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Planning and Transport Statement

Description of Development: Change of Use of Supercar Barn (Use Class B8) and adjoining infill extension to a Mixed Use of Storage (Use Class B8) and Café/event space (Use Class E (b) & (c) (iii))

Site: Kingston Farm, Holt Road, Bradford on Avon, Wiltshire, BA15 1TS

Date: 24/03/2026

Client:	Project number:	Project description:	Author:	Checked and authorised by:	Date:
The Supercar Barns Limited	542_COU	Change of Use of Supercar Barn (Use Class B8) and adjoining infill extension to a Mixed Use of Storage (Use Class B8) and Café/event space (Use Class E (b) & (c) (iii))	CT	AO	24/03/2026

Revision number:	Revision description:	Date:
N/A		

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1.0 Introduction and Background

- 1.1 The planning application, the subject of this statement, follows discussions with Senior Planning Officer Steven Sims during the processing of planning application PL/2025/08539 and seeks full planning permission for the retrospective change of use of what is known as the 'Supercar Barn' at Kingston Farm.
- 1.2 By way of background, the main barn benefits from planning permission for Use Class B8 storage, pursuant to references 19/08523/FUL and 20/10397/FUL and has been used for the storage of supercars since 2021. During that period, until late 2025, the premises also operated a diner and hosted numerous successful corporate events through the previous operator, Five Zeros Supercars Ltd, albeit without planning permission.
- 1.3 A retrospective planning application (PL/2022/02254) was approved in July 2022 for a proposed change of use of 113m² of the barn from B8 use to Class E flexible commercial use and associated operational development, including the installation of windows, doors, a mezzanine floor and internal stairs. This was an amendment made by the Council as the original description of development as set out within the planning application forms was for: *"Proposed Change of Use of 234.6m² (of total area: 922m²) from B8 use to Class E flexible commercial use and associated operational development..."*
- 1.4 However, a condition was imposed (no2), which stipulated that 113m² could only be used for office purposes. The reason for the imposition of this condition was: *"The proposed use is acceptable, but the Local Planning Authority wish to consider any future proposal for a change of use, having regard to the circumstances of the case."* The officer report (OR) for that proposal didn't provide any further reasoning behind the condition and was quite clearly contrary to what the applicant at the time (the former landlord) was seeking to achieve. No appeal against that condition was made, and Five Zeros Supercars Ltd continued to operate their diner business regardless (indeed the approved plans showed a refreshments area and servery on the ground floor); they did, however, have a premises licence, a food hygiene certificate, and paid business rates.
- 1.5 Nonetheless, it is questionable as to whether condition no2 would fulfil the tests set out within paragraph (para.) 57 of the National Planning Policy Framework (the

'Framework'), which states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Respectfully, the author would suggest that the condition was not necessary or reasonable.

- 1.6 Notwithstanding this (and the fact that non-compliance with this condition could be sought through an application under s73 of the Town and Country Planning Act 1990), as was rightly highlighted by Steven Sims in the determination of PL/2025/08539, the Council was not in a position to approve a new kitchen facility to serve what essentially amounted to an unlawful food and drink use. He advised regularising the situation so that the new operator, Concours House, can take the business forward, safe in the knowledge that they have the correct planning permission in place. Incidentally, PL/2025/08539 only permitted storage use of the new infill extension to the rear of the Supercar Barn; therefore, it forms part of the current proposal.
- 1.7 The barn structure, which pre-existed the infill extension, against the southern elevation of the Supercar Barn itself, is identified in red on the 2018 aerial image below.



2.0 Application Site and Context

- 2.1 The application site is located within the Wiltshire Local Planning Authority area, to the south of Holt Road. It forms part of the Kingston Farm complex, a former dairy unit mainly comprising relatively modern steel portal-framed buildings and has planning permission for a range of commercial uses. It is also located within the West Wiltshire Green Belt.

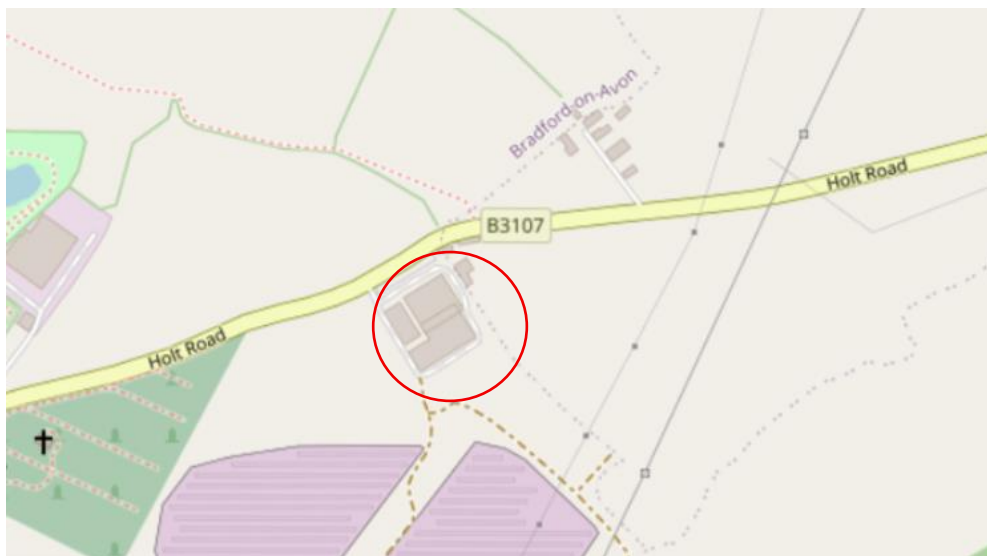


Figure 1: Location Map (LandApp, 2026)

- 2.2 As described within the submissions for the previously approved planning application, the infill extension replaced an earlier structure, such that it was erected within the same footprint, and on an existing area of concrete hardstanding, and was therefore of no biodiversity value.

3.0 Planning History

The Supercar Barn

- 3.1 The planning history of Kingston Farm is quite extensive, however of particular pertinence to the case in hand (and as referred to above) is listed as follows:
- 3.1.1 19/08523/FUL: Change of Use of Part of an Agricultural Building to B8 Use - Approved.

- 3.1.2 20/10397/FUL: Change of use from flexible uses permitted via Class R to B8 Use - Approved. This was for the front (eastern end) section of the barn.
- 3.1.3 PL/2022/02254: (Retrospective) Proposed Change of Use of 113m² of barn from B8 use to Class E flexible commercial use and associated operational development, including installation of windows, doors, a mezzanine floor and internal stairs - Approved.
- 3.1.4 PL/2025/08539: The erection of an extension and change of use to B8 use (retrospective application) – Approved.

The Straw Barn

- 3.2 In addition, the following relate to what is colloquially known as the 'Straw barn' and will enable the construction of an infill extension between it and the Supercar barn:
 - 3.2.1 PL/2023/11083: Proposal to convert and extend an existing agricultural barn, changing use to class B8 and class E, with associated internal and external alterations – Approved.
 - 3.2.2 The latter planning permission followed the grant of PL/2023/02786: Conversion of 285sqm of an existing agricultural building to a flexible commercial use (B8 use) - Prior approval granted.

4.0 Proposed Development

- 4.1 The proposed development seeks planning permission for the change of use of the Supercar Barn (Use Class B8) and adjoining infill extension to a Mixed Use of Storage (Use Class B8) and Café/event space (Use Class E (b) & (c) (iii)). Within the aforementioned infill extension are bays to be provided for the ancillary valeting and detailing of cars that are stored at the site, and a workshop for site maintenance staff. No servicing or repair of cars will be carried out at the premises.

- 4.2 As explained above, the planning application seeks to regularise the existing café/diner use, which has been operating at the site since 2021. providing car storage, event space, a bar and diner. As a supercar enthusiast, the previous operator wanted to create a niche space that met the need for supercar storage while catering to the public's desire to see such extraordinary cars. The space has been very popular with the local community, and further afield, among car enthusiasts and car clubs, and has shown success in using a redundant agricultural barn to build a rural enterprise that is generating local jobs and bringing tourism to the area.
- 4.3 Indeed, the previous tenant put on a number of successful events and drew positive attention from many businesses and other well-known local organisations, as well as being honoured to receive the Rt Hon Michelle Donelan, the former Member of Parliament for Chippenham, who served as Secretary of State for Science, Innovation and Technology from February 2023 until the July 2024 general election.
- 4.4 Copies of the previous premises license and food hygiene certificate can be found in Appendix 1 to demonstrate that the Supercar Barn incorporated a fully-fledged diner. A copy of the current National Non-Domestic Rates Demand Notice for the business, also in the appendix, shows that the premises are eligible for retail, hospitality and leisure relief.
- 4.5 In further support of the proposal, a letter of intent can be found in Appendix 2 from Homewood, which sets out their intention to enter a commercial arrangement at the Supercar Barn site and to develop and operate these facilities as a high-quality food and beverage offering that complements the wider site and contributes positively to the local area. Homewood, together with its parent brand, Kaleidoscope Hotels, has significant experience operating hospitality businesses and a proven track record of managing and developing luxury hotels. This experience underpins their confidence in delivering a well-run, compliant, and commercially successful operation at the application site.
- 4.6 All in all, it is considered that the proposal will give rise to additional employment generation such that the facility will provide approximately 17-20 jobs, which demonstrates how important the site will continue to be for the local economy.

5.0 Planning Policy Context and Assessment

Principle and Green Belt considerations

- 5.1 Kingston Farm falls within the West Wiltshire Green Belt, and pursuant to the Framework in para.142 states that *“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*
- 5.2 Framework para. 143 stipulates that the Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.3 The application site is detached from the nearest town of Bradford on Avon, such that the proposed development does not give rise to urban sprawl, nonetheless the concept of ‘openness’ must still be considered.
- 5.4 The Framework in para. 153 states that *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*
- 5.5 Para. 154 of the Framework highlights that development in the Green Belt is inappropriate unless one of a number of exceptions apply, *inter alia*:
- “h) iv. the re-use of buildings provided that the buildings are of permanent and substantial construction”.*
- 5.6 The proposal relates to an existing former agricultural building, of permanent and substantial construction, and which has the benefit of planning permission for Use Class B8 storage. Consequently, the change of use to mixed use, as proposed, complies with the Framework.

- 5.7 In the OR for the determination of planning application PL/2023/11083, that proposal was assessed against Core Policy (CP) 1 of the Wiltshire Core Strategy (WCS) (adopted 2015). It was highlighted that the site was beyond the limits of development for Bradford on Avon and is therefore considered a development in the open countryside, with which the applicant wholly agrees. The OR went on to state that policy CP1 advises that development outside of defined settlement boundaries will generally be strictly controlled, it is accepted that certain types of development in the countryside are acceptable, and that whilst the site is outside of a settlement boundary, it is relatively close to the boundary for Bradford on Avon.
- 5.8 Indeed, as set out within the supporting text to WCS policy CP7 (Spatial Strategy: Bradford on Avon Community Area) paragraphs 5.32 and 5.33 state that the town currently offers a low range and number of employment opportunities and has a high level of out-commuting; and although it is not identified as a strategic location for employment, the high levels of out-commuting indicate that development for business and employment uses should be encouraged to meet local needs.
- 5.9 Furthermore, the OR for PL/2023/11083 stated that, as the building and existing premises already existed, support for additional employment opportunities and the re-use of existing buildings can be found in policies CP2, CP34 and CP48 of the WCS. It went on to say that policies in the Framework support a prosperous rural economy and highlighted that paragraph 88 emphasises that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed, new buildings. Support is also given to sustainable rural tourism and leisure developments, which respect the character of the countryside within the same paragraph.
- 5.10 In addition to reiterating the Framework's policy in respect of the Green Belt, the Bradford on Avon Neighbourhood Plan 2013-2026 (NP) made in October 2017 stipulates in its Policy DP1 (Regeneration and Infill Development) that the reuse or redevelopment of previously developed sites and the development of infill sites will be supported.
- 5.11 In objective 3, the NP states that *"the diversification of rural businesses, including the use of redundant rural buildings for alternative employment uses"*, should be encouraged. Furthermore, Policy E1 of the NP states that *"sustainable business and employment development within or adjacent to Bradford on Avon will be supported"*.
- 5.12 The Council has previously found that the existing Supercar Barn has been successful in using a former redundant agricultural barn to build a rural enterprise which is

generating local jobs and bringing tourism to the area, to the benefit of the local economy.

- 5.13 Therefore, it is considered that the proposal is not an inappropriate development in the Green Belt and is deemed to be acceptable as a matter of principle.

Character and Appearance

- 5.14 No operational development is proposed as part of the planning application, although Policy CP51 of the WCS requires development to protect, conserve and where possible enhance landscape character and negative impacts must be mitigated where possible through sensitive design and landscape measures. CP57 states that development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality, and must, amongst other things, relate positively to its landscape setting.
- 5.15 The recently approved replacement infill building is simple in its design and, by virtue of its low stature, appears as a subordinate addition to the supercar barn, which nestles between it and the barn to its south. Its cladding and fenestration match those of the host building and, overall, have a lower visual impact than the barn structure it has replaced, preserving the character of the wider site as a former working farmyard and the countryside setting.
- 5.16 Therefore, it is considered that all of the proposals are of a suitable scale and design and will not be visually prominent or harmful to the surrounding area, compliant with the above policies.

Residential Amenity

- 5.17 The application site is on an established commercial site, well away from the nearest holiday properties at Beeches Farmhouse. Bearing in mind that the proposal seeks to regularise activities that have been going on for the best part of 6 years, and seeks to move existing valeting services under cover, it is considered that there would be no harm to the amenity of any residential neighbours from noise or other impacts.

Highways and Transportation

- 5.18 It is anticipated that there will be not be a material increase in vehicular movements over and above the previous operation of the diner/event space as a result of the proposal, and consequently it is considered that bearing in mind that previous applications demonstrated that the existing access operates safely, there will be no demonstrable harm caused to the free-flow of traffic along the public highway.
- 5.19 The Framework states in para. 116 that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, and therefore the scheme complies with this.
- 5.20 The proposal seeks to retain the existing car storage area for Use Class B8 purposes, with a floor area of approximately 762 sq.m, with the ancillary valet/detailing areas equating to 253 sq.m. Going by the Council's adopted parking standards based upon 1no space per 200 sq.m., these elements would require 5no spaces, although the standards do state that where the floor area is above 235 sq.m, a minimum of 8no spaces should be provided.
- 5.21 Regarding the Use Class E elements, the parking standards still refer to the previous Use Classes Order; nonetheless, for the former Use Class A3: Food and Drink, 1no space per 25 sq.m. should be provided, i.e., 10 no spaces (for the mezzanine/viewing gallery and the seating area below it).
- 5.22 Consequently, going by the above, the proposal, the subject of this application, should provide a maximum of 18 spaces, bearing in mind the minimum 8 spaces requirement for the B8 use. Within Appendix 3, a Parking and Access Plan can be found, which identifies that 32no car parking spaces can be provided within the Kingston Farm frontage, in addition to 2no disabled vehicle spaces. These are considered adequate to serve both the Supercar Barn and the adjacent Straw Barn.
- 5.23 The current site access was improved in conjunction with the adjacent solar farm project. The access was widened at this time, with the boundary wall to the east realigned to suit the wider bell mouth. On completion of the solar farm construction, a As shown on the Parking and Access Plan, a sliding electric gate was installed to prevent unauthorised vehicle access to the site and the wider farmland.

- 5.24 Further improvements to the site access arrangements, as shown on the Parking and Access Plan, have been implemented, ensuring that the gateway onto Holt Road provides adequate inter-visibility between drivers utilising the access and others passing by the site.
- 5.25 Consequently, it is considered that there should be no objection raised by the local Highway Authority, with an already improved access and adequate parking being provided on the site.

6.0 Conclusion

- 6.1 The proposed development is for the change of use of the Supercar Barn (Use Class B8) and adjoining infill extension to a Mixed Use of Storage (Use Class B8) and Café/event space (Use Class E (b) & (c) (iii)). Within the aforementioned infill extension are bays to be provided for the ancillary valeting and detailing of cars that are stored at the site, and a workshop for site maintenance staff. No servicing or repairs to cars will be carried out on the premises.
- 6.2 The scheme will give rise to additional employment generation such that the facility will provide approximately 17-20 jobs (full and part time), which demonstrates how important the site will continue to be for the local economy, whilst adding a high degree of kudos to the County.
- 6.3 Homewood intends to operate these facilities as a high-quality food and beverage offering that complements the wider site and contributes positively to the local area.
- 6.4 Based on the above assessment, it is considered that the proposal complies with both national and local policy, and it is therefore trusted that the application will be approved.

7.0 Appendices

7.1 Appendix 1: Premises License, Food Hygiene Rating and Non-Domestic Rates Demand

Licensing Act 2003 Premises Licence Summary		LN/000019601
ISSUING LOCAL AUTHORITY	Wiltshire Council	
PART 1 – PREMISES LICENCE SUMMARY & LICENCE HOLDER DETAILS		
POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION		
Change Automotive LTD, The Barn at Kingston Farm, Holt Road, Bradford On Avon, Wiltshire		
NAME, (REGISTERED) ADDRESS AND CONTACT DETAILS OF HOLDER OF PREMISES LICENCE		
Change Automotive Ltd The Barn At Kingston Farm, Holt Road, Bradford On Avon, Wiltshire Tel: 01225 884881 Email: david@codechange.co.uk		
REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER		
10867200		
NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL		
Charlotte Morley		
ISSUING AUTHORITY AND PERSONAL LICENCE NUMBER HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL		
Wiltshire Council LN/14665		
WHERE THE LICENCE IS TIME LIMITED - THE DATES AND TIMES		
Not Applicable		
WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES		
ON Sales		
STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED		
Where applicable the provisions of Section 145 of the Licensing Act 2003 apply		

Wiltshire Council

06 March 2025

Food Business Operator
Fivezero Supercars Ltd.
RESTAURANT AT FIVE ZEROS
SUPERCARS
KINGSTON FARM
HOLT ROAD
BRADFORD ON AVON

Public Protection Service
Food & Safety Team
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Our ref: PR202407-506639

Dear Food Business Operator

FOOD HYGIENE RATING

Food Hygiene Rating Scheme – your rating
Fivezero Supercars Ltd., RESTAURANT AT FIVE ZEROS SUPERCARS, KINGSTON FARM,
HOLT ROAD, BRADFORD ON AVON

We recently inspected your business premises to check compliance with the requirements of food hygiene law and I am writing now to formally confirm the new hygiene rating score determined as a result of that inspection.

About the Food Hygiene Rating Scheme

This authority operates the national Food Hygiene Rating Scheme. This is designed to help consumers choose where to eat out or shop for food by giving them information about the hygiene standards in food outlets **at the time they are inspected** to check compliance with legal requirements. Having a single national scheme in place ensures that you are treated fairly and consistently with your local competitors and with your competitors more widely.

Your rating under the scheme – PLEASE READ CAREFULLY

Your business was inspected on **05 March 2025** and on the basis of the findings at that time, your new food hygiene rating has been calculated as follows:

Compliance with food hygiene and safety procedures	10
Compliance with structural requirements	10
Confidence in management/control procedures	5
Total score	25
Highest (this means poorest) individual score	10
National Food Hygiene Rating	FOOD HYGIENE RATING 0 1 2 3 4 5 GENERALLY SATISFACTORY

Revenue Service
Wiltshire Council
Collections - Business Rates
P.O. Box 4385
Trowbridge
BA14 4DS
Tel: 01249 706290
email: businessrates@wiltshire.gov.uk
web: www.wiltshire.gov.uk

**NATIONAL
NON-DOMESTIC RATES
DEMAND NOTICE
Financial Year: 2025**

Wiltshire Council



P12808705-000004-1/1
FIVE ZEROS SUPERCARS LTD
THE SUPERCAR BARN AT KINGSTON FARM
Holt Road
Bradford On Avon
BA15 1TS

Business Rates Account Number: 524000262450
Quote this number on any correspondence

Date of Issue: 02-DEC-2025
Reason for Bill: Payment Method Change

Property address	Rateable Value £	Multiplier	Total Charge £
THE SUPERCAR BARN AT KINGSTON FARM	45500	0.4990	22704.50
Holt Road		0.5550	25252.50
Bradford On Avon			
BA15 1TS			
Description: Warehouses			
Property Ref. No: N02600760001000			
Calculation of the amount due			£
Charge For Period	Rv 45500	01-APR-2025 - 31-MAR-2026	22704.50
Retail, Hospitality & Leisure Relief		01-APR-2025 - 31-MAR-2026	-9081.80
Payments Received As At Date Of Issue			-5840.70
Payment instructions			
Liability for year £			7782.00
First instalment due on	15-JAN-2026	1 X	3891.00
1 Other instalment due on	15-FEB-2026	1 X	3891.00
Instalments to be paid monthly			
Wiltshire Council will keep and use your personal information in line with the requirements of the General Data Protection Regulations 2016 and the notice we have previously issued to you.			
 633555405505240002624500 Barcode is for Post Office use only			
Alternative ways to pay your bill are shown overleaf			
Please ensure that your reference number is quoted on all payments and correspondence			

7.2 Appendix 2: Letter of intent from Homewood

From: Edward Fitzpatrick < >

Subject: Letter of intent

Date: 4 February 2026 at 08:56:56 GMT

To: Keith Wareham < >

Dear Sir or Madam,

I am writing on behalf of Homewood to formally set out our intention to enter a commercial arrangement at the Supercar Barns site.

Homewood has a strong ambition to take a commercial lease of the kitchen space at the Supercar Barns, together with an operating licence for the associated deli, bar, and events space. Our intention is to develop and operate these facilities as a high-quality food and beverage offering that complements the wider site and contributes positively to the local area.

Homewood, together with its parent brand Kaleidoscope Hotels, has significant experience in the operation of hospitality businesses and a proven track record in managing and developing luxury hotels. This experience underpins our confidence in delivering a well-run, compliant, and commercially successful operation at the Supercar Barns.

Should this proposal progress, Homewood confirms that it will fully comply with all mandatory registrations, statutory requirements, and regulatory obligations relevant to the operation. This includes, but is not limited to, appropriate licensing, food safety standards, environmental health requirements, and all health and safety processes. We are committed to maintaining best practice and working constructively with the relevant authorities to ensure full compliance at all times.

Our involvement in this commercial venture is expected to create a minimum of ten new jobs in the local area, providing employment opportunities across kitchen, service, events, and management roles. We view this as an important contribution to the local economy and community.

This letter is intended to demonstrate our genuine interest and intent, and we would welcome further dialogue with Wiltshire Council should this be required. Furthermore, we are happy to provide additional information or clarification if required.

Yours faithfully,

Ed Fitzpatrick

General Manager

Homewood

Mob: 07377003129

Socials [@homewoodbath](#) [@thebirdbath](#) [@7upperlansdown](#) [@DukesBath](#)

7.2 Appendix 3: Parking and Access Plan

