

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/08929
Decision Date: 06/01/2026

Applicant:	KES Ventures Ltd C/O Agent
Particulars of Development:	Change of use of the application site to provide 8 storage containers for self storage use (Use Class B8). (resubmission of PL/2023/10620)
At:	South Farm, Water Eaton, Swindon, SN6 6JU

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby **REFUSE TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 The proposal seeks the installation of 8 self-storage containers and a change of use to Class B8 (Storage). However, the site is located in open countryside and does not provide employment opportunities or contribute to the wider strategic objectives for economic development in Wiltshire. As such, the development is not considered essential or sustainable. The proposal conflicts with Core Policies CP1, CP2, CP35, and CP51 of the Wiltshire Core Strategy and fails to align with the principles and objectives of the NPPF. Therefore, the principle of development cannot be supported.

Refusal Reason

- 2 The applicant has claimed a biodiversity exemption under the de minimis threshold set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, on the basis that the proposal affects existing hardstanding. However, part of the site lies within a designated Priority Habitat Area where hardstanding was laid without planning permission and was previously identified in a refused application PL/2023/10620. The de minimis exemption applies only where development does not impact priority habitat and affects less than 25 m² of habitat with a biodiversity

value greater than zero. These criteria are not met, and no details have been provided regarding the site's ecological condition or the proposal's impact. The local planning authority must conclude that intentional degradation of the habitat value of the site has occurred. Furthermore, no Biodiversity Net Gain assessment or plan has been submitted to demonstrate compliance with Section 7A of the Town and Country Planning Act. or the mitigation hierarchy in Paragraph 180 of the NPPF. The proposal is therefore contrary to Core Policy 50 of the Wiltshire Core Strategy, Paragraph 180 of the NPPF, and statutory BNG requirements.

Refusal Reason

- 3** The proposal would result in an unacceptable impact on the character and appearance of the locality. Rather than enhancing the landscape, it would extend the existing urban footprint into the countryside, including part of a designated Priority Habitat Inventory Area. While the proposal indicates the addition of hedging, no details have been provided to demonstrate how this would mitigate the visual or ecological harm. The design and choice of materials are considered more suited to an industrial setting than a rural environment. Consequently, the development fails to respect local landscape character and would not accord with Core Policies 51 and 57 of the Wiltshire Core Strategy or Paragraph 180 of the NPPF.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).