

Barley Close Barns Yard

Additional Yard Storage

Supporting Statement

Application: PL/2026/01268



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Countryside Solutions

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Supporting Statement

1. Block Plan prior to the brown yard area refurbishment

We refer to the application plan- attached Appendix 1. The boundary showing the divide between the brown yard area (existing commercial yard area) and the green yard area (the application area) relates to the historical use of the site and the related surface area make up.

The brown yard area surface was previously made up of a hard crushed stone layer which was also contaminated with soil washings and was for decades utilised as outside commercial storage and unloading/loading and parking for 6 articulated lorries. Ref the 2002 and 2006 aerial photos attached to the design and access statement and also for easy ref attached Appendix 2 to this statement.

This surface in the last year has been refurbished by the applicants with the replacement of the surface material with a terram underlay and 150mm layer of compacted clean crushed stone. This was the only practical sensible option for ensuring that the contaminated surface could be utilised for safe lorry turning. We now refer you to the attached Appendix 3 block plan of the yard area before the refurbishment which shows the correlation between the later OS plan line and the 2021 aerial photo Appendix 3. They both show the lorry turning area that has been utilised informally by the existing tenant of units 1,2 and 3. This is why the weed growth is less than the rest of the area.

The northern section of the green application area was previously utilised for the storage of waste soil from the former packhouse vegetable washing and grading and packing line. When the applicants purchased the property they generally tidied up the complex and regraded the old heaps of imported soil waste material on the green area to form a more gently sloping temporary mound whilst the Bromham Neighbourhood Planning (NP) process progresses. None of the old waste heap soil material was removed from site other than 3 small pickup loads that were utilised for garden use. The brown and green areas are being seriously considered in the NP process for future Commercial business use expansion. The applicants were under the misapprehension that they would not require to submit a planning application to also upgrade the brownfield soil tip waste area and started to also lay down a terram layer and crushed stone continuing on from the brown yard area. This process was put on hold once it was established that this current planning application would be required to rationalise the status of the green area. It was during this process that some of the waste soil on the

green area was re-bunded to the very north section of the green area ready to be removed from site to facilitate the completion of the storage yard and now also the proposed tree screen BNG planting.

It is important to note that none of the yard has ever been a meadow or at all agricultural during the previous ownership or any time during the applicants ownership. Whilst the slow NP process has created a planning limbo for the site the surface of the yard has become contaminated with surface weeds which have been trimmed periodically because of the unsightliness and the problem of cross contamination of weed seed to neighbouring property. We refer you to the 2021 aerial photo Appendix 3 which is taken shortly after a weed trim and shows the trim lines. The weed management alternative would be to periodically spray out the weeds with glyphosate but the risk of spray drift causing damage to adjoining land uses is too great particularly as there is a newly planted vineyard immediately to the North of the site.

The land is brownfield commercial land and an old soil waste tip and absolutely not agricultural meadowland in any respect whatsoever.

2. Benefits of the yard refurbishment

Units 1, 2 and 3 are all let to a single tenant Tile Supplies Direct which is the main tenant of the complex. The Unit 1 existing use includes ancillary office space and welfare facilities and a new product showroom as well as approximately 500 sq m of mixed product storage space. Units 2 and 3 provide approximately 400sq m of mixed product storage space. About 40% of this space is required for internal product handling logistics reducing the net storage space to approximately 550 sq m. The business employs 18 people 12 of whom live locally and supplies all internal wall and floor tiling related materials to the commercial building trade and also hires out commercial tiling machines. The business buys in materials direct from over 50 UK manufacturers and some European manufacturers for example from Turkey and Spain. The business imports approximately 250 pallets a week.

A traffic survey undertaken on Hawk Street during October to November 2025 recorded a total of 492 heavy goods vehicle movements (7.5 tonnes and above) over a 14 day period. Of these, 81 movements were attributable to businesses located at Barley Close Farm, as supported by CCTV evidence.

The intention is to reduce the lorry import traffic flow to site by utilising much more bulk purchase by container delivery/storage with containers being stored in the yard area. Typically 1 bulk container load will equate to say 8 articulated lorry deliveries to site which usually drop off between 2 and 5 pallets at a time. This will not mean any increase in pallets but will mean that delivery to site will become more container bulk purchase batched. It will reduce the double handling of pallets and increase the efficiency of the business and reduce its

carbon footprint. The existing net internal storage space currently does not have enough holding capacity to enable meaningful bulk purchase by container and then offloading to store and clearly the buildings are too small to take containers directly into store.

The containers range in height between 2.3 to 2.5m in height and will be screened by the tree planting to the north and on the boundaries the new Beech Hornbeam mix double row boundary hedge and on the eastern and western boundaries, with a dozen hedge row trees which will be Autumn cut, other than the hedge row trees, to 3m with summer growth taking it to over 3m. See attached Appendix 4 Landscape plan and related reference information.

Unit 4 is let to the sign manufacturer Oak Apple who manufacture signs for the National Trust, Charities and Councils and other public organisations.

The business employs 3 local people and imports about 3 pallets equivalent of materials a week.

3. Existing Car Parking and Unloading and Loading benefits of the yard refurbishment and proposed site layout plan

Attached Appendix 5 is a plan showing the existing site car parking numbers (27 places) which is compliant with the Wiltshire Council car parking standards (26 places) for commercial business units based on the total internal area of the units of 1175 sq m. The plan also shows the existing unloading and loading and the lorry turning circle and the site storage areas to be designated to the 2 business users on the application area alongside the existing outside storage area.

Currently when articulated lorries come to site it is only possible for the smaller artics with a tighter turning circle to turn in the yard area in front of the units but this requires the cars/vans parked in front of Unit 2 to move which of course is a business interruption and the large artics have to drive into the brown yard area and turn or alternatively the lorries reverse manoeuvre within the unloading loading area causing more disruption. This is the other primary reason why the applicants have refurbished the brown yard surface to facilitate better and safer unloading and loading and lorry turning as a matter of course and once planning has been achieved and the job can be properly completed it is anticipated that the business tenancy areas will be extended to regularise this also as shown on the attached plan.

This will mean that there will be less lorry reversing and so less local acoustic disturbance. Also the site will be able to accommodate more than one delivery lorry without jamming which very occasionally occurs when a delivery is early or late.

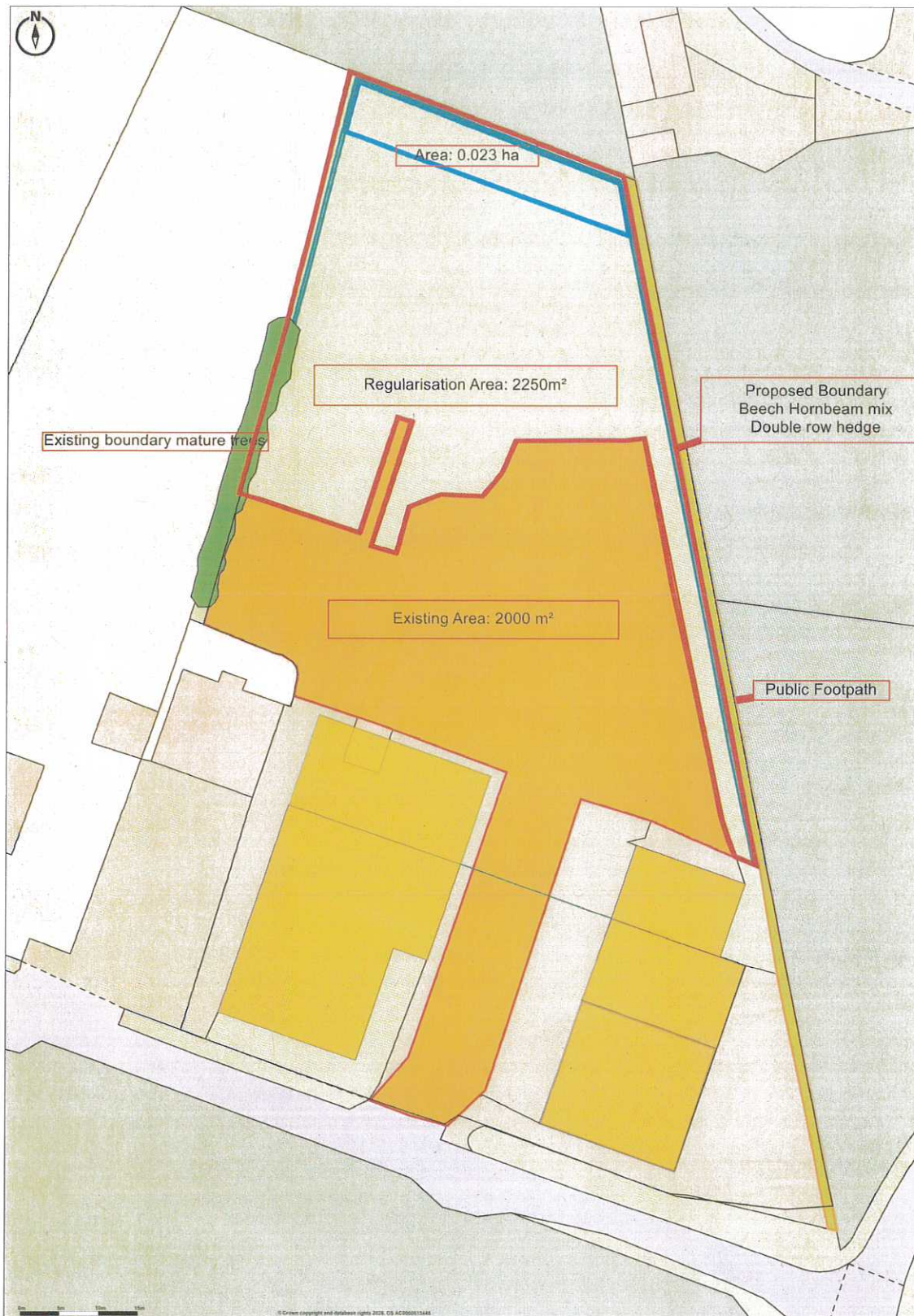
4. Summary of the application benefits

The proposed completed refurbishment of the Yard will:

- **Facilitate the proper use of the outside yard for container storage which will**
- **Reduce the number of articulated lorry movements to site**
- **Reduce the business carbon footprint by lowering logistics**
- **Take away the need for articulated lorries to reverse manoeuvre and**
- **Reduce acoustic disturbance**
- **Eliminate lorry jamming when deliveries occasionally clash**
- **Make unloading and unloading safer**
- **Tidy up and enable the proper use of a very scruffy weed infested and underutilised brownfield yard and waste soil area**
- **Provide meaningful BNG tree and meadow planting and a soft entire effective boundary living screen of hedge and trees**

Appendix 1

Barley Close outside storage yard
Regularisation of yard area boundary



Promap
LANDMARK INFORMATION

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Sheeted Scale 1:500 Paper Size A3

Application Area edged red coloured light green
Proposed new grassland BNG including 30 new small deciduous trees edged blue

Appendix 2



New Rd

The five elements retreats

Tiling Supplies Direct

New Rd

Hawkstreet

Hawkstreet



The five elements retreats

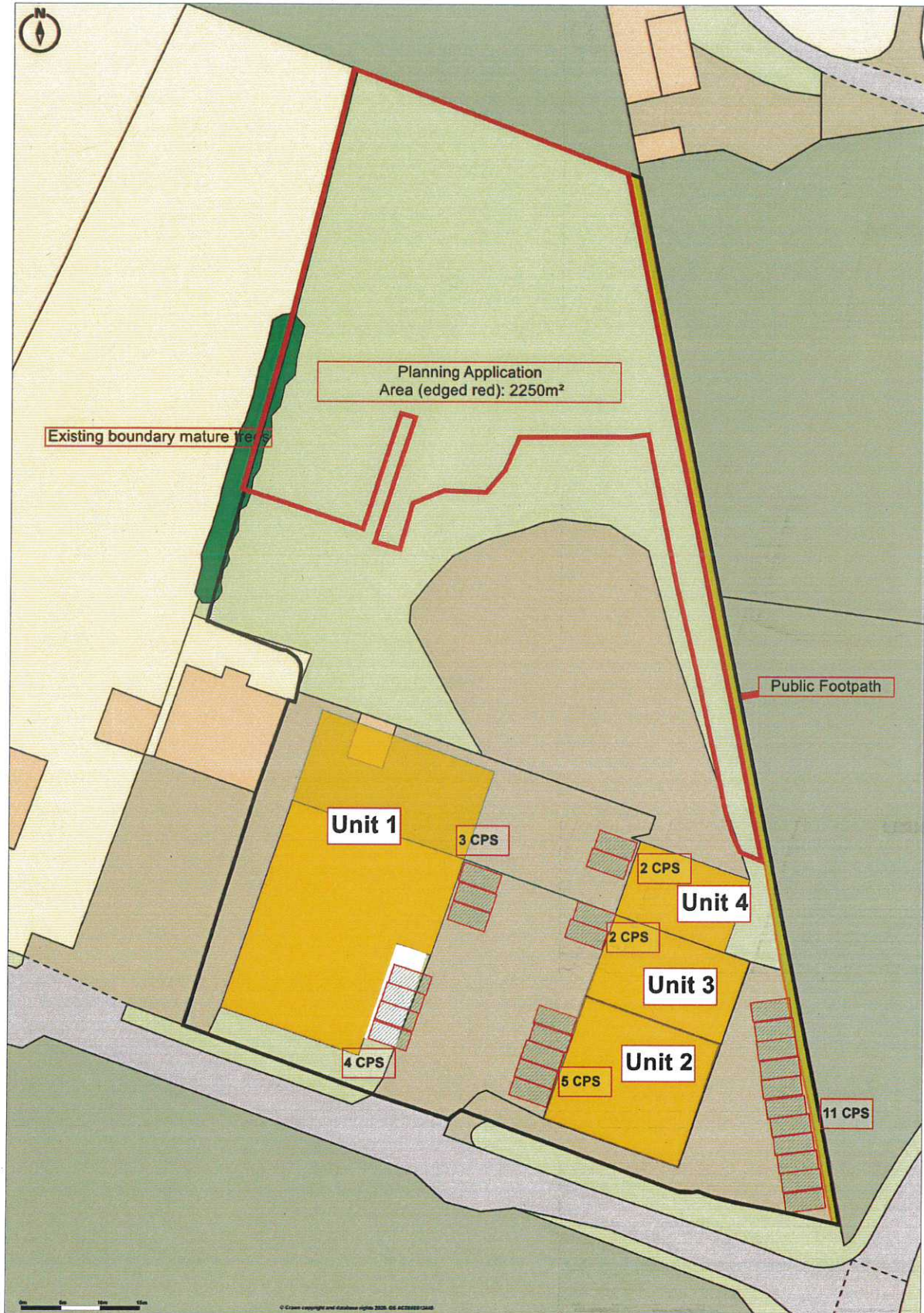
Tiling Supplies Direct

Hawkstreet

Hawkstreet

Appendix 3

Existing Block Plan of Barley Close Barns and Yard



Application Area edged red coloured light green

Barley Close Yard

18/07/2021

Legend

- Feature 1

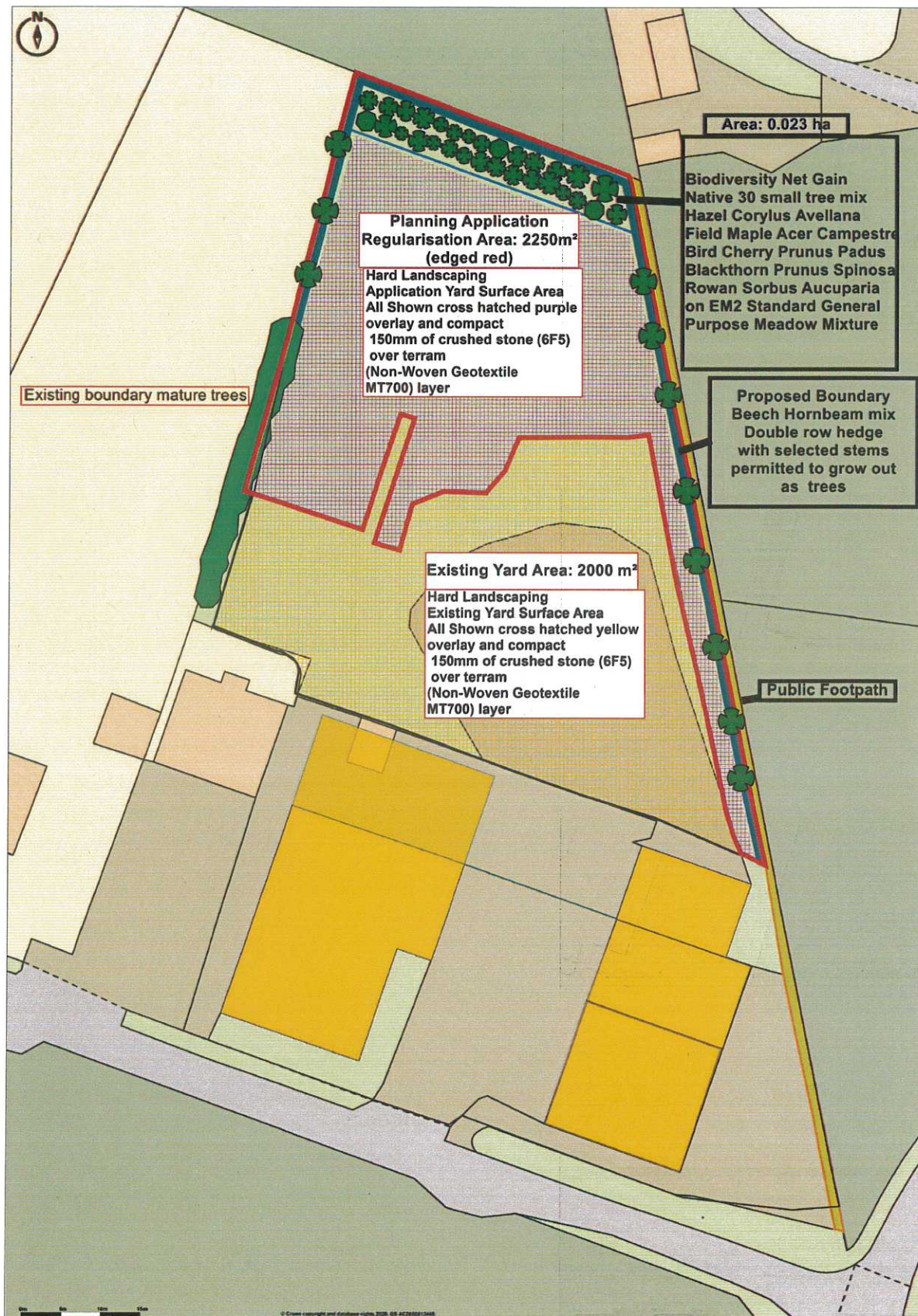


100 m

Google Earth



Appendix 4



Barley Close Barns Yard Landscape Information (Refer to the Landscape Plan)
Species indicative photos below
Boundary Hedge



Beech and Hornbeam double row 2-3m hedge planted 4 years earlier - 40 cm whips planted at 40 cm staggered centers. Photos taken in July and December and hedge trimmed in October. Winter leaf cover remained until April but replaced back to back by new leaf cover providing excellent screening all year.

30 Small Trees Mixed species planting comprising



Hazel *Corylus Avellana*



Field Maple *Acer Campestre*



Bird Cherry *Prunus Padus*



Blackthorn *Prunus spinosa*



Rowan *Sorbus aucuparia*

EM2 Standard General Purpose Meadow Mixture



Appendix 5

