposes and held minimal ecological value.
- 6.2 The change of use to a B8 use associated with Wiltshire Fallen Stock has not involved encroachment into surrounding undeveloped farmland. Activity continues to operate within the established boundaries of the existing yard, meaning there has been minimal loss of habitat, no change in landform, and no measurable ecological impact arising from the development.

7.0 Impact on Amenity

- 7.1 The proposed change of use from an agricultural yard to B8 use for Wiltshire Fallen Stock represents a small-scale, low-intensity operation that will have no adverse impact on the amenity of the surrounding area. The business provides a vital rural service, the collection of fallen stock from local farms and its activities are limited to the delivery and short-term storage of deceased animals in an enclosed, sealed container prior to removal for appropriate disposal.
- 7.2 The operation is inherently quiet. It involves a limited number of vehicle movements using standard livestock transport vehicles, comparable in frequency and character to those typically associated with agricultural use of the site. There are no industrial processes, plant, or machinery involved, and no continuous or noise-generating operations. The proposed use will therefore not give rise to disturbance through noise, activity, or lighting.
- 7.3 In terms of odour, the operator maintains a strict management regime to ensure that no nuisance arises. The sealed skip is emptied regularly to prevent the build-up of organic material, and all deliveries are handled efficiently and promptly. Importantly, Helen Hill from Wiltshire Public Protection (Animal Health Officer) has visited the site on several occasions and confirmed that any smell is negligible and does not result in any unacceptable impact upon neighbouring residential or environmental amenity.

- 7.4 Accordingly, the proposed use is considered to comply fully with Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy, which requires development to have regard to the amenity of neighbouring uses and to avoid harm through noise, odour, or disturbance. It also accords with Core Policy 48 (Supporting Rural Life), which supports appropriate rural enterprises and the re-use of existing agricultural buildings where they are compatible with surrounding land uses and do not harm local amenity.
- 7.5 At a national level, the proposal is consistent with the National Planning Policy Framework (NPPF), notably paragraphs 88 and 89, which encourage the growth and diversification of rural businesses, and paragraph 135, which emphasises the importance of ensuring new development does not result in unacceptable impacts on residential amenity.
- 7.6 Given the modest scale of the activity, the enclosed nature of operations, and the effective management measures in place, it is concluded that the proposal will have no material adverse effect on the amenity of neighbouring occupiers or the wider rural environment.

8.0 Conclusion

- 8.1 The proposal seeks to regularise the existing use of the site as a B8 (Storage and Distribution) use associated with Wiltshire Fallen Stock, a small-scale rural business providing an essential service to the local agricultural community.
- 8.2 The operation utilises an existing agricultural yard with no new built development or encroachment into open countryside. The use is low-intensity, visually unobtrusive, and has been demonstrated to have no adverse impacts on amenity, landscape character, highway safety, or ecology.
- 8.3 The proposal accords with the relevant policies of the Wiltshire Core Strategy, including Core Policy 48 (Supporting Rural Life), Core Policy 51 (Landscape), and Core Policies 60 and 61 (Transport), as well as the overarching aims of the National Planning Policy Framework (NPPF), which support the sustainable growth and diversification of rural businesses.
- 8.4 In view of the above, the proposal represents a sustainable and policy-compliant form of rural development, and it is therefore respectfully requested that planning permission be granted to regularise the existing use.