



PLANNING DESIGN AND ACCESS STATEMENT

Application:	Proposed New General Storage Building
Property:	Scotland Lodge Farm, Winterbourne Stoke, Salisbury, SP3 4TF
Client:	Mr F Whiting
Date:	November 2025
Agent:	Lorna de Pass FAAV Land Agent



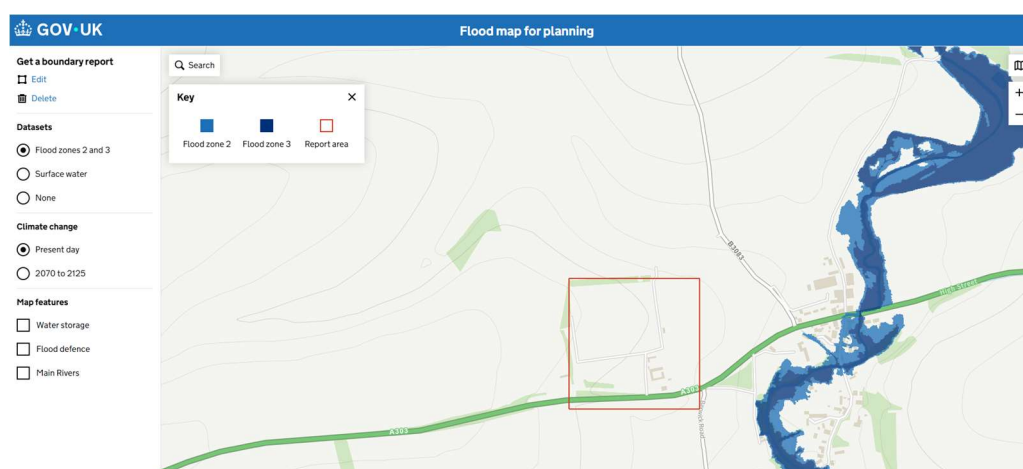
1.0 INTRODUCTION

- 1.1 Woolley & Wallis have been instructed by Mr Whiting to submit an application for a new storage building and associated works at Scotland Lodge Farm.
- 1.2 The purpose of this report is to identify and detail on planning considerations in respect to the application above.
- 1.3 This document provides:
 - Policy Information
 - Information surrounding the application regarding the design and essential need.
 - Further Supporting Information

Neither the whole nor any part of this report nor any references to it should be included in any published document, circular or statement, nor published in any way without Woolley & Wallis having given prior written approval as to the form and context in which it may appear

2.0 BACKGROUND AND SITE INFORMATION

- 2.1 Scotland Lodge Farm is located directly off the A303, on the outskirts of the village of Winterbourne Stoke.
- 2.2 The mixed use agricultural holding is approximately 45.91 acres (18.58ha) and runs a small flock of grazing ewes to help to manage the grassland and an established livery business.
- 2.4 The property comprises of a residential dwelling, stabling and traditional red brick redundant agrarian buildings, some of which have been converted to additional stabling.
- 2.5 Away from the main yard, the applicant has diversified the holding with a glamping business and associated welfare facilities. This is accessed via a separate track and road to the North of the site via the B3083.
- 2.6 The following Statutory and non-statutory designations apply:
- The property is not situated in Area of Outstanding Natural Beauty.
 - No public rights of way cross the property.
 - The property is within Flood Zone 1. The Environment Agency Flood Risk Map confirms that the site is not at risk of flooding as shown below:



- 2.7 The site sits within Salisbury Plain SPA Mitigation Zone.
- 2.8 The site also sits within Hampshire Avon Catchment with Mitigation Strategies. The development does not fall within any of the affected categories and has no nutrient discharge, so this is not applicable.
- 2.9 No listed buildings form part of the holding or neighbouring properties.
- 2.10 The site falls outside the any World Heritage Site.
- 2.11 The closest SSSI's are Parsonage Down, to the North West (643m away) and the River Till (312m away) to the South East. Neither site would be seen or affected by development.

3.0 APPLICATION CONSIDERATIONS AND ASSESSMENT

3.1 Proposal

The applicant requires an appropriate building on the property to provide weatherproof storage for modern agricultural machinery and to accommodate a secure workshop to service the holding.

3.3 Design/Appearance

The proposed building will be single span measuring approximately 64ft x 35ft (19.50m x 10.66m), with an eaves height of 4.57 metres (15ft).

The elevations will be of standard agricultural construction with concrete panels up to 2m and cladding in timber feather board, to match the surrounding character of the existing property and further rural setting.

The roof will comprise a standard fibre cement sheeting on metal purlins.

The building will be split, one third providing a secure workshop and storage. This will be fully clad and have pedestrian access doors for security purposes. The remaining two thirds of the building will be open fronted and provide weatherproof storage for the applicant's agricultural machinery; this includes but is not limited to a tractor; toppler; mower; rolls and other grass cutting associated equipment.

3.4 Access

The proposed building will utilise the existing access.

3.5 Contamination

The proposed building will sit on an existing area of hardcore. There is seen to be no risk of contamination from current and existing uses along with future and proposed uses of the building.

3.6 Principle of Development

Wiltshire Core Strategy (Adopted January 2015)

"Core Policy 48: Supporting Rural Life"

WCS CP48 supports rural life and allows for appropriate development in the countryside that helps to sustain rural businesses.

The proposed building is required to ensure that the holding has secure storage for grassland management equipment for the land and a secure workshop to service the holding.

The NPPF para 84 states that development should enable the sustainable growth of all types of rural business including through the erection of well-designed new buildings.

The new storage building provides pertinent weatherproof protection for the machinery and any additional secure storage needed. The building continues to ensure the holding is able to continue self-sufficiently.

3.7 Impact on Landscape

The building is sympathetically designed to have minimal impact to the surrounding landscape and blend with the existing building at the holding. The agrarian style buildings are generally accepted in open countryside, especially within an existing farmyard.

The development therefore meets Core Policy 57: Ensuring high quality design and place shaping reflecting the local character and integration within the setting.

3.7.1 Furthermore, the proposed building will be sheltered by existing buildings which form Scotland Lodge Farm.

3.8 Impact on Ecology

The proposed new building will sit within the existing yard on an area of existing hard standing. From an ecological standpoint, the development will affect less 25sq.m of habitat so there will be no further negative impact and not triggering Biodiversity Net Gain requirements.

To the North, there are two mature trees. The proposed building is situated over 4m away to prevent any damage to the root systems.

3.9 Impact on Highways

The proposed building will provide storage for existing machinery and equipment on the holding. It will utilise the existing access and will not create an intensification of this.

3.10 Impact of Amenity

WCS CP 57 states that any development should have regard to the compatibility of the adjoining building and uses. The agrarian design of the building helps it to blend seamlessly with the other building on site. The addition to the farmyard, sits within the middle of an existing site and therefore will not have further impact on any third-party dwellings. The nearest property is blocked by the existing residential property and the traditional red brick buildings.

6.0 CONCLUSION

As can be seen in this application along with additional information submitted, the development meets both local and national planning policy. There is a clear need for the storage building, to support the existing enterprise, and is proportionate to the size of the holding.

We have provided detailed plans of all proposals and the applicant's agent is more than willing to discuss these further if necessary.