

# Witchmark Distillery, Kingstead Barn, Fonthill Bishop

Installation of two freestanding fermenting vessels and two silos within the Lower Courtyard, together with alterations to the existing modern lean-to roof to accommodate the vertical projection of the Mash Vessel funnel

## PLANNING STATEMENT

March 2026

Version: 1

| Version control | Name                                | Date       |
|-----------------|-------------------------------------|------------|
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| Checked by:     | Simon Trueick BA (Hons) DipTP MRTPI | March 2026 |

## 1. Introduction

- 1.1 This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of The Wiltshire Distilling Company Limited (the applicant) and is submitted in support of a planning application for the *'Installation of two freestanding fermenting vessels and two silos within the Lower Courtyard, together with alterations to the existing modern lean-to roof to accommodate the vertical projection of the Mash Vessel funnel'* at Witchmark Distillery, Kingstead Barn, Fonthill Bishop, Salisbury SP3 5SG (the site).
- 1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.
- 1.3 The application comprises:
- Completed application forms.
  - Completed ownership certificates.
  - Plans and drawings prepared by Baxter Green Architects, including:
    - Location Plan ref. 10443 P-01 at scale 1:1250 at A1.
    - Existing Site Plan ref. 10443 P-02 at scale 1:200 at A1.
    - Proposed Site Plan ref. 10443 P-04 at scale 1:200 at A1.
    - Proposed Elevations ref. 10443 P-01 at scale 1:100 at A1.
- 1.4 The application is accompanied by:
- 3509-APA-ZZ-XX-FN-L-4100 P01 Initial Landscape Advice prepared by Allen Pyke.
  - Heritage Statement prepared by Baxter Green Architects.
  - CIL Form 1.
  - This Planning Statement.
- 1.5 For clarity, this application for the *'Installation of two freestanding fermenting vessels and two silos within the Lower Courtyard, together with alterations to the existing modern lean-to roof to accommodate the vertical projection of the Mash Vessel funnel'* is submitted concurrently with a Section 73 application to vary Condition 14 of Planning Permission ref. PL/2021/10196. Condition 14 relates to the hours of operation of the site and through the Variation of Condition application, the applicant proposes an extension of operating hours by two hours, to ensure that *'No activity in the distillery building will occur outside of the hours of 0600 to 0000.'*

### About the applicant

- 1.6 The applicant, The Wiltshire Distilling Company Limited, are a certified B Corp and the highest scoring distillery in England. The company operates a distillery in a Grade II Listed building which produces the Vodka, Gin and Whisky to be sold on the premises, wholesale, the on

trade, off trade and online. They offer tours of the distillery and tasting sessions and, in their visitor centre, also operate a small café.

- 1.7 The applicant seeks to be as sustainable as possible from sourcing local barley from Fonhill Farm and sending spent grains, botanicals, pot ale and lees to a local anaerobic digester to generating solar energy from panels on the warehouse roof and applying state-of-the-art heat recovery in the production process.

## 2. The application site and surrounds

- 2.1 The application site measures circa 0.32ha and is located within the built-up area of Fonhill Bishop (which is designated as a Small Village within the Wiltshire Core Strategy), falling within the village's conservation area. It comprises of two former agricultural buildings, one of which is Grade II Listed, which are used as a distillery and Shop, Offices, Tasting room and associated plant respectively. The distillery forms part of a complex of barns which previously formed a wider farmstead for Kingstead Farm.



Figure 1: Aerial View of the site, courtesy of Google Maps

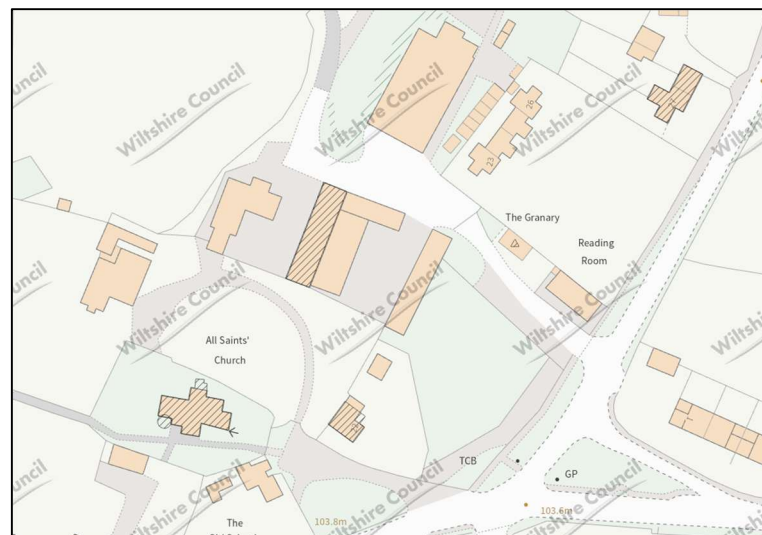


Figure 2: Location Plan / red line of the site, courtesy of Baxter Green Architects

- 2.2 The site is flanked on three sides by built form, with a wall and significant vegetation on the south boundary which substantially mitigates any potential views to the Grade I Listed Church of All Saints (and the Grade II unidentified monument within its grounds). The trees here would have protected status owing to being within the Fonthill Bishop Conservation Area. A Heritage Statement prepared by Baxter Green Architects accompanies this application.

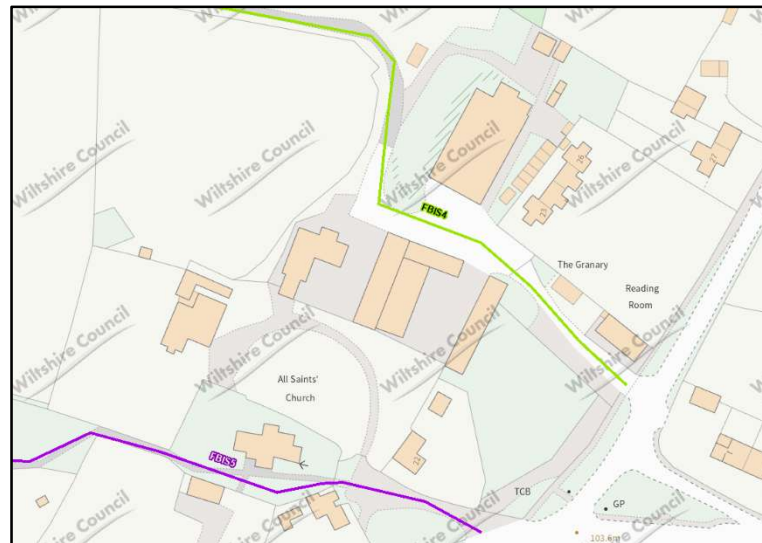


**Figure 3: View from the steps outside Upper Kingstead Barn towards the Grade I Listed Church**



**Figure 4: Listed buildings, courtesy of Wiltshire Council's Planning Map**

- 2.3 The site is covered by the Cranborne Chase and West Wiltshire Downs National Landscape. Public Rights of Way ref. FBIS4 and FBIS5 run to the north and south of the site, with the bridleway FBIS4 running through the site itself.



**Figure 5: Public Rights of Way map, courtesy of Wiltshire Council Maps**

- 2.4 The site does not fall into an area at risk of flooding, as shown on Figure 6 the site is not within an existing or future flood zone. The site is also generally at low risk of flooding from surface water with the area of the site proposed for the fermenting vessels and silos not showing a risk of flooding even in the 1-in-1000 year annual likelihood of flooding. We do acknowledge the risk of surface water flooding at the access to the site however this is not critical to the business nor would it affect the operation of the distillery.

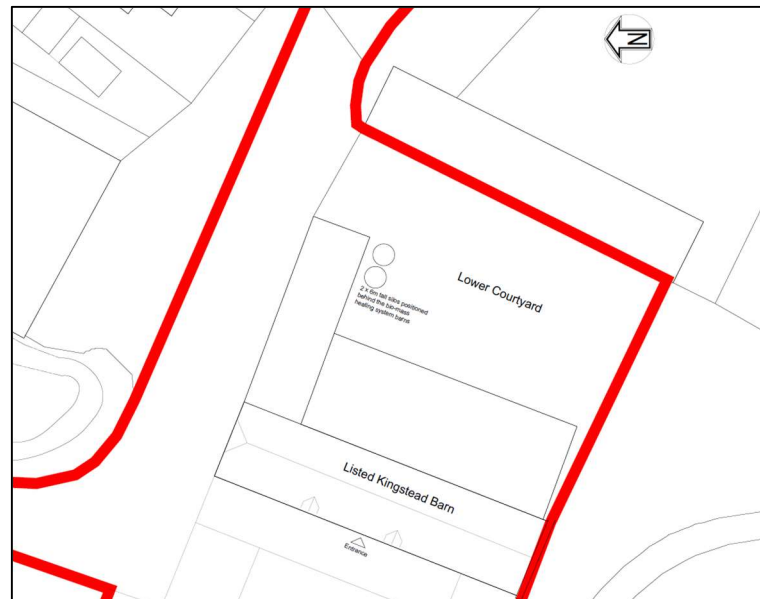


**Figure 6: Left: Flood Zone 1, Right: 1-in-1000 year annual likelihood of surface water flooding, both images courtesy of the Environment Agency's flood map for planning**

### 3. Relevant planning history

- 3.1 The site has a detailed planning history however many of the applications are irrelevant to this proposal. The relevant permissions are given below. As mentioned in Section 1 of this Statement, a Section 73 application to vary Condition 14 of Planning Permission ref. PL/2021/10196. Condition 14 relates to the hours of operation of the site and through the Variation of Condition application, submitted concurrently with this application, the applicant proposes an extension of operating hours by two hours, to ensure that *'No activity in the distillery building will occur outside of the hours of 0600 to 0000.'*

- 3.2 The established lawful use of the site and premises is as a distillery with shop, offices, tasting room and associated plant.
- 3.3 Planning permission ref. PL/2021/10196 for the 'Conversion of barns to distillery with ancillary shop, offices, tasting room and associated plant' at Upper Kingstead Barn, Fonthill Bishop, SP3 5SF was granted on 11th February 2022. This included two external silos located within the eastern courtyard behind the Estate bio-massing heating building. The application is for similar equipment in the same location.



**Figure 7: Approved Site Plan for planning permission ref. PL/2021/10629, showing the approved positioning of 2no. c. 6m tall silos**

- 3.4 Planning permission ref. PL/2021/10629 was the Listed Building Consent applied for alongside permission ref. PL/2021/10196 (as above) and was granted on the same day – 11th February 2022.
- 3.5 While not exactly the same site, the following permission relates to works associated with the Distillery. Planning permission ref. PL/2023/03932 for the '*Change of use of barn storage building to cask storage and ancillary distilling equipment and associated plant together with the formation of an external pad and gas tanks and the installation of roof-top mounted solar PV panels*' at Upper Kingstead Barn, Fonthill Bishop, Salisbury, Wilts was granted on 10<sup>th</sup> November 2023. For clarity, the following red line plan was submitted alongside this application:



Figure 8: Red line site plan submitted under planning permission ref. PL/2023/03932

## 4. The proposed development

- 4.1 The application seeks full permission for the *'Installation of two freestanding fermenting vessels and two silos within the Lower Courtyard, together with alterations to the existing modern lean-to roof to accommodate the vertical projection of the Mash Vessel funnel'*. The scheme has evolved through an iterative process that has taken into account the site's planning history; its opportunities and constraints; feedback from technical work; and relevant planning policies. The design philosophy works in harmony with the varied character of the locality, as well as the need set out in the NPPF to make the optimal use of land. The scheme has been carefully conceived to respect the prevailing scale, form, and massing of the surrounding development and landscape as well as the desire to maintain a good relationship with neighbouring properties and achieve a positive assimilation into the street scene.
- 4.2 It is proposed that two fermenting vessels and two silos be placed within the Lower Courtyard associated with Upper Kingstead Barns. The existing courtyard is an area of tarmac to the rear of an existing structure. The proposed tanks are all freestanding that can be removed without impacting the existing buildings. As agricultural structures, they are consistent with the ongoing use of the site and reflect the natural evolution similar to a working farm.
- 4.3 The proposed tanks are essential to the growth of the business and will enable a significant reduction in vehicle movements.

## 5. Planning policy context

### National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:

- 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;
- 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; and
- 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.

5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:

- *'approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole'.*

5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*

5.4 Paragraph 39 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.*

5.5 Paragraph 85 is clear that decisions *'should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future'*

5.6 Paragraph 89 continues, outlining that planning 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).'*

5.7 Paragraph 131 places great importance of good design, which is a key aspect of sustainable development. Paragraph 135 sets out that decisions should ensure developments:

- *'Will function well and add to the overall quality of the area;*
- *Are visually attractive;*
- *Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;*
- *Establish or maintain a strong sense of place;*
- *Optimise the potential of the site; and*
- *Create places that are safe, inclusive and accessible'.*

5.8 Paragraph 139 goes on to state that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.*

5.9 Paragraph 189 of the NPPF specifically mentions the National Landscapes (formerly AONB) and National Parks, requiring *'great weight'* be given to preserving landscape and scenic beauty in such areas.

5.10 Chapter 16 concerns the historic environment. Paragraph 202 sets out that sustaining the significance of a heritage assets should be at the core of decision making, stating that assets should be *'conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.*

5.11 Paragraph 208 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting, confirming that the level of detail should be proportionate to the asset's importance. Where development would lead to harm, paragraphs 210 and 212 require development proposals to demonstrate whether the level of harm would be substantial or less than substantial. Paragraph 219 notably goes on to state:

*'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to*

*enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.*

- 5.12 The PPG<sup>1</sup> provides additional clarity on what constitutes harm to heritage assets, setting out that harm is a judgment for the decision taker. The PPG tells us that *‘it is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed’* and says that there will be instances where moderate works may cause no harm at all to some assets, but even minor works could potentially cause substantial harm to other assets.
- 5.13 As such, harm should be viewed on a spectrum whereby even where a development would result in less than substantial harm, for example, that level will still include an upper and lower end.
- 5.14 The steer from national policy is effectively a hierarchy as follows:
- Heritage benefit: the proposals would better enhance or reveal the heritage significance of the heritage asset.
  - No harm: the proposals would preserve the significance of the heritage asset.
  - Less than substantial harm (lower end): the proposals would be anticipated to result in a restricted level of harm to the significance of the asset, meaning its contributing heritage values would be largely preserved.
  - Less than substantial harm (upper end): the proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its significance would remain.
  - Substantial harm: the proposals would very much reduce the asset’s significance or lose its significance altogether.

- 5.15 Where a proposal would lead to harm, paragraphs 212 and 213 of the NPPF require a demonstration of the proposal’s public benefits. The PPG<sup>2</sup> clarifies that this:

*‘...could be anything that delivers economic, social or environmental progress... They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits’.*

### **Development Plan**

- 5.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:
- Wiltshire Core Strategy (adopted January 2015)

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<sup>1</sup> Ref. ID: 18a-018-20190723

<sup>2</sup> Ref. ID 18a-020-20140306

5.17 The plan's strategic objectives include:

- Delivering a thriving economy;
- Addressing climate change;
- Providing everyone with access to a decent, affordable home;
- Helping to build resilient communities;
- Protecting and enhancing the natural, historic and built environment;
- Ensuring that adequate infrastructure is in place to support our communities.

5.18 **Policy CP1** (Settlement Strategy) states in relation to Large and Small Villages, that *'development ... will be limited to that needed to meet the housing needs of settlement and to improve employment opportunities, services and facilities'*. This application to site two fermenting vessels and two silos within the Lower Courtyard, is therefore supporting by Policy CP1 and with the additional employees which would be required for the operation of additional equipment (and longer operating hours), this would facilitate in improving employment opportunities.

5.19 **Policy CP2** (Delivery Strategy) emphasises that development should be delivered in a sustainable way and gives a priority to the release of employment land and the re-use of previously developed land. It also goes on to state that, for small villages, development will be limited to infill and proposals *'will be supported where they seek to ... provide employment, services and facilities provided that the development: i) respects the existing character and form of the settlement; ii) does not elongate the village or impose development in sensitive landscape areas; iii) does not consolidate an existing sporadic loose knit areas of development related to the settlement'*. As the proposed seeks to site additional machinery within an existing courtyard within an existing area of built form and, as evidenced within both the Heritage statement and the Landscape and Visual Appraisal, the proposal complies with points i-iii.

5.20 **Policy CP27** (Spatial Strategy: Tisbury Community Area) identifies Fonthill Bishop as a small village and states that *'development proposals in the Tisbury Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.146 will be addressed'*. The relevant point within paragraph 5.146 states that *'all development within the Community Area will need to conserve the designated landscape of Cranborne Chase and West Wiltshire Downs AONB and its setting, and where possible enhance its locally distinctive characteristics. All development will be required to maintain the integrity of the Chilmark Quarries Special Area of Conservation, having particular regard to the Wiltshire Bats SAC guidance'*. A Landscape and Visual Appraisal has been prepared by Allen Pyke Associated Ltd and submitted alongside this application.

5.21 **Policy CP34** (Additional employment land) seeks to protect and enhance existing employment sites and states that *'Outside the Principal settlements, Market Towns and Local Service Centres, developments will be supported that: i) are adjacent to these settlements and seek*

*to retain or expand businesses currently located within or adjacent to the settlements; or ... iii) are for new and existing rural based businesses within or adjacent to Large and Small Villages ... where they: a) meet sustainable development objectives as set out in the policies of this Core Strategy and; b) are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and; c) are supported by evidence that they are required to benefit the local economic and social needs and; d) would not undermine the delivery of strategic employment allocations and; e) are supported by adequate infrastructure'. As laid out above, the proposed is in line with the sustainable development objectives within the Core Strategy, as laid out in the Landscape and Visual Appraisal, the proposed would not result in an adverse impact on the wider landscape of the National Landscape nor would it detract from the residential amenity.*

5.22 **Policy CP39** (Tourist development) states that *'extension to existing facilities should be appropriate in scale to their location and help to ensure the future viability of the business'*. The distillery as mentioned above, does partially function within the tourism sector as they run tours of the distillery process alongside an on-site shop. While tourism is not the primary function of the business, the fact they operate these experiences is an attraction to tourists which does help support other rural businesses and therefore benefits the local economy. As the awareness of the whisky, gin and vodka produced by the distillery grows, so will the demand for the product, therefore the proposed additional machinery (alongside the additional hours) will enable the business to continue growing and attracting more people to the area.

5.23 **Core Policy 51** (Landscape) states that *'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 proposals impact on landscape is addressed in the Landscape and Visual Appraisal.

5.24 **Policy CP57** (Ensuring high quality design and place shaping) predominantly focuses on new development though the concepts are applicable to small scale development such as is proposed. This policy states that *'applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

- i. *enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. *the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*

- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
- xiv. meeting the requirements of Core Policy 61 (Transport and New Development).'

[underlined for emphasis]

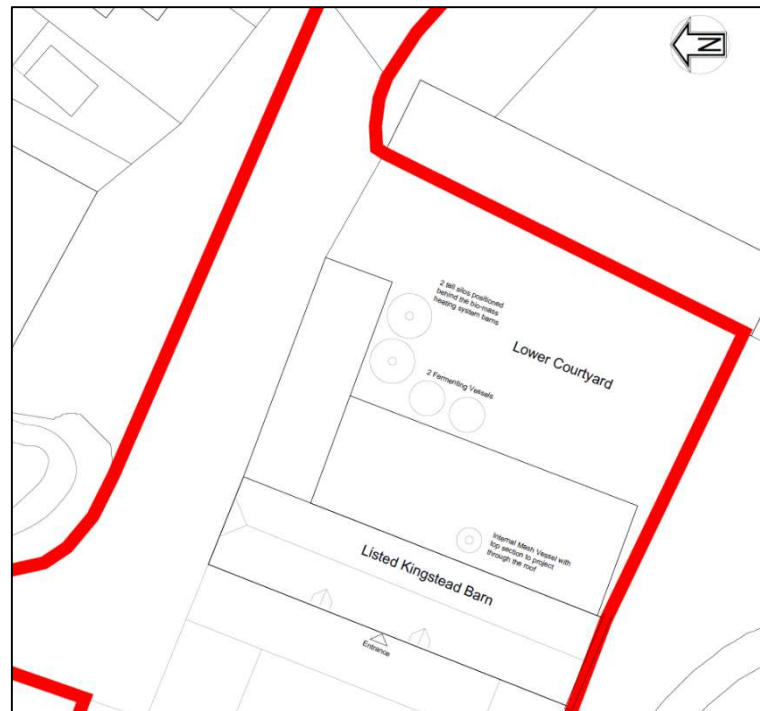
5.25 The underlined sections regarding Policy CP57 are covered in the Landscape and Visual Appraisal and the Heritage Statement. Specifically, in regards to point vii., the applicant seeks to assure the Council as to their continued regard for the amenity of nearby residents and

would additionally like to assure the Council as to their continued compliance with Condition 11 of planning permission ref. PL/2021/10196, relating to noise levels of the plant. The additional machinery proposed would reduce the current vehicle movements on and around the site significantly, as can be seen below in Section 6 wherein the current and proposed sequence of operations (with approximate run times) of the distillery are given. The client has also enquired with the manufacturer of the specific conveyor (detailed in steps 4 and 7 of the proposed sequence of operations below) as to the noise this would make and while specific information as the noise produced is not available, they were able to confirm that the noise produced would be internal to the building and would be low audio.

- 5.26 **Core Policy 58** (Ensuring the conservation of the historic environment) states that *'development should protect, conserve and where possible enhance the historic environment'* and goes on to say that *'distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced'*. As mentioned above, a heritage statement has been prepared by Bennington Green Architects and is submitted alongside this application.

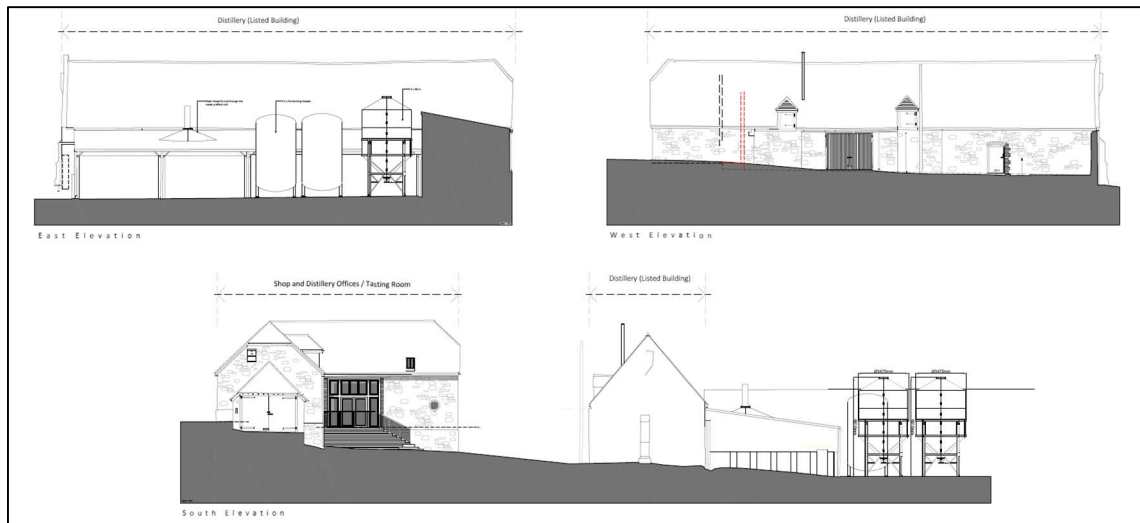
## 6. Proposal

- 6.1 The use of the proposed development is commercial, specifically development to allow for the expansion of operation of an existing business. This is entirely compatible with neighbouring uses and the character of the locality.
- 6.2 The proposal comprises of the installation of two new silos (measuring c. 3.4m in diameter and c. 6.8m tall) which would replace the two silos approved under permission ref. PL/2021/10629 (which measure c. 6m tall), and two new fermenting vessels (measuring c. 2.7m in diameter and c. 5.6m tall) within the Lower Courtyard of Upper Kingstead Barns. The silos are proposed to be sited south of the bio-mass heating system barns and the fermenting vessels are proposed to be sited south of the western-most silo, also within the Lower Courtyard, as can be seen in Figure 9 below. The tanks are encased with an outer protective layer coloured to match the Witchmark green, used for the joinery on the converted buildings.



**Figure 9: Extract from 10443 P-04 Proposed Site Plan, prepared by Baxter Green Architects**

- 6.3 The proposal also entails alterations to the modern lean-to roof allowing the Mash Vessel funnel to project through. The proposed height of this projection would be less than the proposed height of the silos and would sit below the ridge height of the Listed Kingstead Barn (Distillery Building). This can be seen in the East and South Elevations of Figure 10 below.
- 6.4 The proposed machinery, while taller than the building to the north (the biomass heating system barns, which measure c. 5.7m tall), would still be below the ridge line of the Existing Listed Kingstead Barn and due to angles of viewing etc, would be obscured from most views of the site. In addition, the existing stone walling and thick vegetation to the south mitigates views of the proposed machinery from the view of the Grade I listed Church to the south. Also of consideration is the existing building on the east border of the courtyard (outside of the red line) which is also taller than the proposed machinery within the Lower Courtyard.



**Figure 10: Extract from 10443 P-01 Proposed Elevations, prepared by Baxter Green Architects**

- 6.5 The proposed tanks are essential to the growth of the business as they, alongside the extension of hours of operation, would allow for the doubling of operational capacity of the distillery while also significantly reducing the daily vehicle movements on and around the site (specifically of the forklift truck) as can be seen below. Furthermore, the additional machinery and extension of hours would also necessitate the hiring of two additional employees to operate the expanded system. This would be in shifts with the changeover happening part way through the day – therefore a similar number of staff would arrive on site at the same time as existing, change part way through the day during the current operational hours and only then leave by the proposed altered time of 2400 (midnight). The additional staff would result in employment opportunities which would further support the local economy.
- 6.6 The daily vehicle movements would be reduced as the on-site use of the forklift truck to move the bags of malt from the store to the exterior of the building and the movement of the spent grains to the trailer as via the forklift truck would no longer be necessary as these processes would instead be automatic. Each of these trips currently occurs twice a day whereas in the proposed sequence of operations, the trips would be unnecessary and therefore would not occur.
- 6.7 It should also be noted, for the Local Authority's benefit, that the existing agreement with Wessex Water as to the consumption of water of the Distillery is sufficient to encompass the increased operational capacity as the proposed would entail.

Current sequence of operations (with approximate run times):

1. 0700 Start Boiler
2. 0700 Charge Stills [40mins] – internal to building
3. 0730 Charge Mash tun – Internal to building
4. 0800 Start distillation cycle
5. 0800 Forklift Truck (FLT) 2 x 500kg bags of malt from store to building external
6. 0815 Mill 1 ton malt to internal grain silo – internal

7. 1100 FLT spent grains to trailer – external
8. 1130 Trailer return drip to dump gains to farm 6 mile return trip to Hindon
9. 1200 Charge Mash Tun – Internal to building
10. 1300 FLT 2 x 500kg bags of malt from store to building external
11. 1315 Mill 1 ton malt to internal grain silo – internal
12. 1600 FLT spent grains to trailer – external
13. 1630 Trailer return to drip to dump gains to farm 6 mile return trip to Hindon
14. 1900 Complete Distillation cycle and discharge stills – boiler off
15. 2000 Leave site

Proposed sequence of operations (with approximate run times):

(Please note that the proposed sequence of operations given here combines this application for the installation of two fermenting vessels and two silos with the Section 73 application to vary Condition 14 relating to hours of operation submitted concurrently with this application)

1. 0600 Start Boiler
2. 0600 Start Distillation Cycle internal
3. 0730 charge mash tun internal
4. 0800 transfer 2 ton of malt via mill to internal grain silo
5. 1100 discharge gain to trailer (automatic, no FLT)
6. 1200 charge mash tun internal
7. 1300 transfer 2 ton of malt via mill to internal gain silo
8. 1600 discharge gain to trailer (automatic, no FLT)
9. 2300 complete distillation cycle, boiler off discharge stills
10. 2400 all staff off site

## **7. Flood risk**

- 7.1 The site lies within flood zone 1. And the risk of surface water flooding does not cross the area proposed to site the new fermenting vessels and silos.
- 7.2 Flooding is therefore not a constraint on this site.

## **8. Heritage Statement and Landscape and Visual Appraisal**

- 8.1 As mentioned in Section 5, a Heritage Statement has been prepared by Baxter Green Architects, and a Landscape and Visual Appraisal has been prepared by Allen Pyke Associated Ltd. Both documents are submitted alongside this application.
- 8.2 In summary, the Heritage Statement determined that the external freestanding silos respect the historic agricultural character of the site and its surroundings without adversely affecting the significance of any designated or non-designated heritage assets and are appropriate within the context of a working farmstead as historically Kingstead Farm once operated as.

- 8.3 To summarise the Landscape and Visual Appraisal, the scale of the proposed silos and their location within an enclosed yard would result in them being largely screened in views apart from the footpath up to the church and the potential for a view through the entrance of the yard from the bridleway. Both these views are transient and glimpsed. It is likely that the top of the silos will be partially visible in these and other identified new views, but they will be seen within the context of adjacent agricultural buildings and structures.

## **9. Planning obligations**

- 9.1 The application will not attract the Community Infrastructure Levy (CIL) as the structures proposed are not buildings, they cannot be entered and do not create any Gross Internal Area. Therefore, no CIL liability arises for the proposed development.

## **10. Conclusion**

- 10.1 This statement has been prepared on behalf of The Wiltshire Distilling Company Limited.

- 10.2 The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of Fonthill Bishop:

- The design and finish are appropriate to the locality; and
- The design has been carefully conceived to avoid harm to neighbour amenity and ensure that a comfortable relationship subsists.

- 10.3 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations. The proposal would actively contribute towards the realisation of the following spatial objectives:

- Delivering a thriving economy; and
- Protecting and enhancing the natural, historic and built environment.

- 10.4 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.