



RCC TOWN PLANNING CONSULTANCY



Site: Ox House Farm, Dunkirk Hill, Rowde, Wiltshire, SN10 2LU

Proposal:

- (i) Section 73 Application for the variation of conditions 2, 3, 5 and 6 of planning permission PL/2023/06091 for the retention of extended outside storage space, together with the removal of a section of bund
- (ii) Retention of office building and continued use of an area of hardstanding for the parking of vehicles for event business

On Behalf of: Grist Environmental

Date of Issue: December 2025



RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

RCC Town Planning Consultancy

T: 01380 730047

W: www.rcctownplanning.co.uk

E: info@rcctownplanning.co.uk

This statement is the Copyright of RCC Town Planning Consultancy Ltd. To this extent this statement may not be copied or used by any means or for any purpose without the written consent of RCC Town Planning Consultancy Ltd.

CONTENTS PAGE

Background and Development Proposal	1.0
Site Context	2.0
Planning Policy	3.0
Planning Assessment	4.0
Conclusion	5.0

1.0 BACKGROUND AND DEVELOPMENT PROPOSAL

1.1 This statement has been prepared on behalf of the applicants to support two separate retrospective planning applications at Ox House Farm in Rowde for:

- i. *Section 73 Application for the variation of conditions 2, 3, 5 and 6 of planning permission PL/2023/06091 for the retention of extended outside storage space, together with the removal of a section of bund, and*
- ii. *Retention of office building and continued use of area of hardstanding for the parking of vehicles for event business.*

1.2 Planning permission PL/2023/06091 approved the following development on the 8th December 2023:

"Change of use to a mixed-use site comprising agriculture and B8 storage (including open storage) and replacement of existing areas of hardsurfacing".

1.3 It was granted subject to a number of conditions, the pertinent of which are listed below:

Condition 02

The development hereby permitted shall be carried out in accordance with the

following approved plans and documents:

- Application Form
- Planning Statement July 2023, RCC Town Planning Consultancy
- Location and Existing Site Plan
- Replacement Hardstanding Plan
- Site Plan (3/5/2023)

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

Condition 03

The development will be carried out in strict accordance with the following documents:

- Proposed Site Plan. 3rd May 2023.
- Planning Statement July 2023, RCC Town Planning Consultancy

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

Condition 05

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season



with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Condition 06

No materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored above a height of 3.5 metres above the existing ground level within the bunded area or 3.0 metres above the existing ground level outside of the bunded area.

There shall be no storage of materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item associated with the development hereby approved whatsoever outside of the 'cyan' area as shown on the approved 'Site Plan' (03/05/2023).

REASON: In the interests of the appearance of the site and the amenities of the area.

- 1.4 This permission related to the occupation of the site by Grist Environmental Events Services. Grist Environmental, based in Devizes, is a well-established waste management company operating for over 50 years and employing over 260 local staff. The company has expanded its operations across the waste, automotive, agricultural and events sectors, with its event division, now 15 years old, recognized as one of the UK's leading event service providers. Initially focused on event waste management, the division has grown in response to organiser demand and now supports major festivals (as well as now working with clients including Live Nation and Sony Music) as well as smaller events such as weddings, village fetes and charity functions. Its services include comprehensive waste management solutions, site infrastructure such as fencing and marquees, a wide range of sanitary facilities, and various items of event equipment.
- 1.5 The site at Ox House Farm, authorised under planning permission PL/2023/06091, provides the essential internal and external storage space required for the business. In response to increasing operational demands, and to facilitate more efficient and safe vehicle movements, areas of external storage space within the existing hardstanding areas were modestly extended in 2023. These minor enlargements, together with the removal of a section of man-made bund, are well contained within the yard area of the site. Given their limited scale and discreet nature, the works were not readily noticeable on site and only came to light following a visit by the Council's Enforcement Officer. It therefore became evident that the areas of extended storage were in conflict with the aforementioned conditions (2, 3 and 6). Additionally, the landscaping scheme approved under conditions 4 and 5 will also need to be amended as a small area of storage extension conflicts with the intended

location of a small number of trees. A retrospective planning application has therefore been submitted to regularise the unauthorised works and amend the landscaping scheme (condition 5).

- 1.6 The second retrospective application concerns the installation of a mobile cabin to provide office accommodation for the events division operating from the site. The cabin is positioned adjacent to existing buildings and remains within the established yard area. This application also seeks to regularise the use of a previously agricultural vehicle parking area for the parking of vehicles associated with the events business. The area in question did receive consent under planning permission PL/2023/04824 for the creation of a temporary construction compound required by Wessex Water who have now left the site.
- 1.7 The statement will examine both proposals and how they relate to the site and its context, as well as provide an explanation and justification having regard to national and local plan policy and guidance.

2.0 SITE CONTEXT

- 2.1 This application relates to the yard area of Ox House Farm, Rowde, situated on the southern side of the A342 Dunkirk Hill. The site is not covered by any national or local landscape designations. The yard is a largely rectangular site, with the main farmhouse (Ox House) being Grade II listed. There are no other cultural or heritage designations covering the site.
- 2.2 In terms of its wider setting, the site lies within the distinctively low-lying and relatively level area of land to the north-west of Devizes. It falls within the Bristol Avon Clay Vale landscape character which has an essentially rural, agricultural character. The area is typically characterised by a strong structure of hedgerows and trees. From Devizes, Dunkirk Hill descends steeply through the densely tree lined road towards the more open and lower lying area of the countryside surrounding the village of Rowde. Views from Dunkirk Hill and the surrounding rights of way network are afforded to the surrounding network of fields as well as the loose-knit and sporadic development positioned along either side of Dunkirk Hill.

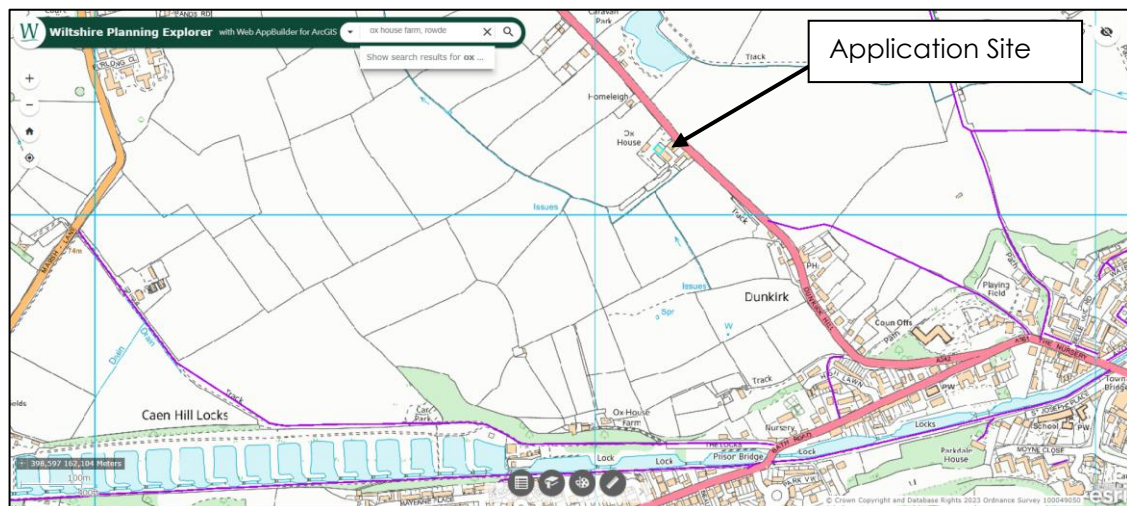


Figure 1: Site context plan – rights of way identified by purple lines (source Wiltshire Council's mapping system)

- 2.3 Ox House Farm extends some 31 acres. The buildings on the site are largely concentrated to the north-eastern side of the yard, close to the A342 (Dunkirk Hill). The anomaly being the agricultural building to be erected under permitted development rights (Prior Approval application PL/2023/03777) which will be positioned centrally on the southern boundary
- 2.4 The farmyard, to which this application relates, already benefits from landscaping with trees and hedging to some boundaries (as identified on the submitted plans). Within the wider landscape, there is also a significant number of trees which serve to filter and screen views of the site, including from the A342 when heading in both directions. The site is, however, glimpsed from a few vantage points on the higher land on the edge of Devizes. But these are short lived as one travels along the footpaths and heavily filtered with the site read against the wider backdrop of the village of Rowde and other built form of Dunkirk Hill. Although parts of the site are visible, they are certainly not

unduly so nor is the site seen in isolation. Nevertheless, new tree planting is proposed at strategic points within the site to further screen the site.

- 2.5 The Grade II listed Ox House is positioned close to Dunkirk Hill, its characteristic narrow gable presenting as the most prominent feature when heading from Devizes to Rowde. When heading in the opposite direction along the A342, the large vehicular entrance and agricultural buildings dominate views.

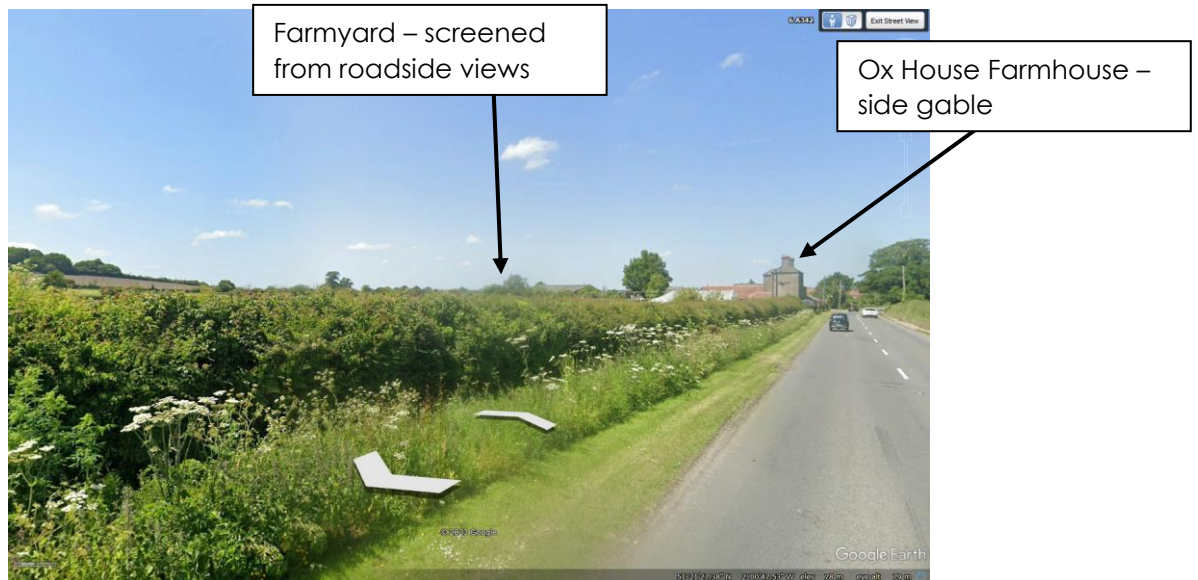


Figure 2: View looking north-west from Dunkirk Hill towards the site (source: GoogleEarth)

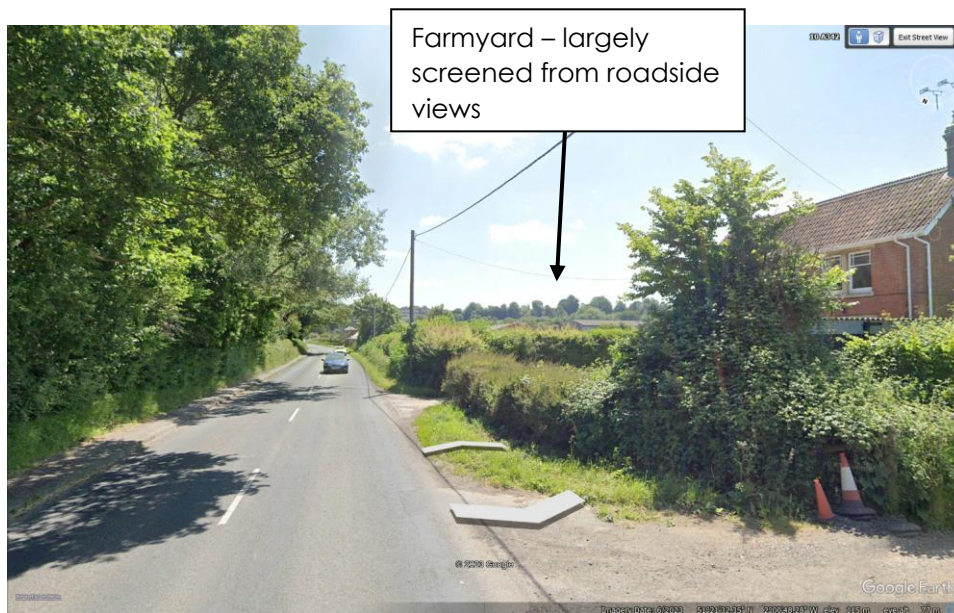


Figure 3: View looking south-east from Dunkirk Hill towards the site – only ridges of farm building perceivable in the distance and above the hedge line (source: GoogleEarth)

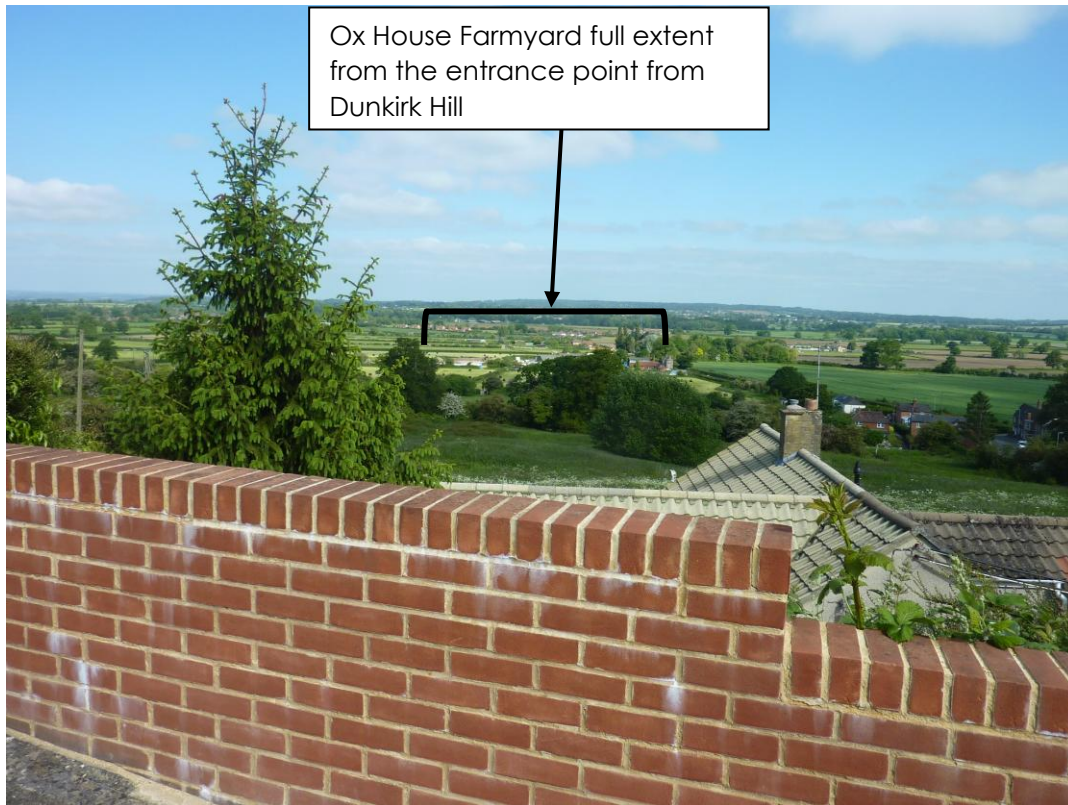


Figure 4: View across from Devizes (High Lawns) towards the site



Figure 5: View across from footpath DEV11 (to the north of High Lawns) towards the application site

3.0 PLANNING POLICY

- 3.1 The main planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS) and the Devizes Neighbourhood Plan (part of the site falls just within the designated plan area). Government guidance within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations.
- 3.2 The tables below list the relevant policies and guidance for decision making.

WILTSHIRE CORE STRATEGY

Policy	Title
CP 1	Settlement Strategy
CP 2	Delivery Strategy
CP12	Spatial Strategy: Devizes Community Area
CP34	Additional employment Land
CP48	Supporting Rural Life
CP51	Landscape
CP57	Design and Place Shaping
CP60	Sustainable Transport
CP 61	Transport and Development
CP64	Demand Management

DEVIZES NEIGHBOURHOOD PLAN

Policy	Title
ESD1	Environment & Sustainability

NATIONAL PLANNING POLICY FRAMEWORK

Chapter	Title
2	Achieving sustainable development
6	Building a strong, competitive economy
12	Requiring Good Design
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

4.0 PLANNING ASSESSMENT

4.1 This planning assessment will firstly set out the case for the variation of conditions application to which this statement relates before moving onto the second proposal. This will be followed by a discussion of the impacts upon the setting of the Grade II listed Ox House.

(i) Section 73 Application for the variation of conditions 2, 3, 5 and 6 of planning permission PL/2023/06091 for the retention of extended outside storage space, together with the removal of a section of bund

4.2 This submission is made pursuant to Section 73 of the Town and Country Planning Act 1990, which allows for the variation or removal of conditions attached to an existing planning permission. In this case, the application seeks to vary conditions 2, 3, 5 and 6 of planning permission PL/2023/06091 to regularise minor alterations to the approved scheme relating to the extent of open storage. These conditions are linked to the previously approved plans which define the area of hardstanding and open storage.

4.3 The extant permission established the principle of the change of use of Ox House Farm, Rowde, to a mixed agricultural and B8 storage use (including open storage), along with the replacement of existing areas of hardsurfacing. The planning merits of that mixed-use operation are not revisited here, as they have already been accepted by the Council. Instead, this Section 73 application is confined solely to the extension of areas of open storage on existing areas of hardstanding but beyond the area delineated by the cyan boundary on the approved drawings and the removal of a section of an internal bund. As the works have already been carried out, the proposals are retrospective in nature.

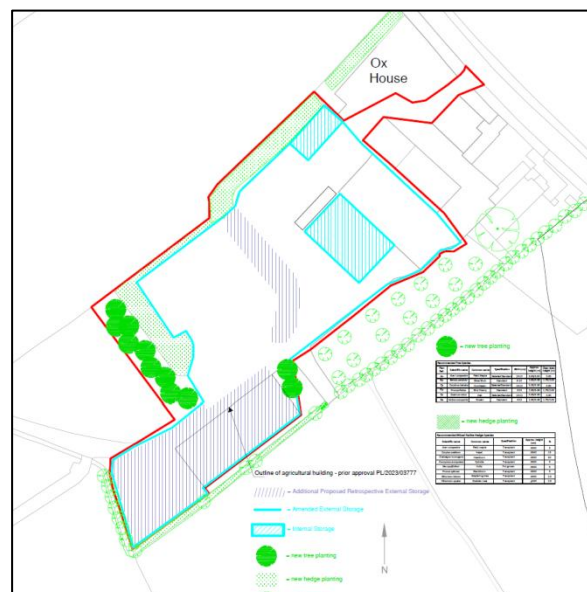


Figure 6: Proposed site plan (retrospective) - areas of additional external storage space shown hatched

- 4.4 The additional areas of storage form a natural continuation of the existing operational yard and are contained wholly within the developed envelope of Ox House Farm. The extended area is modest in scale and does not project beyond the red line of the approved application site area. As such, the alterations are minor and visually unobtrusive, particularly when considered in the context of the existing expanse of hard surfacing, built form and areas of storage at the site. The outside storage area has not extended beyond the area of hardsurfacing approved under the previous permission, except where the internal bund has been removed.



Figure 7: View looking west towards the main area of expansion of external storage space

- 4.5 In landscape terms, the site is located within open countryside between Devizes and Rowde. Core Policy 51 of the WCS requires development to protect, conserve and, where possible, enhance the landscape, ensuring that any adverse impacts are appropriately mitigated. As described in Section 2.0 of this statement, the surrounding context is rural in nature but the area is not devoid of development. The immediate landscape is characterised by the dominance of agriculture together with sporadic development along the A342 between Devizes and Rowde. The yard and buildings relating to Ox House Farm, along with the farmhouse, is one such example of this sporadic development. The A342 itself is a busy commuter road.
- 4.6 The yard itself is well enclosed, with views towards the operational area largely filtered by intervening vegetation, the established farm buildings and the rising topography to the west. Public vantage points are limited and primarily comprise filtered, long-distance views from elevated land on the edge of

Devises. The height of external storage, restricted at 3.5 metres, ensures that views of stored materials are not prominent and simply read as part of the wider site. Furthermore, the area will soon benefit from additional screening once the agricultural building permitted under the previous prior approval is erected, thereby providing further containment of activity within yard.

- 4.7 Planning permission PL/2023/06091 was approved subject to conditions 4 and 5 relating to landscaping. Condition 4 required the submission of a landscaping scheme and condition 5 required its subsequent implementation.
- 4.8 A landscaping scheme was therefore submitted to and approved by the Council under reference PL/2023/11104. This satisfactorily discharged condition 4 of PL/2023/06091.
- 4.9 However, the extended storage areas have modestly encroached into areas of proposed tree planting and the approved landscaping scheme cannot therefore be implemented in full. A revised landscaping scheme has been designed and submitted as part of this application and is now shown on the proposed site plan. The revised landscaping shows trees repositioned elsewhere within the site. Subsequently, condition 5 needs to be varied so that it requires the implementation of this revised landscaping scheme.
- 4.10 This application has also therefore been submitted to vary condition 5 so that it requires the implementation of the revised landscaping scheme. The revised landscaping scheme still offers the same level of planting and merely relocates the trees. In their revised location they will still offer the same landscape benefits – i.e. they will still serve to soften the appearance of the extended hardstanding, provide additional screening, and break up views of the existing yard and external storage.
- 4.11 Given the enclosed nature of the yard, the modest scale of the extended outdoor storage areas, and the effectiveness of both existing and proposed landscaping, the proposal will not give rise to any harmful effects on the character or appearance of the area. Any views that are available will be long-distance, filtered, and experienced within the context of an already developed farmyard. The development is visually contained, appropriately mitigated, and compliant with relevant planning policy.
- 4.12 As the development is retrospective and entirely relates to existing areas of hardsurfacing, it is exempt from Biodiversity Net Gain requirements.
- 4.13 In summary, the proposed amendments represent a modest and logical amendment to the approved scheme, reflecting the operational needs of the events business. The proposal therefore accords with the requirements of the National Planning Policy Framework and aligns with Wiltshire Core Strategy Core Policies 51 and 57.

(ii) Erection of office building and change of use of area of hardstanding from agricultural use to the parking of vehicles for event business (retrospective).

- 4.14 As already set out, the site is used by Grist Environmental Events Services and some on-site administration and office based work was required. This was, for

some time, taking place within the residential dwelling Ox House but this is obviously not sustainable long-term as it is a family home. A small mobile unit was therefore placed on an existing area of hardsurfacing to provide this office space.

- 4.15 The modular unit is very small scale and single-storey. As shown on the photos below, it has been placed next to existing buildings within the centre of the yard. Within its context, the office structure is readily subsumed and does not cause any wider harm.



Figures 8 and 9: Views of office building in situ

- 4.16 Given its similar colouring to the adjacent building and low-level, the building will be barely perceivable in long-distance views, particularly with existing and proposed landscaping. It is only a small office and will not introduce greater levels of traffic to the site and merely offers dedicated space for office based activities already taking place at the site.
- 4.17 The modular unit is very small scale and single-storey. As shown on the photos above, it has been placed next to existing buildings within the centre of the yard. Within its context, the office structure is readily subsumed and does not cause any wider harm.
- 4.18 Turning to the proposed parking, this is simply using an area of hardsurfaced space towards the front of the site for the parking of vehicles associated with the events business. It was previously used for the parking of large agricultural related vehicles which were operating across and around the site and was also used by Wessex Water for the parking of their vehicles for an approved period of 18 months (PL/2023/04824) . As such, the replacement of these for vehicles used by the events business has no material landscape impact.

Relationship with heritage assets

- 5.1 The NPPF outlines government policy towards the historic environment. Section 16 "Conserving and Enhancing the Historic Environment" sets out the overall approach to heritage assets. At a local level, policy CP58 of the WCS relates to the conservation of the historic environment.
- 5.2 In particular, paragraph 194 of the NPPF requires developers to describe the significance of any heritage assets affected, including any contribution made by their setting. Importantly, it emphasises that "*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*".
- 5.3 Ox House is Grade II listed. The list entry states:

"Farmhouse, c1800 possibly on earlier core, roughcast with slate roof and end stacks. Three-storey, 3-window main range with ashlar cornice over first floor. Ground and first floor Gothick pointed-head leaded paired casements with iron opening lights each side, blank panel to first floor centre over door with pent hood on stone brackets. Second floor leaded casement pair each side of centre blank panel. Matching 2-storey addition to right, 3-window with blank centre panels and pointed-head paired casements each side. Ground floor windows all have shutters. Hipped rear wing."

- 5.4 Ox House occupies a distinct parcel of land to the south-east of the yard and benefits from its own, well-defined residential curtilage. The traditional agricultural buildings converted under planning and listed building consents E/2013/0022/FUL and E/2013/0021/LBC create a residential wing to the property and this serves to partly enclose and separate the historic elements of the site from the more modern and larger scale buildings.



- 5.5 However, the existing setting of the listed building is nonetheless partly defined by its relationship with the modern farmyard. The buildings closest to the listed building will remain in agricultural use and almost act as a screen between the farmhouse and open storage area. To this end, there would be very little change to the immediate setting of the listed building.
- 5.6 The introduction of the office building and parking of a different use of vehicles will cause no harm. The same conclusion can be drawn for the modest expansion of areas of open storage. The farm house is still read within the setting of a mixed-use yard (agriculture and events business). In particular, this area of the site will retain the appearance of a working yard and there will be little change in relationship between the current and proposed mix of uses.
- 5.7 The proposal therefore accords with the requirements of the National Planning Policy Framework and aligns with Wiltshire Core Strategy Core Policies 51 and 57.

5.0 CONCLUSION

- 5.1 This statement has demonstrated how the Section 73 application seeks only minor amendments to the approved development, regularising modest extensions to existing areas of open storage and updating the associated landscaping condition to reflect a revised planting scheme. These alterations sit wholly within the developed area of the site, are visually unobtrusive, and are mitigated by existing and proposed landscaping. The extended storage areas will not result in any adverse landscape or visual effects and remain consistent with both national guidance and Core Policies 51 and 57 of the Wiltshire Core Strategy.
- 5.2 The retrospective application relating to the small, low-profile modular office building and the use of an existing agriculture parking area similarly represent modest and operationally driven alterations to the site. These elements are well integrated within the existing yard, and will have no material impact on the character, appearance, or wider landscape setting of the site.
- 5.3 The proposal will provide support to a well-established but growing local business and help retain diversified agricultural activities at Ox House Farm. The Council is therefore requested to approve this application.