



Bourne Valley Associates Ltd

**Planning Statement to support
a full planning application
for
a new B8 industrial storage building in connection
with an existing business use and regularisation of
additional yard area and change of use of existing
buildings**

At

Stockton Dairy, Stockton, Warminster

Wiltshire, BA12 0SQ

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Project: New Storage Building & Site regularisation B8

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Issue 1

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1. Introduction

This Statement accompanies and supports a full planning application made to Wiltshire Council. This planning application is for a new building required in connection with an existing business use at the site. This application also proposes the regularisation of the additional yard area and change of use of existing buildings which are currently used by Zoo Events Group.

Zoo Events Group Ltd is an established local business which currently rent and utilise the former dairy buildings at Stockton Dairy. Zoo Events Group are providers of 'high end' mobile lavatories and wash facilities, marques and bell tents, specialising in event hire. Zoo Events Group require additional storage space for their products and propose a new building behind the existing for this purpose.

The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr Josh Stratton who is the owner of the site. The farm has had to diversify away from dairy farming and concentrating on arable production, as well as converting other redundant buildings to industrial use.

2. Site Context

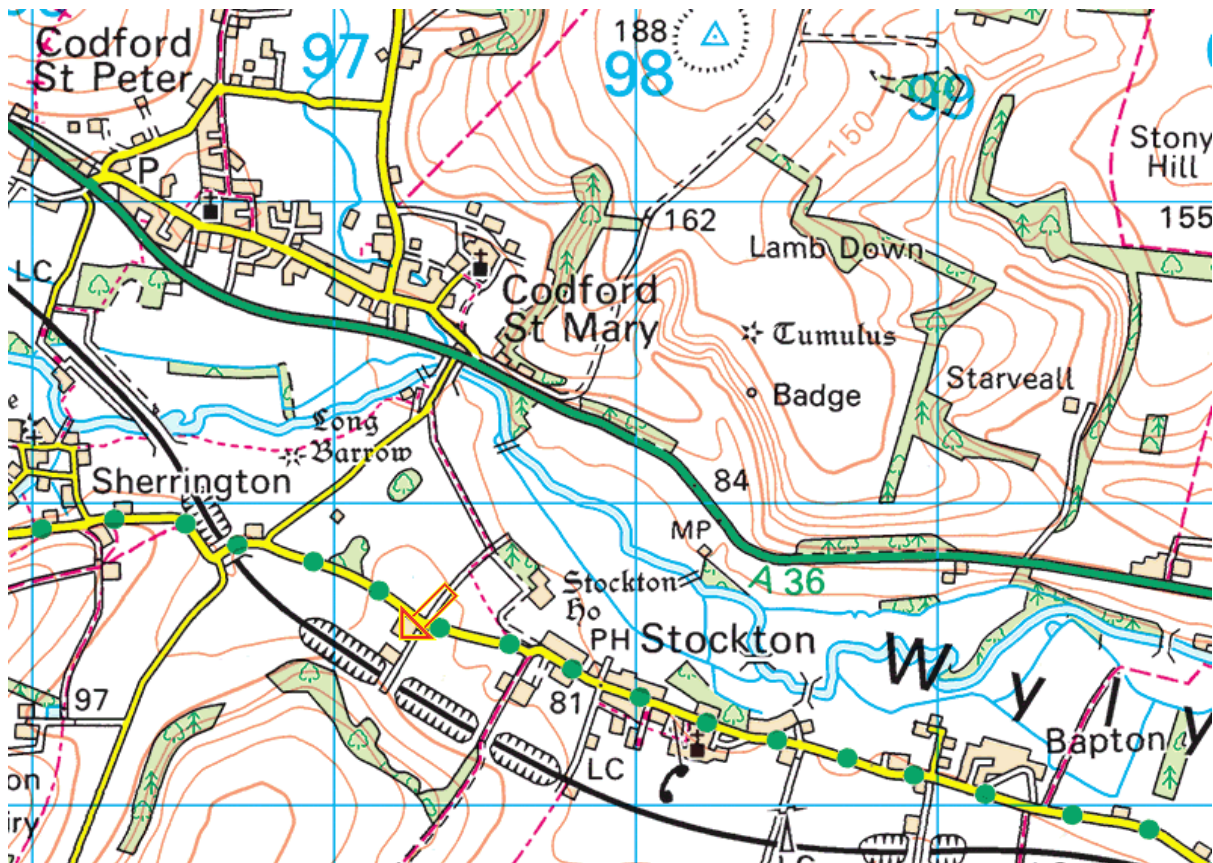


Figure 1 - Site Location

The land is shown by the arrow in Figure 1. The application site is also shown within the red line on the submitted location plan, Drawing 01971-00-C, Sheet 01. The overall geographical context is shown in Figure 1. There are no Rights of Way within close proximity of the site as shown in Figure 1 above. The site is in a mixed agricultural and small-scale industrial use, which is surrounded by a wider rural area.



The site is located within open countryside within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty (AONB) / National Landscape, less than 500m north-west of the village of Stockton. The site is also within Stockton Conservation Area.

The aerial photograph shows the existing business' external storage, outside of the existing building. The business supplies hire equipment (Temporary accommodation in the form of Bell Tents, Tipis etc Temporary Loos and Showers and a number of Event Structures to create venues for parties, weddings etc) to many prestigious events, festivals and private parties.



Figure 2 - Aerial Photograph

It can be seen from Figure 2 that the site is in the countryside, and the surrounding area consists of various agricultural/parkland. The site itself contains converted agricultural buildings to storage and distribution.

The site has a longstanding agricultural use with the commercial/industrial use of some of the buildings being permitted in 2019. The location of the proposed building currently comprises an area of hardstanding adjacent to an existing industrial building, which is a converted agricultural building.



Figure 3 - Current photograph of the existing site showing position of proposed building

3. Planning History

- 18/11055/FUL Change of use of agricultural buildings and yards to storage and distribution. Approve 2019.
- W/00/00222/FUL Relocation of silage clamps straw barn and tyre store to adjacent land as variation to planning permission W99/0855. Approve 2000.
- W/99/00885/FUL Redevelopment and expansion of milking unit Approve 1999.

4. The Client and the requirement for development

Planning permission was granted in June 2019 (ref: 18/11055/ful) for the change of use of the northern part of the site from agricultural use to class B8 storage and distribution, restricted to the storage of events hire equipment only. Since that time, the existing occupier, Zoo Events Group Ltd, has extended operations into the southern part of the site, utilising additional land and buildings for the same lawful purpose. The current application, therefore, seeks to regularise the established extent of operations, rather than introduce a new or materially different form of development.

It is proposed to place the new building adjacent to the existing building as this would offer the most practical solution to Zoo events group in terms of operational efficiency. The external storage currently resides on the wider site, but business operations require more undercover space to protect the goods from the elements. A proportion of the equipment/goods are currently stored outside. The area in which the building is proposed is in an existing external storage area with hardstanding.



5. Design

5.1. New Development

The design for the new building will be such that the external appearance will be similar in style to the other buildings on site. The external materials will be of steel profile cladding anthracite grey in colour to be recessive.

The proposal seeks to use some of the existing hardstanding areas for parking of the employees and the company vans.

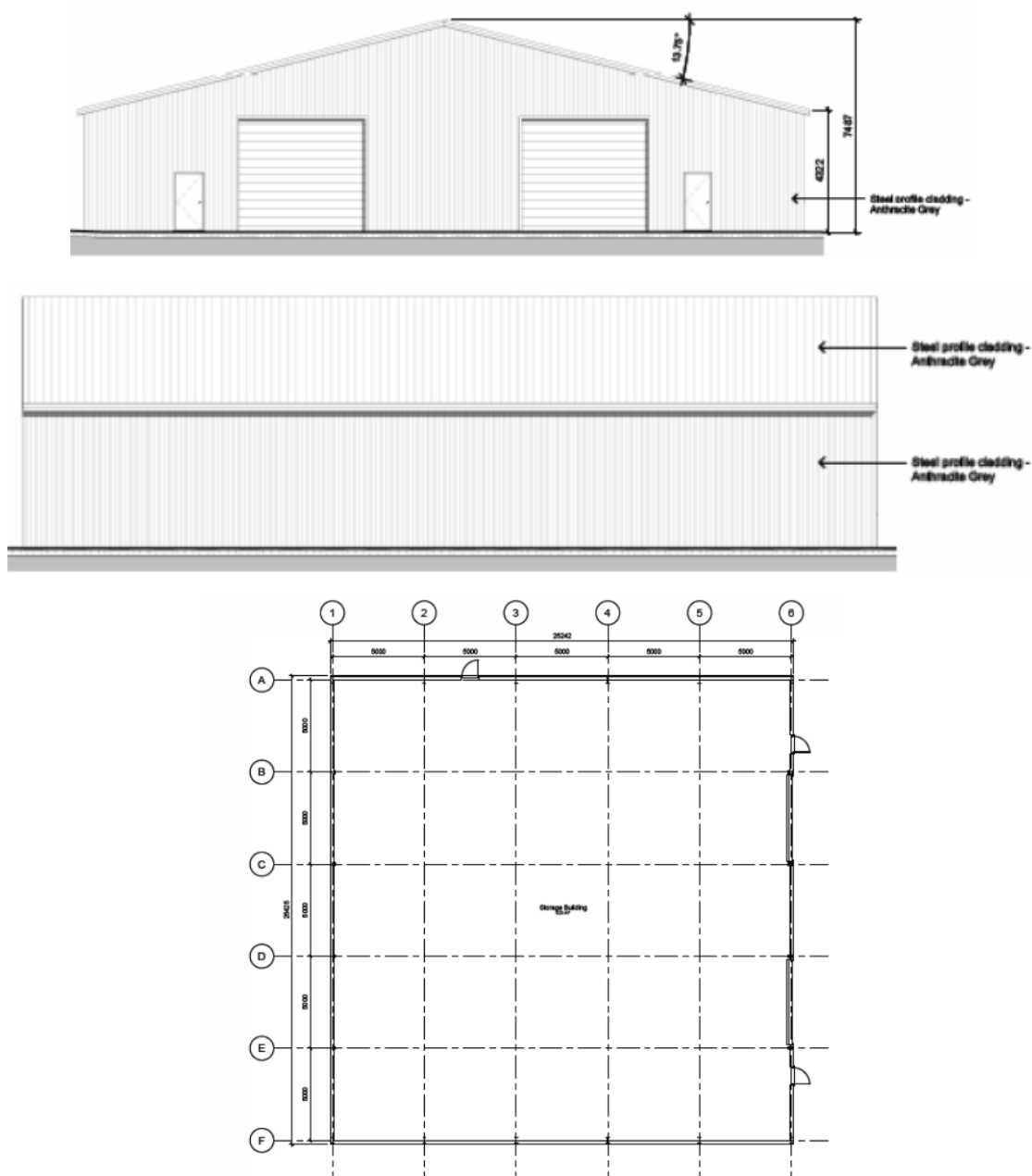


Figure 4 – Proposed elevations of the new building (4)



5.2. Regularisation of the site for Zoo Events Group Ltd

In 2018 a planning application was submitted and approved in 2019 for the change of use of the northern part of the site from agricultural use to class B8 storage and distribution. The approved plan was as set out below. This can be seen in comparison with the currently proposed location plan in the second image.

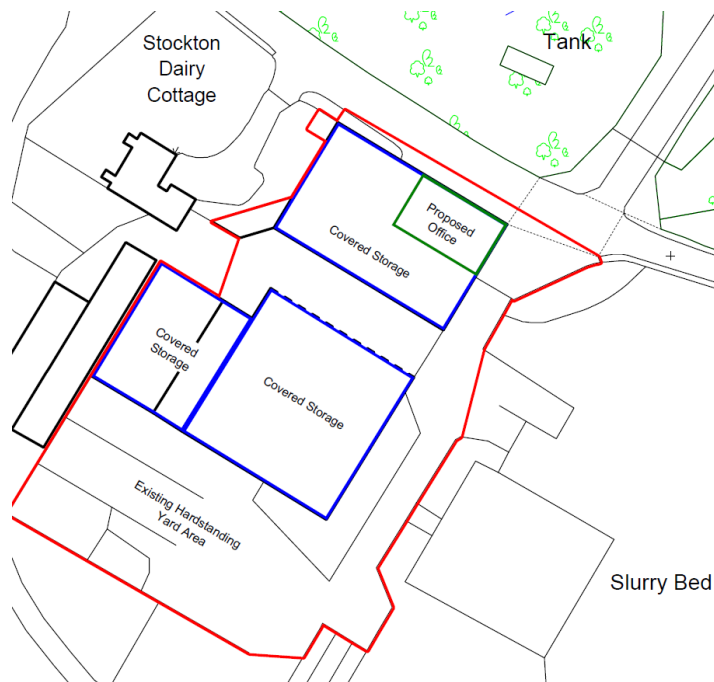


Figure 5 - 2018 planning application approved site and location plans vs current site location plan



Since that time, the existing occupier, Zoo events group ltd, has extended operations into the southern part of the site, utilising additional land and buildings for the same lawful purpose. The current application, therefore, seeks to regularise the established extent of operations, rather than introduce a new or materially different form of development.

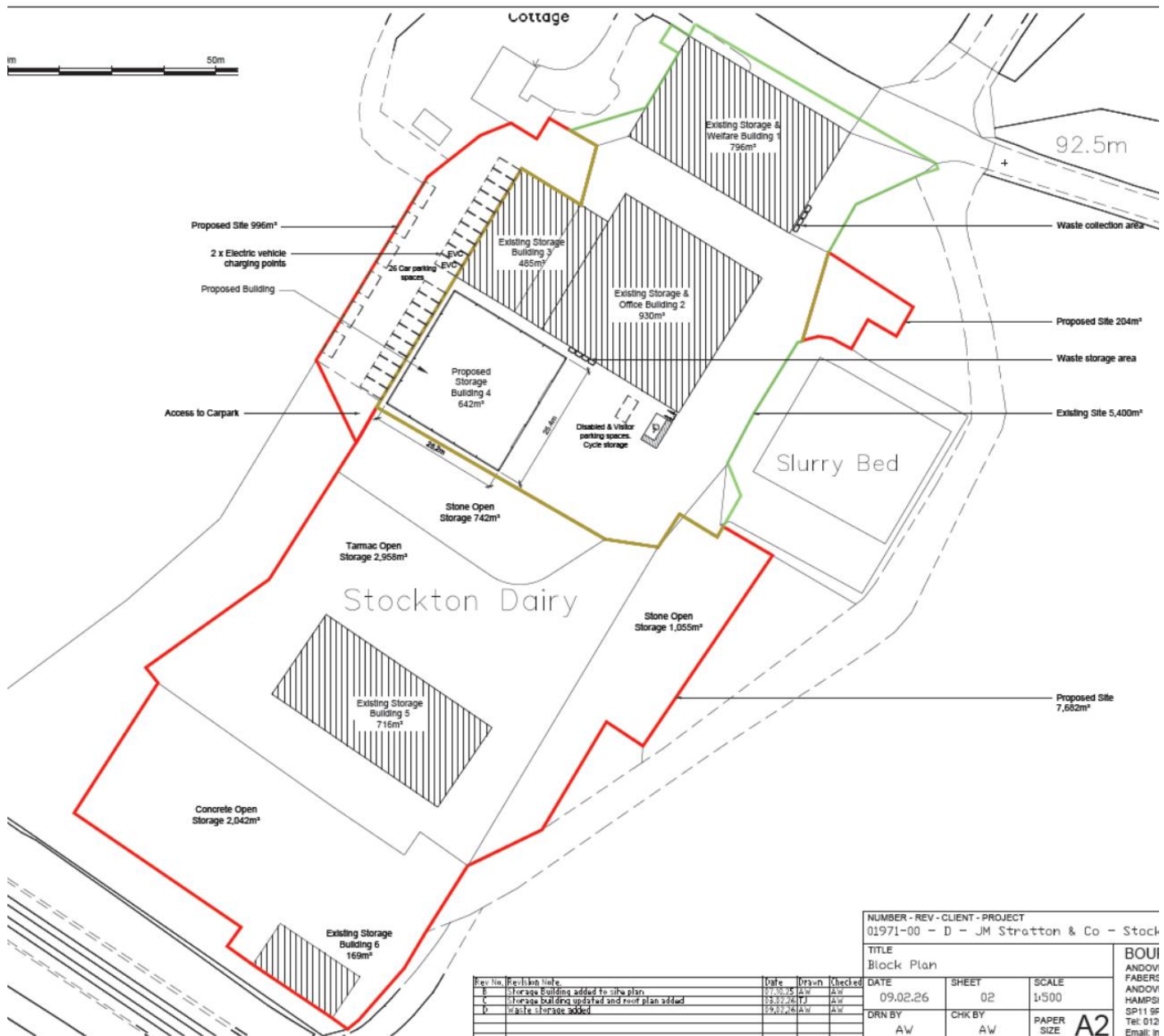


Figure 6 - Proposed Site Plan regularising the existing use for Zoo Events Group Ltd

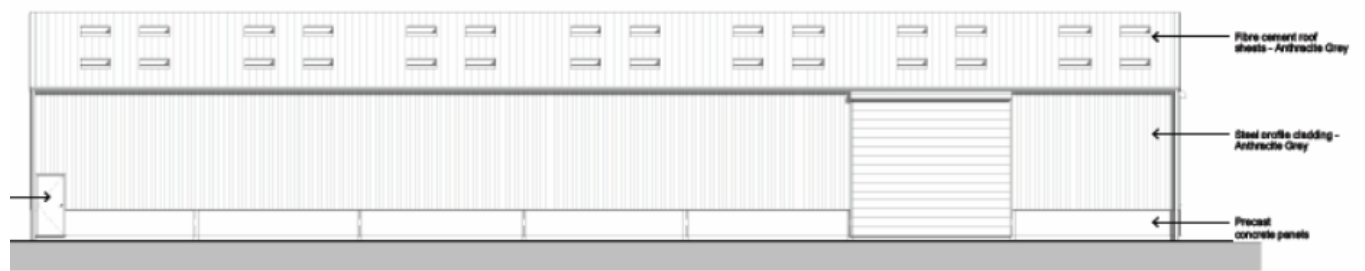


Figure 7 – Existing Building 5 COU for Zoo Events

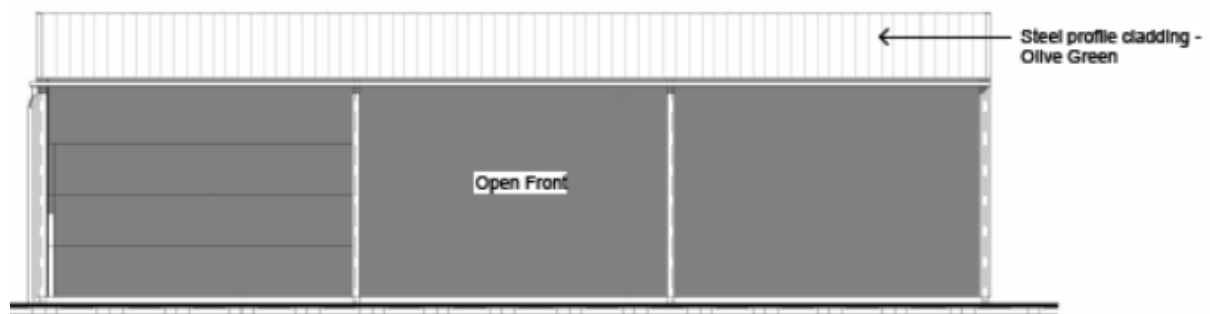


Figure 8 – Existing Building 6 COU for Zoo Events



5.3. Amount

Building	Description	Planning Status	Area (m ²)
1	Storage & Welfare	Consented (2019)	796
2	Storage & Office	Consented (2019)	930
3	Storage	Consented (2019)	485
5	Storage	Existing building – included within retrospective application	716
6	Storage	Existing new building – included within retrospective application	169
4	Storage	Proposed new building	642
-	Site area	Existing site area including buildings (consented 2019)	5400
		Additional retrospective site area including buildings	8882

The proposed building plans are reference 01971-04-C, 01971-05-C, 01971-06-A as depicted within Figure 4, 7 and 8 above and are submitted as full plans with this application.

5.4. Appearance

The external materials will consist of anthracite grey metal cladding. A material already present within the existing buildings at the site. The roof will be steel profile composite sheets colour anthracite grey. The details of the materials can be seen with the proposed elevations, and the photograph below;



Figure 9 - Internal site photograph facing north



Figure 10 - Internal site view facing south

5.5. Landscaping / Visual impact Landscape impact – Cranborne Chase & West Wiltshire Downs AONB / National Landscape

The application site lies within the Cranborne Chase & West Wiltshire Downs AONB / National Landscape. The proposals comprise (i) regularisation of the wider operational yard/hardstanding and two existing buildings already used in connection with the established B8 use, and (ii) one modest ancillary storage building sited tightly against the existing built group. This approach consolidates activity within an established developed envelope rather than dispersing it into undeveloped countryside.



Core Policy 51 requires development to protect, conserve and (where possible) enhance landscape character, avoiding harmful impacts or mitigating them through sensitive siting, design and landscape measures. In this case, landscape and visual effects are inherently limited because the scheme largely relates to an existing operational area and existing buildings, and the proposed new building reads as a continuation of the existing agricultural/industrial cluster rather than a new incursion into open countryside. The building is of a simple functional form and uses dark, recessive cladding/roofing consistent with the site's established palette, reducing prominence in wider views.



Figure 11 - View from Stockton road to the west

From Stockton Road (from the west)—a representative public viewpoint within the AONB—the site is perceived mainly as distant profiles of farm buildings in dark, recessive tones, which sit comfortably within the working rural character of the area. In this view, the element that draws the eye most strongly is the red brick cottage closer to the road; the operational buildings sit behind and read as part of the established farm group rather than as a visually intrusive feature. The proposed development would not materially change this perception, as it remains contained within the existing cluster and does not introduce conspicuous form, colour or scale into the landscape.

Existing trees and hedgerows within the wider holding are retained, and no boundary landscaping is proposed to be removed. In addition, the applicant has already planted whips along the boundary outside the red line; whilst currently in its infancy, this planting will mature over the coming years and will progressively soften and filter views of the operational area, further reducing any perceived visual change.

There are no public rights of way in close proximity to the site, and the proposal remains within a contained operational area, limiting the potential for wider landscape effects. Overall, the development is policy-compliant in landscape terms, because it consolidates built form within an



existing complex, minimises incremental change to rural character, retains and strengthens landscape structure, and uses recessive siting/materials such that there would be no material harm to the special qualities of the AONB / National Landscape.

6. Heritage Appraisal

The application site forms part of the former Stockton Dairy complex and lies within the Stockton Conservation Area. Planning permission was granted in 2019 for change of use of part of the site to B8 storage in connection with an events equipment hire business (18/11055/FUL). In that decision, the Council concluded that the change of use would have no adverse impact on the character or appearance of the Conservation Area and would not harm heritage assets, and therefore complied with Wiltshire Core Policy 58 and national heritage policy.

6.1. Identifying heritage assets and their significance

6.1.1. Stockton Conservation Area (CA) – significance and contribution of the site

Wiltshire designates Conservation Areas and (where available) publishes appraisals/earlier “statements” describing special interest; Wiltshire’s evidence base lists a “Stockton Conservation Area Statement” (South Wiltshire/Salisbury era). In the absence of a publicly available PDF, this Appraisal draws on primary sources and accepted good practice to describe significance and setting attributes.

Special interest: a small Wylde Valley settlement with a medieval plan-form, vernacular flint and limestone buildings, estate influences from Stockton House and Park, and a strongly rural setting of hedged fields, tree belts and filtered lanes. The site’s immediate landscape consists of openness, hedgerows/trees, and filtered views to the village edge which contributes positively to the CA’s character and appearance as part of its agricultural setting and approaches.

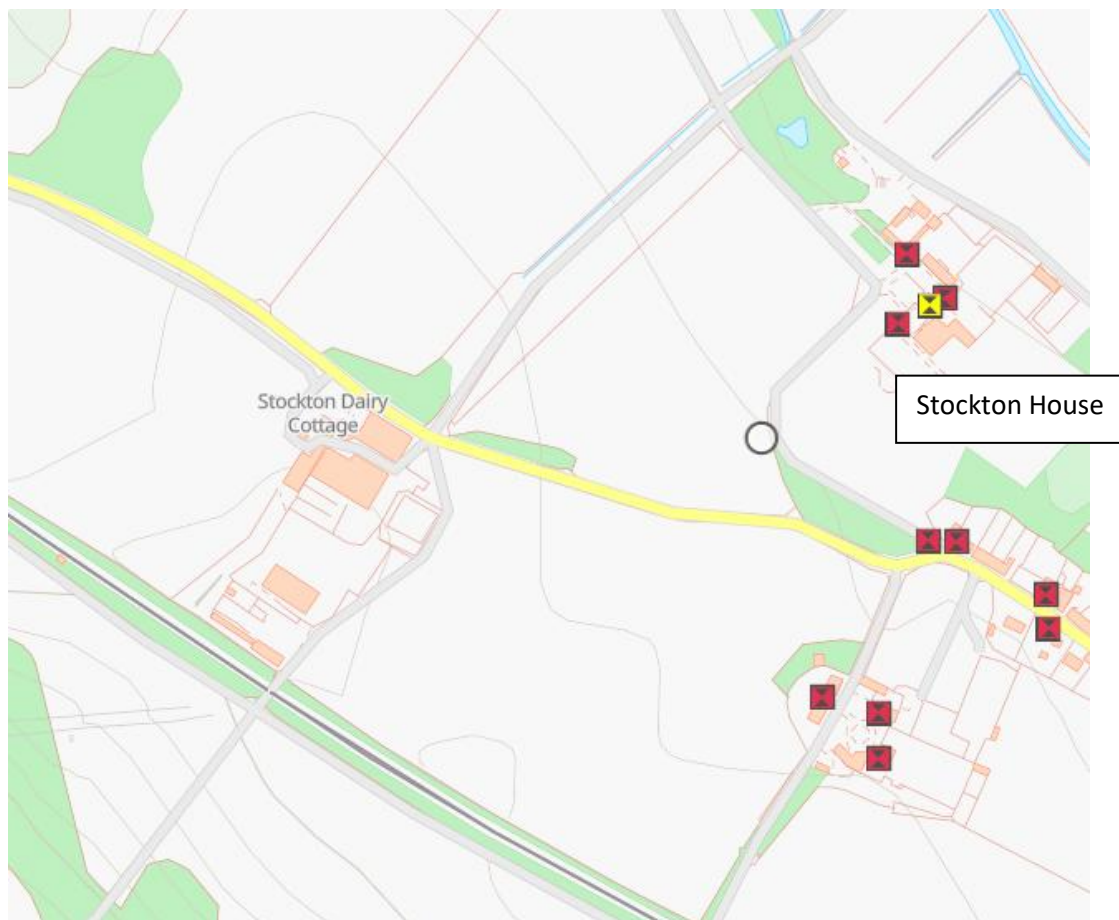


Figure 12 - Magic Map showing Listed Building and Heritage Assets

6.1.2. Stockton House, Grade I (NHLE 1284871)

A late C16/Elizabethan country house built for John Topp in the 1580s; described as a “fine square Elizabethan house ... exceptionally rich in plasterwork and fireplaces,” with later 17th–19th-century ranges and estate structures. It sits in Stockton Park on the north-west of the village, its significance resting on: architectural quality and survival of high-status interiors; historic association with the Topp/Yeatman-Biggs families; and the designed relationship with estate buildings and landscape. Related listed structures include garden walls around the entrance courtyard (Grade II, 1364301), illustrating the legibility of the historic estate ensemble.

6.1.3. Church of St John the Baptist, Grade I (NHLE 1181597)

Parish church on the village street with 12th-century fabric (Norman arcades), later medieval phases and 19th-century work; high architectural/artistic interest (Norman work, medieval monuments; later screen), and strong communal value as the historic focus of the settlement.



6.1.4. Poticary's Barn (Grade II, List Entry 1181702)

Poticary's Barn (Grade II; List Entry 1181702) lies approximately 360m from the application site. It is a C17 barn (rebuilt/reduced in 1980) of particular architectural interest for its timber-frame construction, weatherboard cladding and thatched roof, with historic barn doors and surviving roof structure.

6.1.5. Archaeological interest in the wider parish

The parish contains a Scheduled Romano-British/Iron Age settlement complex at Stockton Wood ("Stockton Earthworks"), evidencing long occupation and reinforcing archaeological sensitivity in the landscape. Distant from the village edge and unaffected by the proposals.

Overall contribution of the application site to significance: *Moderate*: the land forms part of the rural setting of the CA, contributing verdant enclosure, openness, and filtered views on approaches. It does not contain designated buildings but helps audiences appreciate the village's historic form and the estate–village relationship.

6.2. Description of the proposal (heritage-relevant)

This application seeks to regularise the established extent of the lawful B8 operation across the wider operational envelope and deliver a modest additional building to support the existing business. The proposed site plan shows the new building is located within the existing developed/operational part of the site and consolidated with existing buildings rather than extending built form into open countryside.

6.3. Assessment of impact on significance (incl. setting) and mitigation

6.3.1. Stockton Conservation Area (designated heritage asset)



Figure 13 - View from Stockton road within the CA



For the Stockton Conservation Area the key consideration is whether the proposals would affect its significance, including through changes to setting and views. The development largely regularises an established operational area and introduces one modest ancillary storage building sited tightly against the existing group so that built form remains consolidated and does not spread into open countryside.

In longer-distance views from Stockton Road, the site is perceived only as distant profiles of dark-toned farm buildings, reading as part of a working rural edge rather than a prominent or incongruous feature; the proposals would not introduce a visually dominant element or materially change the way the Conservation Area is experienced. Mitigation is embedded through the recessive siting and form of the new building, retention of existing boundary vegetation, and the additional planting already implemented outside the red line boundary, which, once matured, will further soften and filter views of the operational area. Overall, the proposals would preserve the character and appearance of the Stockton Conservation Area and would result in no harm to its significance, including its setting.

6.3.2. Stockton House (Grade I) and Church of St John the Baptist (Grade I)

Given distance, intervening vegetation/topography and the proposal's consolidation within an existing developed group, there would be no material change to the ability to appreciate the architectural and historic significance of these Grade I assets or their key setting relationships. Effects are assessed as neutral.

6.3.3. Pottery's Barn (Grade II)

The setting of Pottery's Barn (Grade II) is experienced primarily within the historic village context of Stockton and its immediate rural village grain, with significance derived from its historic agricultural form and fabric and the way it is appreciated in that village-edge rural setting. The proposals comprise the regularisation of existing operational areas and the erection of a modest ancillary storage building within an established farm/industrial complex, consolidated alongside existing buildings to avoid dispersal into open countryside.

At the separation distance involved, the application site is perceived from the Barn (and within its wider setting) only in distant views as low profiles of dark-toned farm buildings, reading as part of the established rural working edge rather than a visually prominent or competing element; as such, the proposals would not materially change key views to/from the listed building or the ability to appreciate its significance. Mitigation is embedded through the recessive siting and form of the new building and, importantly, through additional planting already implemented outside the red line boundary which, although currently in its infancy, will mature over the coming years to further soften and filter views of the operational area. Overall, the proposals would result in no harm to the significance of Pottery's Barn, including its setting.

6.3.3. Archaeology

The proposals are focused on an established operational site with existing hardstanding and buildings ensuring any archaeological interest is unaffected.



6.4. *Embedded mitigation / good practice (to secure “preserve or enhance”)*

To ensure the development preserves the Conservation Area’s character and appearance, the scheme incorporates the following heritage-sensitive measures:

- Siting and consolidation: new building tightly grouped with existing built form to avoid encroachment/spread.
- Scale and appearance: simple barn-like form with recessive finishes (anthracite grey cladding and roof) to reduce visual prominence.
- Landscape retention: retention of existing tree belts/hedgerows around the wider holding, maintaining the rural setting characteristics experienced on approaches.

6.5. *Policy appreciation*

The site lies within the Stockton Conservation Area, so the statutory duty applies: *special attention* must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

At local level, Wiltshire Core Strategy Core Policy 58 expects development to protect, conserve and where possible enhance the historic environment. The Council previously concluded (2019 permission for B8 on part of the site) that the change of use would have no adverse impact on the Conservation Area and therefore complied with CP58 and national policy.

At national level (NPPF, Dec 2024), the decision-taking framework requires:

- Significance-led assessment (including setting), using proportionate expertise and (where relevant) proportionate archaeological assessment; then
- Avoid/minimise conflict with significance through siting, scale, design, landscape and operational controls; and
- For designated assets, give great weight to conservation, require clear and convincing justification for any harm, and where less than substantial harm is identified it must be weighed against public benefits (with the starting point being the statutory “preserve or enhance” duty for Conservation Areas).

Applied to the current proposals (regularisation of the additional operational yard and existing buildings, plus one new ancillary B8 storage building), the heritage approach is therefore: consolidate built form within the existing cluster, keep the new building recessive in scale/materials, and secure any necessary conditions so the scheme preserves the Conservation Area and avoids material effects on nearby Grade I assets—consistent with CP58 and the NPPF heritage tests.

6.6. *Heritage planning balance / conclusion*

The Council has previously accepted that B8 use on this site can occur without harm to the Conservation Area, concluding in 2018/2019 that the scheme would have no adverse impact on the character or appearance of the Conservation Area and would comply with Core Policy 58 and national policy.



The current proposals principally regularise an established operational envelope (yard and two existing buildings) and introduce one modest, well-sited ancillary building that is contained within the existing complex and designed to be recessive.

Accordingly, the proposals would preserve the character and appearance of the Stockton Conservation Area, cause no harm to nearby Grade I listed buildings, and (even on a worst-case interpretation) would give rise to no more than very low-level less than substantial harm, which would be outweighed by the public benefits of consolidating operations, supporting an established rural employer, and avoiding pressure for separate off-site storage facilities.

7. Access and Parking

A Transport Statement (Condon Transport Ltd, January 2026) has been prepared in support of the application. The Transport Statement is deliberately evidence-led: given the retrospective/regularisation nature of the proposals, it assesses how the network is actually operating in practice, rather than relying on theoretical trip generation.

The Transport Statement confirms that:

- Traffic volumes are modest and appropriate to the rural context. Automatic Traffic Counts on Stockton Park Lane (private access) show fewer than 100 vehicles over the 12-hour weekday period, with no more than 10 vehicles in either weekday peak hour. In absolute terms, HGV movements on Stockton Park Lane equate to 29 HGV movements over the 12-hour period (typically 3 HGVs in the AM peak and 2 HGVs in the PM peak).
- HGV activity at the strategic junction is low and well within network capability. Manual Classified Counts at the A36 / Giggan Street junction record 450 vehicles over the 12-hour weekday period, including 62 HGVs (13.8%), with modest HGV flows in the peak hours (5 HGVs AM peak; 6 HGVs PM peak).
- Junction operation is efficient with no material queuing. Queue length surveys show the overwhelming majority of observations with zero queued vehicles. Where queues were recorded they were short-lived (typically 2–6 vehicles) and cleared within a single 5-minute interval; the longest observed queue was 6 vehicles on the A36 eastbound right-turn approach.
- No highway safety concerns are identified. The collision review identifies two injury collisions on adjacent sections of the A36 in the last five years; they are unrelated in nature, do not indicate a junction deficiency, and neither involved HGVs nor site-related turning movements.
- Approved HGV routing is established and functioning. The 2019 permission (18/11055/FUL) approved lorry routing via Giggan Street and the A36 Strategic Road Network, and the Transport Statement confirms this routing continues in practice. Vehicles may reach Giggan Street either via Stockton Road or the privately-owned Stockton Park Lane, but in all cases site traffic connects to the strategic network at Giggan Street/A36.
- Building 4 is not expected to materially change traffic patterns. The proposed building provides covered storage to support an established operation on land already benefiting from



Class B8 consent (currently used for outdoor storage). The Transport Statement concludes this will not materially alter the intensity or pattern of vehicle movements already observed on the network.

In policy terms, the Transport Statement specifically references the NPPF test that development should only be prevented or refused on highways grounds where the residual cumulative impacts would be “severe” (NPPF, December 2024, para 116). On the basis of the survey evidence and safety review, it concludes the development gives rise to no material highway capacity or safety concerns and falls well below any threshold that could reasonably be described as severe.

Parking provision is addressed separately in the Parking Technical Note (January 2026), which confirms the total B8 floorspace (consented, regularised and proposed) is 3,738m² and, applying Wiltshire’s B8 standard of 1 space per 200m², indicates an upper level of 19 car parking spaces across the operational unit.

8. Ecology

The application site comprises existing operational hardstanding and built form associated with the established business use and is therefore considered to be of low ecological value, with the proposals resulting in no loss of semi-natural habitats. Existing boundary vegetation and landscaping outside the red line will be retained and protected during construction, maintaining the limited habitat connectivity present around the wider site.

There are no ecological designations affecting the application site, and the proposals do not involve removal of hedgerows/trees or demolition of buildings. Notwithstanding this, protected species can sometimes utilise buildings and developed land; accordingly, works will be undertaken in accordance with good practice, including appropriate precautions for nesting birds and bats (e.g. timing of works, and checks where relevant prior to any works to roofs, eaves or external lighting). Subject to these embedded measures, the development is not expected to give rise to adverse effects on ecology or biodiversity, and opportunities for small-scale enhancements (e.g. bat/bird boxes and sensitive lighting) can be secured where appropriate.

9. BNG

The application includes retrospective elements (regularisation of existing yard use/buildings) and one new ancillary storage building. Statutory BNG does not apply to retrospective planning permissions, and therefore no Biodiversity Gain Plan is required for the retrospective element of the scheme.

For the proposed new ancillary building, the development is exempt under the “de minimis” exemption because it would not affect any priority habitat and would impact less than 25m² of onsite habitat (biodiversity value >0) and less than 5m of any onsite linear habitat. This exemption is set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024 and confirmed in Government guidance.



Accordingly, the proposals are not required to deliver 10% BNG and a Biodiversity Gain Plan is not necessary for validation, noting the LPA will be able to confirm the exemption based on the red line boundary and the absence of any priority habitat impacts.

10. Flood Risk Assessment

The application site lies within Flood Zone 1 (land at the lowest probability of flooding) and the total site area is less than 1 hectare. On this basis, the development is not classed as “major development” for flood risk purposes and, in accordance with national planning guidance, a formal Flood Risk Assessment (FRA) is not required.

The proposal involves development within an established hardstanding/operational area and does not introduce built form into areas at higher flood risk. Surface water will continue to be managed via appropriate on-site drainage measures ensuring there is no increase in off-site runoff and that the development is drained sustainably.

11. Planning Policy

11.1. Introduction

This part of the planning statement seeks to review whether the proposals of the planning application accord with policy. Under the “plan-led” approach of the English planning system, proposals should accord with the development plan, which encapsulates policy from governmental through to site-specific level.

This is detailed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, there is an examination of the implications of Government policy, specifically through its National Planning Policy Framework; and to local policy, both statutory and non-statutory. The statement considers how development proposals either accord with policy or there is a justifiable exception to policy. In this case, the local policy is set by Wiltshire Council Core Strategy.

11.2. The National Planning Policy Framework

In December 2024, the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government’s policies for England and how it expects them to be applied. This section of the statement sets out elements of the NPPF pertinent to this application, and considers whether the proposals are consistent with the document and its principles.

For decision-taking this means:

Achieving sustainable development

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and



coordinating the provision of infrastructure; In this case, an existing business zoo events group will have suitable premises to be able to operate more effectively and competitively and the farming enterprise J M Stratton will retain an existing tenant to aid with farm diversification; *and*

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; In this case an existing business will be able to be more effective, having additional area to reside. The business will therefore have a stronger footing to remain competitive, and continue to provide employment and services to the local community; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. The new storage building and reuse of existing buildings on site would have a negligible impact on the environment, the disused agricultural site and hardstanding area has little in the way of environmental benefit. This is an effective use of existing area of hardstanding, reducing the pressure for development on greenfield sites.

Building a strong, competitive economy

Para 86 – Building a strong, competitive economy

The scheme enables an established rural business to invest and expand by adding fit-for-purpose storage within its operational site. It directly supports productivity and resilience, aligning with the NPPF's call to positively encourage sustainable economic growth and to be flexible to evolving business needs.

Para 87 – Sector needs (storage & distribution)

The proposal provides additional storage (B8) capacity in a suitably accessible location for the business it serves, improving the efficient handling of goods on site and reducing inefficient off-site storage movements. This addresses the Framework's requirement to make provision for storage and distribution operations at appropriate scales and locations.

Para 88 – Supporting a prosperous rural economy

The development represents the sustainable growth and expansion of a rural business through a well-designed new building that sits with the existing converted agricultural unit and regularises the use of the areas zoo events have utilised. It maintains a rural form/finish, limits spread by using land functionally related to the existing premises thereby enabling rural economic activity while respecting countryside character.



Para 89 – Appropriate rural siting and impacts

Recognising that rural business needs can be met adjacent to or beyond settlements, the new building is positioned to be physically well-related to the existing complex and designed to be sensitive to its surroundings. The transport statement shows no unacceptable impact on local roads and sets out opportunities to make the site more sustainable (e.g., safe internal circulation, cycle provision, ev charge points). Where relevant, the scheme favours previously developed/operational land to integrate the building, fully reflecting para 89's tests.

Overall: Taken together, the proposal accords with NPPF 86–89 by enabling rural business expansion through a well-designed, operationally necessary building in a sensitive rural location, with managed transport effects to safeguard local character.

This proposed development will enable the existing business to have stability and remain competitive into the future retaining the existing number of employees, and have an indirect impact of allowing an existing business to continue to operate in the local area is also important.

Achieving well-designed places

The revised NPPF has a specific section on good design –Paragraph 135 includes the following:

“Developments should

(a) function well over their lifetime; b) be visually attractive (architecture, layout, landscaping); (c) be sympathetic to local character/history; (d) create a strong sense of place; (e) optimise site potential and support facilities/transport; and (f) be safe, inclusive, accessible and promote health/well-being with high amenity.

The proposals will fit into an existing agricultural / storage and distribution rural area, so the character of the area is fit-for-purpose industrial and agricultural business premises. The use of the site as B8 will not be harmful, considering the existing mix of agricultural and industrial use of the surrounding buildings.

Summary of review of the NPPF

The proposals would accord with policy at the national level across the full, relevant range of topics.

11.3. Local Planning Policy – Wiltshire Core Strategy (Adopted 2015)

Wiltshire's Core Strategy is explicitly growth and economy led, with a clear emphasis on supporting employment and enterprise while safeguarding the quality of the countryside, AONBs, design quality and the historic environment. The current proposals comprise: (i) the regularisation of the wider operational yard/hardstanding (c. 8,169m²) and two existing buildings already in connection with the established B8 storage use, and (ii) the erection of one new B8 storage building to provide ancillary storage to the existing business operations. This approach consolidates activity on an established, partially-developed site and avoids the creation of a new isolated employment site in the open countryside.



Core Policy 1 (Settlement Strategy) establishes the settlement strategy and directs most development to the most sustainable settlements, with the countryside generally protected from unjustified development. Where development comes forward outside defined settlements, it must be justified in policy terms (for example, where it supports an appropriate rural economic use) and should avoid unnecessary encroachment. The proposal is not the creation of a new standalone enterprise, but the consolidation/regularisation and modest expansion of an existing employment use on land already functioning as part of the operational site, thereby limiting additional countryside impact in principle.

Core Policy 34 (Additional Employment Land) supports employment development (including B8) outside Principal Settlements/Market Towns/Local Service Centres where it meets specific criteria. In particular, the policy supports proposals that:

retain or expand existing businesses (including those adjacent to settlements), support rural businesses, or support agricultural diversification, subject to compliance with the criteria set out in the policy (sustainable development objectives; appropriate scale; no adverse effects on nearby buildings/area/residential amenity; evidence of need; not undermining strategic allocations; and adequate infrastructure).

The application aligns with the thrust of CP34 because it:

- regularises and consolidates the wider yard and existing buildings already operating in association with the lawful B8 use (avoiding dispersal of activity to a new site); and
- provides a modest additional ancillary storage building to support the established business's operational requirements, with development contained within/adjacent to existing built form and hardstanding (reducing incremental countryside change).

Core Policy 51 (Landscape) requires development to protect, conserve and, where possible, enhance landscape character, and to avoid harmful impacts (or mitigate them through sensitive design/landscape measures), informed by landscape character assessments.

In this case, landscape effects are inherently moderated because the proposals:

- utilise and regularise an existing expanse of operational hardstanding and existing buildings, and introduce one additional building that is read as a continuation of the existing employment group rather than a new incursion into undeveloped countryside; and
- can be controlled through appropriate siting, scale, materials and (where necessary) edge treatment/landscape measures to ensure the wider landscape (including the AONB context, where applicable) is not materially harmed.

Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires a high standard of design in all new development (including changes of use), with proposals expected to respond to local context and demonstrate how they make a positive contribution to Wiltshire's character (including responding to landscape setting, existing development patterns, and important views).



The proposed building is functional, modest in scale and designed to sit alongside existing built form and within the established operational area. This is consistent with CP57's requirement for development to be complementary to its locality and justified with proportionate supporting information (including design rationale and siting).

Core Policy 58 (Ensuring the Conservation of the Historic Environment) requires development to protect, conserve and where possible enhance the historic environment, conserving designated heritage assets and their settings (including listed buildings, conservation areas, archaeology, historic parks/gardens and important landscapes), alongside recognition of non-designated heritage assets contributing to local character/identity.

The application is supported by a Heritage Statement (see Section 6) which considers the baseline heritage context and confirms that the proposals, being contained within the existing operational site and modest in scale, can be delivered without harm to the significance of heritage assets, subject to appropriate detailing and control where necessary.

12. Conclusion

This application seeks to regularise the established extent of the existing operations at the former Stockton Dairy (including additional yard/hardstanding and the change of use of two existing buildings) and to provide one modest ancillary storage building (Building 4, c. 642m²) to support the operational needs of the existing business. The proposals consolidate activity within an established complex and avoid the creation of a new isolated employment site in the open countryside.

Although the site lies in the open countryside, within the Cranborne Chase & West Wiltshire Downs AONB/National Landscape and the Stockton Conservation Area, the development is in accordance with the Wiltshire Core Strategy when read as a whole.

The principle of the development is supported by Core Policy 34 (Additional Employment Land) as an appropriate form of rural employment development, and the scheme satisfies the policy's criteria: it is appropriately scaled to its location, consolidated within/adjacent to existing built form and hardstanding, avoids harm to amenity and the surrounding area, and is supported by adequate infrastructure and technical evidence. It also accords with Core Policy 51 (Landscape), Core Policy 57 (Design) and Core Policy 58 (Historic Environment) because impacts are contained within the existing operational envelope, the wider site outside of boundary landscaping is retained, the new building is modest and recessive, and the Heritage Statement confirms the Conservation Area and nearby listed buildings would be preserved.

In highways terms, the Transport Statement demonstrates that the residual impacts would not be severe and the proposals are therefore consistent with the NPPF's transport test. Environmental constraints are limited: the site is predominantly hardstanding/built form with low ecological value (outside boundary vegetation retained), the retrospective element is not subject to mandatory BNG and the new building is de minimis, and the site lies in Flood Zone 1 and is under 1ha such that a formal FRA is not required.



Overall, the proposals deliver economic and social benefits by supporting rural enterprise and consolidating operations on an existing site, without giving rise to environmental harm. Planning permission should therefore be granted, subject only to proportionate and achievable conditions.