

CASE OFFICER'S REPORT

Application Reference:	PL/2025/09220
Application Type:	Full planning permission
Consultation Ends:	25/12/2025
Case Officer:	Joe Richardson

Site Address:	Scotland Lodge Farm, Winterbourne Stoke, Salisbury, SP3 4TF
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Proposal:	Proposed New Storage Building
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Recommendation:	Approve with Conditions
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Site Description/Proposal:

The application site forms part of the agricultural holding associated with Scotland Lodge Farm, a large, detached dwelling with a number of agrarian buildings including stable blocks formed in a courtyard setting located within an isolated position approx. 0.5km to the west of the village of Winterbourne Stoke. To the south of the application is the dwellinghouse known as The Cottage. The site is set back from the A303 which runs to the south of the property. and is surrounded by fields to the west, north and east. Entrance to the site is via the existing access/egress from the A303. The site is located within the River Avon Catchment Area, Flood Zone 1, within the 6.4km buffer zone of influence of the Salisbury Plain SPA and a Special Landscape Area as defined by saved policy C6 of the Salisbury District Local Plan (SDLP).

Core Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) form the settlement strategy for the Wiltshire Core Strategy (WCS). It is evident that the site subject to this planning application is outside of any defined settlement boundary and therefore, for the purposes of the local plan, is within the open countryside.

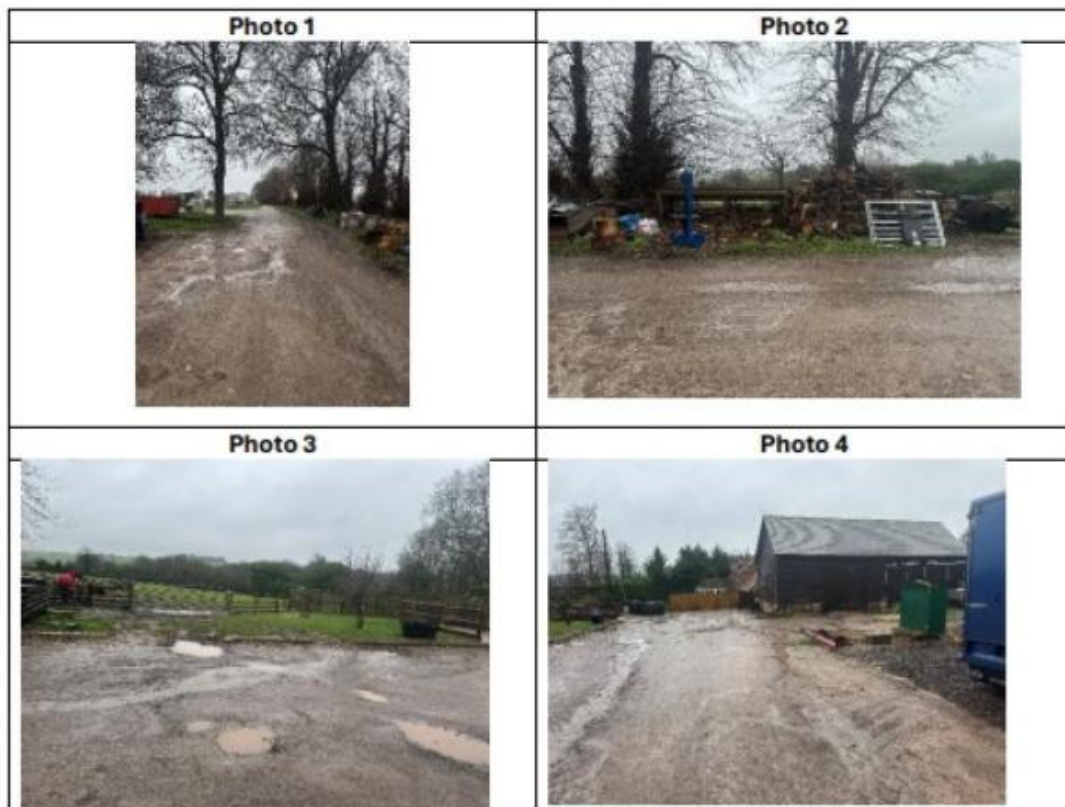
Below are extracts taken from the submitted site location plan accompanying this planning application and Google Earth. A number of Ash Trees suffering from dieback were recently removed from the location of where the proposed storage building is to be sited. The image below shows the trees in situ. Photographs provided by the applicant show the current position of the application site. These are also shown below.



Site Location Plan (above)



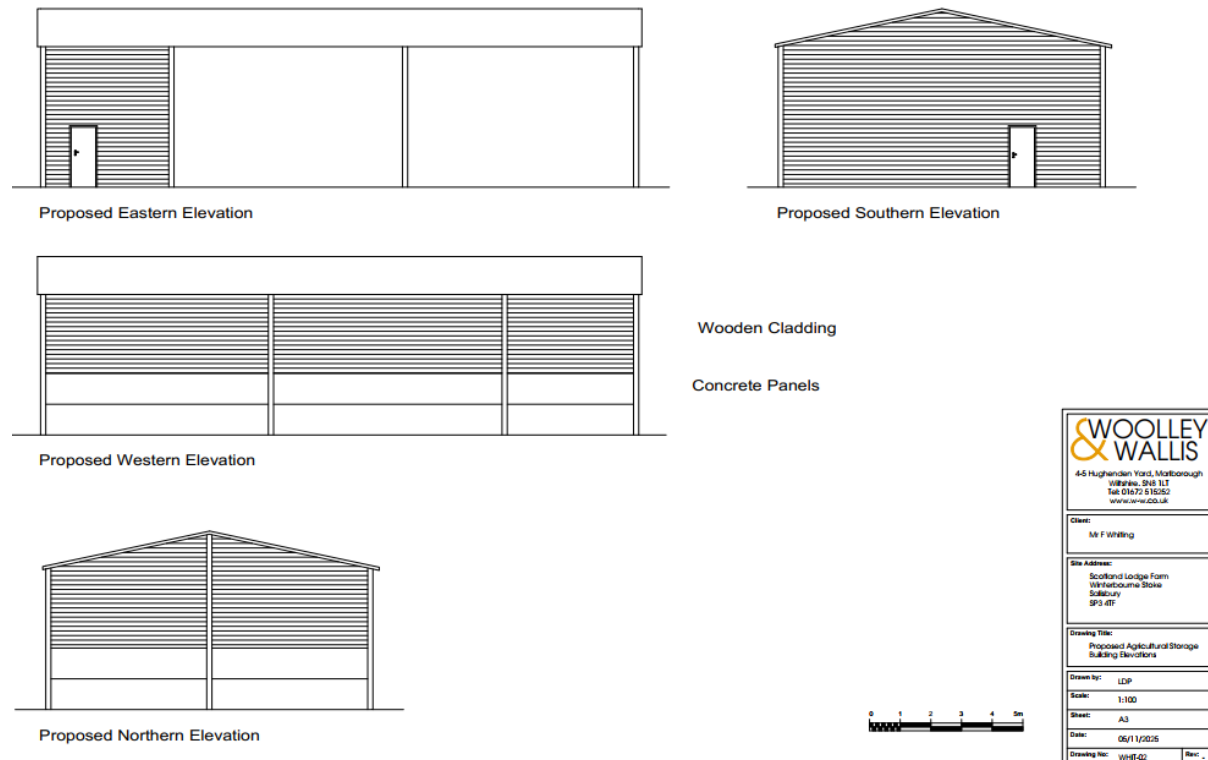
Extract taken from Google Earth



The application is seeking planning permission for the erection of a storage building associated within the agricultural activities within the holding. The storage building would be used partly as a workshop and for the storage of the applicant's agricultural equipment including but not limited to tractors, mowers, rollers and other grass cutting equipment.

The design of the proposed storage building is shown below in the elevation drawings. It is single span measuring approximately 19.5 metres in length by 10.66 metres in width, with an eaves height of 4.57 metres. The elevations will be constructed of concrete panels up to 2 metres and clad in timber feather board. The roof will comprise of standard fibre cement

sheeting on metal purlins. Internally, the building will be split, one third providing a secure workshop and storage. This (the southern elevation) will be fully clad have pedestrian access doors for access. The remaining two thirds of the building will be open fronted and provide weatherproof storage for the applicant's agricultural machinery.



Relevant Planning History:

S/2013/03865 – Change of use of grooms flat to offices with associated alterations A.C

PL/2022/01844 – Demolition of the existing conservatory and erection of a single storey extension A.C

PL/2024/00495 - Proposed demolition of conservatory and construction of two storey extension; new entrance porch; minor raising room to entrance area; construction of stair enclosure to provide cellar access A.C 14.03.24

POLICIES

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 11 Making Effective Use of Land

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy

Core Policy 1 Settlement Strategy

Core Policy 2 Delivery Strategy
Core Policy 48 Supporting Rural Life
Core Policy 50 and 52 Biodiversity and Geodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 61 Transport and Development
Core Policy 64 Demand Management

Supplementary Planning Documents:

Wiltshire Local Transport Plan 2015-2026: Car Parking and Cycling Strategy
Creating Places Design Guide SPD (April 2006)
National Design Guide 2021
Wiltshire Design Guide 2024

Saved Salisbury District Local Plan
C6 Special Landscape Area

Emerging Local Plan

ISSUES

- Principle of development;
- Design, scale and amenity impacts including the SLA;
- Highway safety/parking;
- Ecological Impact and BNG

CONSULTATIONS/REPRESENTATIONS

Winterbourne Stoke Parish Council – No comments received

WC Highways – No objection with comments received stating:

The proposed site for the barn is set well back from the highway and I have no highway objection to the proposal, however, since this authority has no agency agreement in respect of the A303 trunk road I recommend that you also seek the views of National Highways.

WC Public Protection – Comments received stating:

I write regarding the application for erection of a barn to accommodate farm machinery and workshop. The barn will be sited in the farmyard, and the planning statement suggest it will have no impact on third party dwellings, however our mapping system indicates there are a number of residential dwellings within close proximity of the proposed barn i.e. Stonehenge Yurt, The Cottage, Scotland Lodge Farm etc. I'd be grateful if the applicant could provide details of the dwellings in the farm yard area, and the type of tenancy each occupant has in order that I can give this matter consideration as to whether vehicle movement to and from the barn, or activities associated with the proposed workshop are likely to impact on residential amenity or not.

UPDATE:

No objection with comments received stating:

Thank you for obtaining clarification from the applicant regarding occupancy of the nearest dwellings. They have helpfully confirmed the nearest dwellings are within the ownership of the applicant. As the development site is within an established farmyard, and development of the barn will not result in intensification of farming activities in the vicinity, this department has no observations regarding this application.

Third party representations – None received

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Principle of development

Core Policies CP1 (Settlement Strategy) and CP2 (Delivery Strategy) form the settlement strategy for the Wiltshire Core Strategy (WCS). It is evident that the site subject to this planning application is outside of any defined settlement boundary and therefore, for the purposes of the local plan, is within the open countryside.

The Wiltshire Core Strategy (WCS) sets out a Settlement Strategy and a Delivery Strategy for the sustainable delivery of new development within the County. Applying the normal principle that applications for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise; proposed new development which does not comply with the Settlement and Delivery Strategies will be unsustainable, and so unacceptable as a matter of principle, in this overarching context. The WCS for the area was adopted by Wiltshire Council in January 2015.

Generally there is no principle objection to new agricultural buildings in the countryside. Whilst there are no specific policies in the Wiltshire Core Strategy (WCS) to cover this type of development, policy in the NPPF does support the sustainable growth of all rural based businesses – notably agriculture. It is accepted that there is a need for the proposed building for storage as part of the established agricultural enterprise.

Design, scale and amenity impacts including the SLA

The revised NPPF puts greater emphasis on the need for good design. Paragraph 135 sets out that developments should function well and add to the overall quality of the area; demonstrate good architecture, layout and appropriate and effective landscaping; be sympathetic to local character; and establish a sense of place. It states at Paragraph 139 that development that is not well designed should be refused.

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping), further requires a high standard of design in all new developments through, in particular, enhancing

local distinctiveness; retaining and enhancing existing important landscaping and natural features; being sympathetic to and conserving historic buildings and landscapes in terms of layouts, massing, building heights and plot sizes; and making efficient use of land whilst taking into account the local context and surrounding uses.

The design, scale and massing of the proposed storage building as outlined within the report and are considered to be acceptable.

Core Policy 57 also requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 135f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

Comments received from the Public Protection Team of Wiltshire Council sought clarity on the surrounding buildings within the setting of Scotland Farm Lodge including the occupiers of Scotland Farm Lodge and The Cottage. Clarification from the agent has confirmed that the applicant owns both of these buildings. It is noted that Stonehenge Yurts, a glamping enterprise operated by the applicant has an office building within the setting of Scotland Farm Lodge. The use of this building formed part of granted planning consent, S/2013/03865. The glamping site is not within the vicinity of the application site.

Comments were raised by the Public Protection Team of Wiltshire Council on vehicular movements associated with the development proposal intensifying. Clarity has been sought from the agent on this matter and it has been confirmed there are already existing vehicular movements associated within the agricultural activities within the site. The erection of the storage barn would not materially increase traffic or activity levels beyond existing agricultural operations. As a result, it has been confirmed by the Council's Public Protection Team that there would not be any detrimental impact to residential amenity as the proposal would not result in an increase in agricultural activities.

Also of relevance is WCS policy CP51 (Landscaping) that states: *Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.* The application site is located within the Special Landscape Area as set out in saved policy C6 of the Salisbury District Local Plan (SLDP).

The design of the storage building and use of external materials is considered acceptable. The site is located within an existing agricultural holding associated with Scotland Lodge Farm, a large, detached dwelling with a number of other agrarian buildings including stable blocks within its curtilage. The application site is separated by the dwellinghouse known as The Cottage which is immediately to the south and adjacent to the A303 public highway. It is considered that the location of the proposed storage building would not be visible from the public highway and from further afield, would be viewed in the context of the other buildings within the setting and surrounding of Scotland Lodge Farm. Therefore the impact of the proposed storage building would not have any detriment impact on the setting of the Special Landscape Area.

Highway safety/parking

The site benefits from an existing access/egress obtained from the A303 public highway and this access/egress is unaltered by this proposal.

The Council's Highways Officer has assessed this proposal and has no objection to this scheme as it is considered that there is adequate parking and manoeuvrability available within the site. Whilst the Highways Officer has advised that the views of National Highways should be sought on this proposal, officers consider this not to be necessary given the type of development proposal that would not result in any increase in vehicular movements using the existing access/egress

On the basis of the above and the comments received from the Highways Officer, the proposal is unlikely to have any adverse impact on highway safety or highway users that would warrant the refusal of planning permission.

Ecological Impact including the River Avon SAC, the 6.4km Salisbury Plain SPA and BNG

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

The site is located within the Hampshire River Avon Special Area of Conservation (SAC) Catchment and within the 6.4km zone of the Salisbury Plain SPA. Officers note that the views of the Council's Ecology Team have not been sought on this proposal.

In regard to the 6.4km buffer zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan, residential development is screened into an Appropriate Assessment due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. However, as this proposal relates to agricultural development, it is screened out of having effects on the SPA in terms of recreational pressure. Furthermore, this is the same scenario in respect of the River Avon SAC in that no overnight accommodation is proposed by way of this development proposal and therefore, the development is screened out of having effects on the SAC. An Appropriate Assessment is not required as this is scheme for agriculture and not residential purposes.

Biodiversity Net Gain

The application states that the proposal is exempt from providing Biodiversity Net Gain on the basis that the development proposal impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero.

The area of land had several Ash Trees removed due to suffering with Ash Dieback and subsequently has been landscaped over with gravel scalping/hardstanding. There also a borehole and a green container that houses a pump within the vicinity of the site as shown in the photograph below. The proposed storage building will be erected over and around this borehole and pump container.



Whilst there is some inconsistent information provided within the application form around BNG provision, given the nature of the proposal for agricultural purposes, officers conclude that on the appearance of the land as shown above, there is no requirement for this scheme to provide Biodiversity Net Gain and an informative to this extent can be imposed onto the decision.

Conclusion

The application site lies outside of any defined settlement boundary and is a proposal that relates to on-going agricultural activities already established within the site.

As alluded to, generally there is no principle objection to new agricultural buildings in the countryside. Whilst there are no specific policies in the Wiltshire Core Strategy (WCS) to cover this type of development, policy in the NPPF does support the sustainable growth of all rural based businesses – notably agriculture.

The scale and design of the storage building is considered to be appropriate for the site and would not result in any detrimental implications for the character of the area and the wider SLA; highway safety; neighbouring amenities; or ecological impacts.

Therefore, for the reasons as outlined within the report, officers are of the opinion that the proposed development conforms to the objectives of Core Policies CP48, CP50, CP51, CP57, CP61 and CP64 of the Wiltshire Core Strategy, saved policy C6 of the SDLP, and the aims of the NPPF. Therefore, planning permission should be granted for the development.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

following approved plans:

DWG No: SCOT-FUL-02 Site Location Plan Date Received 24.11.25

DWG No: SCOT-FUL-01 Proposed Block Plan Date Received 24.11.25

DWG No: WHIT-02 Proposed Elevations Plan Date Received 24.11.25

DWG No: WHIT-01 Proposed Floor Plan Date Received 24.11.25

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

3. The use of the storage barn hereby permitted as shown in the red line of approved drawing DWG No: SCOT-FUL-02 shall be used solely for agricultural purposes only and shall be maintained for this use for the lifetime of the development.

REASON: In the interests of amenity and the character of the area.

INFORMATIVE TO APPLICANT(S):

1. The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.
2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements applies.