
Planning Statement

Applicant: Barters Farm Nurseries Ltd

Date: December 2025

Site: Barters Farm Nurseries Ltd, High Street, Chapmanslade, Westbury, BA13 4AL

Full Planning Application Proposal: Erection of 2 No. prefabricated office and staff welfare units, prefabricated staff WC block and 2 No. polytunnels ancillary to established horticultural use (part retrospective).



Contents

Sections

- 1.0 Introduction
- 2.0 Relevant Background Information
- 3.0 Summary of Proposals
- 4.0 Planning Policy Context
- 5.0 Planning Assessment
- 6.0 Planning Balance and Conclusion

1.0 Introduction

- 1.1 PlanningSphere act for Barters Farm Nurseries Ltd, the leasehold owner of the Barters Farm retail plant centre and the adjacent horticultural nursery.
- 1.2 Full planning permission, part retrospective, is sought for the erection of 2 No. prefabricated units, a prefabricated WC block and 2 No. polytunnels, ancillary to established horticultural use.
- 1.3 Barters Farm Nurseries has been supplying plants for more than 60 years. The retail plant centre has been trading for almost 30 years and specialises in supplying landscapers and garden designers, as well as a number of garden centres. The centre is also open to the public, offering a variety of plants, many of which are grown in the wholesale nursery. The business is staffed by 15 No. FTE's.
- 1.4 The proposal follows the recent grant of planning permission PL/2023/05349 at appeal in respect of the proposed redevelopment of eastern end of the site as second phase of housing to the first phase completed by Newland Homes. The sale of this land has enabled the restructuring of the nursery business following the retirement of the former owner. The Phase 2 Newland Homes residential development site included several polytunnels, all of which were approaching the end of economic life, alongside a wooden office building which was of poor construction and located too remotely from the retail unit for optimal efficiency.
- 1.5 The enclosed full planning application seeks to relocate polytunnels and provide administrative and welfare facilities for staff working in the horticultural business. The application submission comprises the following information:
 - Full Planning Application Fee: £122.00, plus £85.00 PP fee
 - Application Form: PlanningSphere
 - Site Location Plan: Greenhalgh Landscape Architecture
 - Drawing Pack (7 No. Drawings): Greenhalgh Landscape Architecture
 - Planning Design and Access Statement: PlanningSphere
 - Annotated Photosheet: PlanningSphere

2.0 Relevant Background Information

(i) Site Description

- 2.1 The application site extends to 0.06 ha and occupies land currently used by the horticultural nursery. The site consists of two areas: the smaller area contains the WC block; and the larger area to the east contains the staff welfare and administration buildings and the two polytunnels.
- 2.2 The application site forms part of a wider horticultural site of 1.36 hectares. The site lies on the north-eastern edge of the village of Chapmanslade, and is well positioned midway between the market towns of Westbury and Warminster which lie approximately 5km to the north east and south east respectively. Frome, over the border into Somerset is approximately 4km to the east. The site benefits from good non-car accessibility via existing bus services to nearby towns. The A36 runs approximately 1 km to the east.

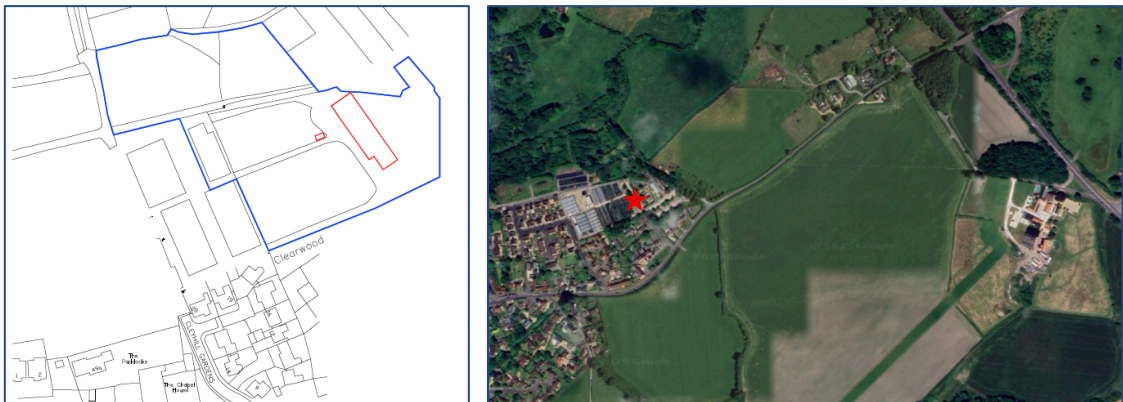


Fig 1. Extract from the Site Location Plan showing the application site outlined in red, with the blue line showing the extent of the leasehold ownership. The google earth extract shows the location of the application site (red star) and the Nursery in relation to the village of Chapmanslade (left) and the A36/A3098 junction (top right).

- 2.3 The toilet block, administration building and staff welfare building are in their proposed permanent positions. Both polytunnels are in the process of being erected. Neither the buildings or the polytunnels are in use. A photosheet showing the buildings and polytunnels has been enclosed with the submission.

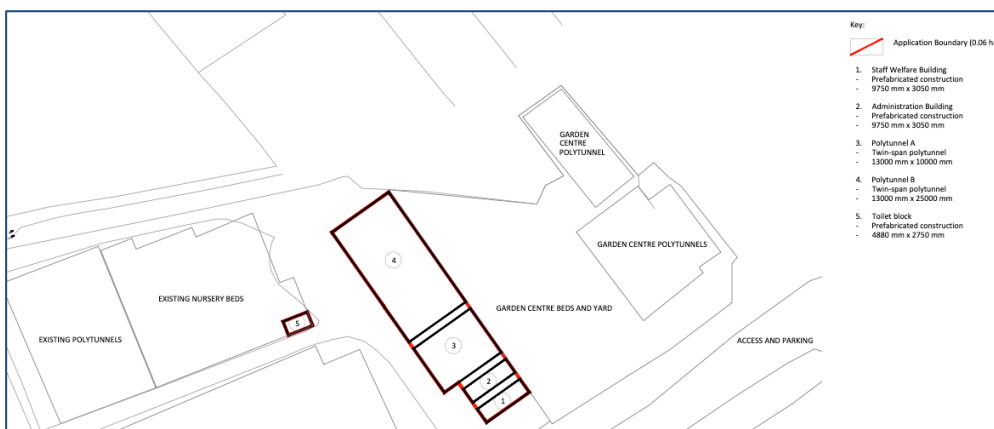


Fig 2. Extract from the Proposed Site Block Plan showing the location of the buildings.

(ii) Lawful use and planning history

- 2.4 The existing lawful use of the application site is a horticultural nursery. NB. there is no public access to the horticultural nursery .. The recorded planning history relating to the application site and its immediate environment includes the following decisions:

Application Ref.	Description	Decision
PL/2024/08591 (former nursery, outside of current leasehold)	Erection of 9 Dwellings, demolition and associated works (resubmission of PL/2023/05349)	Withdrawn by applicant 05.08.2025
PL/2023/05349 (former nursery, outside of current leasehold)	Erection of 9 Dwellings, demolition, and associate	Refused 25.04.2024 Allowed on Appeal 10.04.2025
18/06223/FUL (former nursery, outside of current leasehold)	Full planning for erection of 43 dwellings (including bungalows and affordable housing) with open space, landscaping, access, parking and associated works	Permitted 13.06.2019
18/00311/FUL (former nursery, outside of current leasehold)	Erection of 39 dwellings with open space, landscaping, access, parking and associated works (amended scheme)	Withdrawn 13.06.2019
13/04448/FUL (within current leasehold area)	Erection of 2 x 12.2 metres high radio masts (Resubmission of W/13/00281/FUL)	Approved 14.11.2013
W/13/00281/FUL (within current leasehold area)	Erection of 2 x 12.2 metres high radio masts	Refused 15.04.2013
W/00/01026/FUL (partially within current leasehold area)	Change of use from nursery plant centre to garden centre	Permitted 23.02.2001
W/99/09002/AGD (within current leasehold area)	Polythene tunnels	Permitted 20.01.1999
W/96/09034/AGD (former nursery, outside of current leasehold)	Buildings for propagation of young plants and office use	Permitted 13.11.1996
W/96/00749/FUL (former nursery, outside of current leasehold)	Alterations and surfacing of vehicular access	Permitted 02.08.1996
W/96/09018/AGD (partially within current leasehold area)	Erection of Glasshouses	Permitted 24.06.1996
W/93/01286/OUT (former nursery, outside of current leasehold)	Construction of 11 cottages and 5 detached houses and associated external works (renewal of outline permission)	Permitted 02.12.1993

3.0 Summary of the Proposals

(i) Project Brief and Amount

3.1 The applicant is looking to invest into the business premises through the provision of new staff facilities and additional protected growing space, making use of land which was previously uncultivated and underused. Work has commenced on site with the prefabricated buildings in situ, and the two polytunnels partially constructed. To summarise, the proposals include:

- 1 No. Prefabricated Building to provide office accommodation (29.74m²)
- 1 No. Prefabricated Building to provide staff welfare accommodation (29.74m²)
- 1 No. Prefabricated Toilet Block (13.42m²)
- 1 No. Polytunnel (Polytunnel A) (130m²)
- 1 No. Polytunnel (Polytunnel B) (325m²)

(ii) Layout, Scale and External Appearance

3.2 2 No. prefabricated buildings have been installed to provide office and staff welfare accommodation, replacing a single storey timber building that is proposed for demolition as part of the Newland Homes Phase 2 housing development. There is currently no alternative provision on site. Both prefabricated buildings are in situ but are not in use and services have yet to be connected. The buildings have light grey/off white painted steel walls, a flat steel roof, aluminium / uPVC windows with security shutters and painted metal doors.

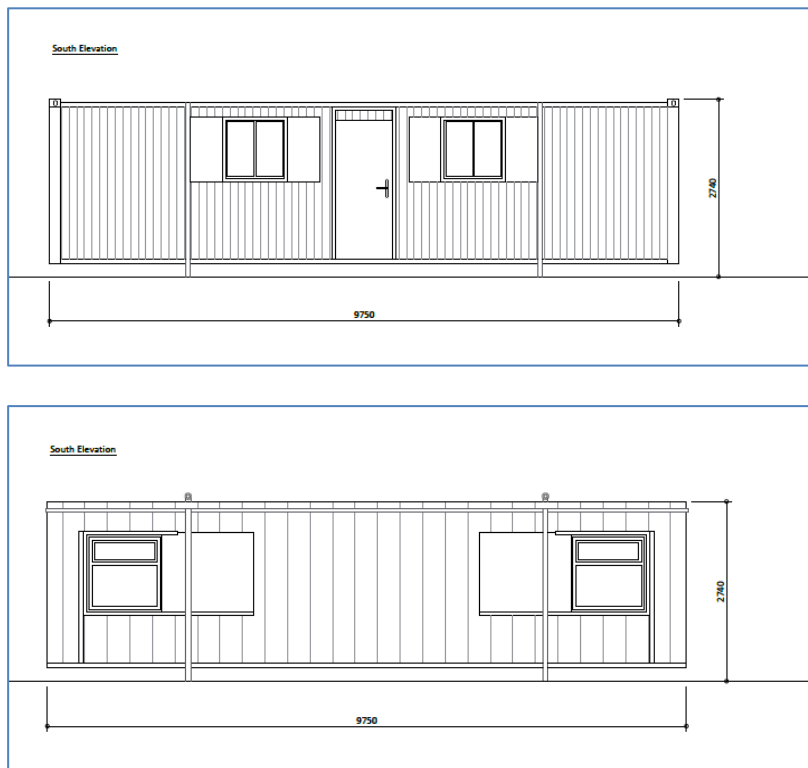


Figure 3. Extracts from the Structure Details plans for the Administration Building (top) and the Staff Welfare Building (bottom). Both images are of the southern elevation.

- 3.3 The horticultural nursery is currently using portable toilets for staff WCs. The proposed prefabricated toilet block is in situ but services have yet to be connected. Newland Homes are contractually obliged to provide a mains foul drainage connection from their Phase 2 development to which the proposed WC block will connect.
- 3.4 The proposed WC block is a utilitarian structure with a flat steel roof, green painted steel walls and door, and 2 No. small aluminium windows for ventilation.

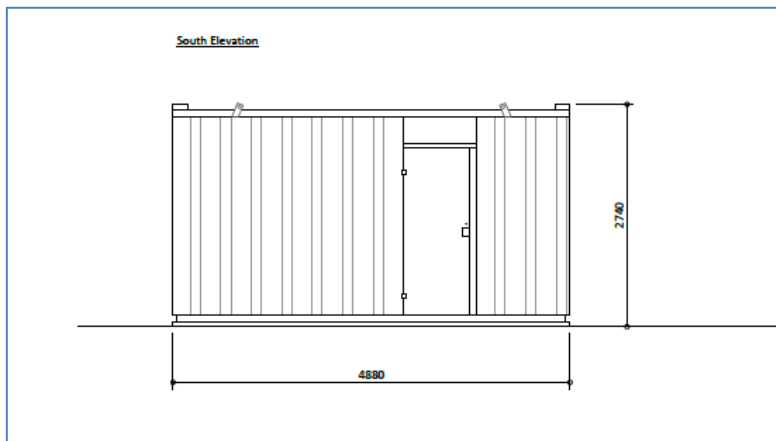


Fig 3. Extract from the Structure Details plan for the Toilet Block, showing the south elevation.

- 3.4 The polytunnels are a galvanised steel double-hoop frame with UV-stabilised polyethylene sheeting. Polytunnel A is nearing completion, with Polytunnel B currently at the early stages on construction. The new polytunnels are necessary for business operations and will help boost production.

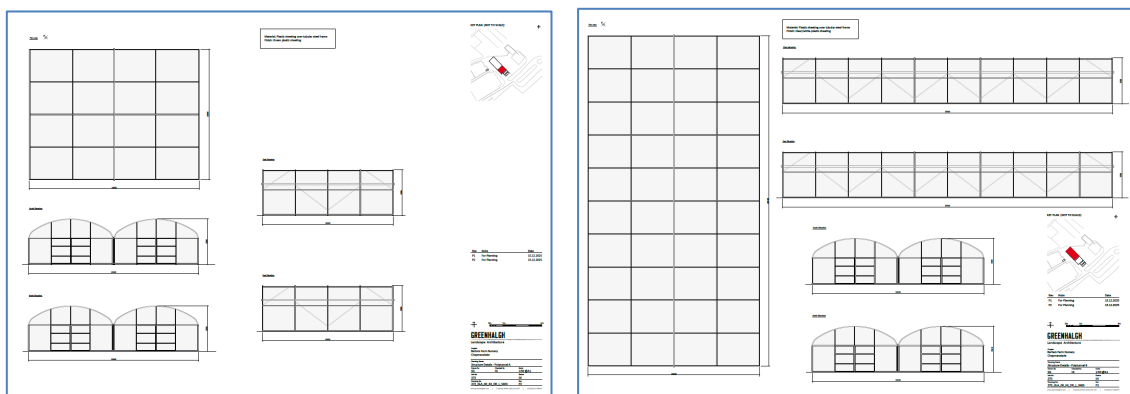


Fig 4. Extract from the Structure Details plan for the Polytunnels (Polytunnel A to the left, Polytunnel B to the right).

- 3.5 The buildings and polytunnels have been located to the east of the horticultural premises, in close proximity to the retail area to optimise business efficiency. They are discretely sited away from nearby residential receptors.

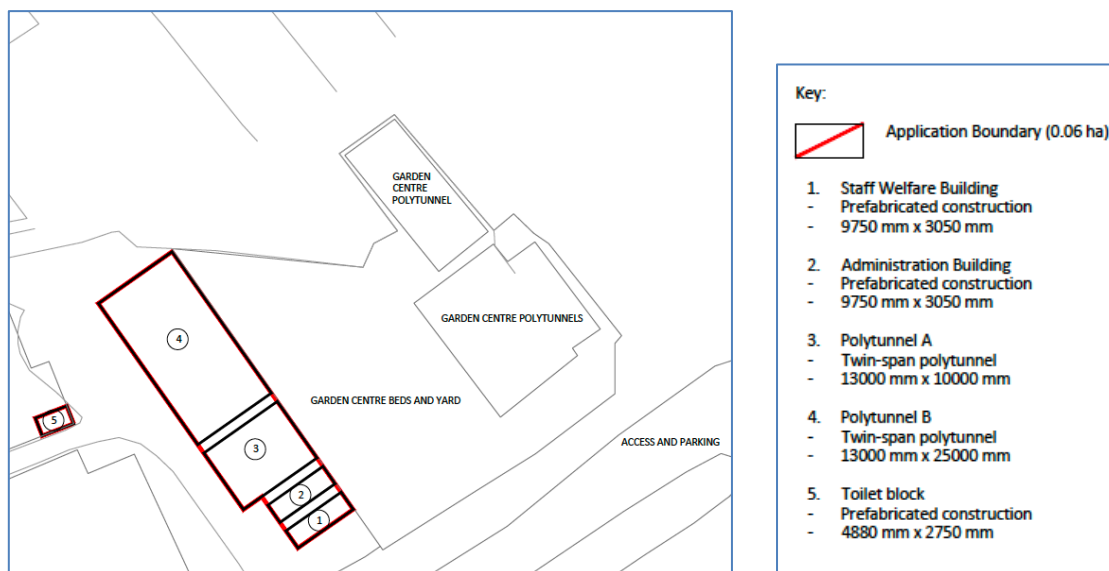


Fig 5. Extract from the Proposed Block Plan showing the location the buildings and polytunnels in relation to the Garden Centre retail area.

(iii) Access and Parking

- 3.6 Vehicular access and parking to the Horticultural Nursery will remain as existing and will not be impacted by the proposals.

4.0 Planning Policy Context

(i) Development plan

- 4.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.
- 4.2 The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015); and the Wiltshire Housing Site Allocation Plan (2020). There is no made neighbourhood plan for Chapmanslade.

(ii) Applicable designations

- 4.3 The site lies on the north eastern side of Chapmanslade, outside of the settlement framework boundary, and is located in Flood Zone 1. Flooding from surface water is considered unlikely. There are no listed buildings within close vicinity of the site.
- 4.4 The site falls within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) core area, a network of significant underground sites and other habitats used by bats. Although these habitats are not included in a SAC designation, they are vital to support the bats which are features of the SCA.
- 4.5 The site also falls within the Salisbury Plan Special Protection Area (SPA) recreational buffer zone. However, the proposals fall outside of the categories of development which are considered to potentially impact the objectives of the SPA.

(iii) Wiltshire Core Strategy (WCS) (2015)

- 4.6 Applicable Core Strategy policies include:
- CP1: Settlement Strategy, *where development in villages is limited to meet local housing needs and improve employment opportunities, services and facilities.*
 - CP2: Delivery Strategy, *stating that development outside of the defined limits of development will not be permitted.*
 - CP31: Spatial Strategy Warminster Community Area Strategy, *where Chapmanslade is identified as a large village and proposals are required to demonstrate how they address issues such as employment growth.*
 - CP35: Existing Employment Sites, *which affords protection for employment sites within principal settlements, market towns, local service centres and principal employment areas.*
 - CP41: Sustainable Construction & Low Carbon Energy, *which encourages design measures to reduce energy demand.*
 - CP50: Biodiversity and Geodiversity, *where development proposals must demonstrate how they protect features of nature conservation and geological value and seek opportunities to enhance biodiversity.*
 - CP51: Landscape, *where development should protect, conserve and where possible enhance landscape character, but noting that the application site falls outside of a National Landscape, National Park and World Heritage Site.*
 - CP52: Green Infrastructure, *stating that development should make provision for the retention and enhancement of Wiltshire's green infrastructure network.*

- CP57: Ensuring High Quality Design and Place-shaping, *where a high standard of design is required in all new developments and appropriate levels of amenity are achievable.*
- CP67: Flood Risk, *where all new development should reduce the rate of water run-off and improve rainwater infiltration.*
- CP68: Water Resources, *where new development should incorporate water efficiency measures.*

(iv) National Planning Policy Framework (NPPF)

4.7 Relevant sections of the NPPF, which was revised in December 2024 include:

- Achieving sustainable development
- Decision making
- Building a strong, competitive economy
- Making Effective Use of Land
- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Annex 1: Implementation

4.8 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. Where there are no relevant development plan policies (paragraph 11), permission should be granted unless the application of NPPF policies that protect areas or assets of importance provides a reason to refuse the development or where any adverse impacts from the development would outweigh the benefits.

4.9 Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraphs 88 and 89 are specific to supporting a rural economy:

Planning policies and decisions should enable:

*the **sustainable growth and expansion of all types of business in rural areas**, both through conversion of existing buildings and well-designed, new buildings;... (88)*

*'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.**' (89)*

(Bold text – author's emphasis)

(v) National Planning Practice Guidance (NPPG)

- 4.10 National Planning Practice Guidance was published in March 2014 (and has been subsequently updated) and provides a web-based source of supporting guidance to supplement policies in the NPPF.

(vi) Supplementary Planning Guidance, other Guidance and Legislation

- 4.11 The following are relevant to the application:

- Bat Special Areas of Conservation: Planning Guidance for Wiltshire
- West Wiltshire District Landscape Character Assessment (2007)
- Wildlife and Countryside Act 1981
- Town and Country Planning Act 1990
- Environment Act 2021

(vii) Wiltshire Local Plan Review

- 4.12 A Regulation 19 Draft Plan was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28 November 2024. A Planning Inspector has been appointed to undertake an independent examination into the soundness and legal compliance of the Plan. The first stage of hearings in relation to the Duty to Cooperate were held on 24 June 2025. Stage 2 commenced on 11 November 2025 and has subsequent been held in abeyance at the time of writing.
- 4.13 The Regulation 19 Draft recognises the role of employment sites to deliver a thriving economy, noting the need to retain and enhance existing employment sites (5.8), helping to allow for business expansion (5.10). Proposed Policy 65 states: 'Proposals for renewal and intensification of employment uses, particularly on Principal Employment Areas, will be supported.'

5.0 Planning Assessment

(i) Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Full planning permission, part retrospective, is sought for the erection of 2 No. prefabricated office and staff welfare units, a prefabricated staff WC block and 2 No. polytunnels ancillary to an established horticultural use adjacent to the village of Chapmanslade, Wiltshire.

(ii) Principle of development

- 5.3 Chapmanslade is defined in the adopted Core Strategy's settlement strategy as a 'Large Village' within the Warminster Community Area. The application site is located outside, but adjacent to Chapmanslade's settlement boundary. WCS CP1 states that development in villages should be limited to meeting local housing needs and improving employment opportunities, services and facilities. While it is recognised that the nursery falls outside of the development boundary (WCS CP2), it is an existing established horticultural site that was first established in the 1960s. Paragraph 89 of the NPPF states the need to recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements
- 5.4 The proposals are a result of the release of surplus nursery land (under PL/2023/05349) for the provision of new homes. This has resulted in an opportunity for a re-configuration of the site and the provision of new and additional facilities to support an established business. The proposed layout makes use of underutilised land and allows the applicant to locate the new facilities closer to the retail area of the site, helping to improve efficiencies within the operation of the business. The buildings, although utilitarian in nature, are portable, re-purposing an existing structure and resulting in minimal ground disturbance. They are functional for the purposes of the business, improving the working conditions of the existing workforce.
- 5.5 The application site is not subject to or near to any environmental, landscape or heritage designations, and is located within Flood Zone 1. The site does fall within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) core area. However, the proposals will have no impact on the recognised sites and habitats that contribute to the ecological network. In terms of neighbour amenity, the proposal will not result in any impact on privacy, or result in overshadowing, vibration or pollution (as per WCS Policy 57).
- 5.6 The WCS provides limited protection for rural employment sites, with CP35 focusing on principal settlements, market towns, local service centres and principal employment areas. However, proposed policy 65 of the emerging development plan, supports the renewal and intensification of employment uses on all sites, with recognition of the need to retain and enhance existing employment sites (para. 5.8), helping to allow for business expansion (para. 5.10). This approach is supported by paragraph 85 of the NPPF which states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt, with, as referenced

above, paragraph 89 recognizing that sites adjacent to or beyond existing settlements may have to be found. The NPPF also goes on to state that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 5.7 The proposals are therefore considered to be in full compliance with both the Wiltshire Core Strategy (2015), the emerging development plan (Regulation 19 draft) and the NPPF.

6.0 Planning Balance and Conclusions

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 Planning permission (retrospective in part) is sought for the provision of 3 No. prefabricated buildings and 2 No. Polytunnels on a horticultural site, adjacent to the development boundary of a large village. The horticultural use of the site has been established for over 60 years.
- 6.3 The following material considerations form part of the planning balance:
- Re-purposing of existing prefabricated units
 - Improving the welfare facilities of employees
 - Enabling a new site-layout which will help increase production and maximise business efficiencies supporting the existing 15 No. FTEs with potential for future growth.
- 6.4 In accordance with Paragraph 11d of the NPPF, recognising the limited scope of development plan policies to existing rural employment sites in Wiltshire, the Council is respectfully requested to grant planning permission.