



PLANNING STATEMENT

FOR

**PROPOSED STORAGE CONTAINER AND
TRAIN CARRIAGE OUTBUILDING FOR EXTERNAL SEATING AREA
AT SOUTH WESTERN HOTEL, STATION ROAD, TISBURY, SP3 6JT**

JUNE 2026 REF: F1948 / PS

BY

**DELLA VALLE ARCHITECTS LTD
LAKE VIEW, CHARLTON ESTATE
SHEPTON MALLET
SOMERSET, BA4 5QE
01749 330672**

Context analysis

This statement is submitted in support of a full planning application made by Della Valle Architects Ltd on behalf of Mr S Woodward, at the South Western Hotel, Station Road, Tisbury, SP3 6JT. It considers the proposal in the context of the Development Plan and having regards to all other material planning matters.

The application is retrospective with the train carriage and storage container already on site, as renovation works are currently underway for the pub to be open for business and serve the local community as soon as possible.

The South Western Hotel is accessed via an existing vehicular entrance off Station Road to the South side of the site.

The site lies within the existing pub curtilage to the rear of the premises as indicated on image 1 below.



Image 1 – Aerial view of site location taken from Google Maps.

The South Western Hotel has been closed for 7 years and will open this summer after renovation works are completed.

During the renovation process it was raised by enforcement that the train carriage outbuilding and the storage container were matters which require planning consent. Therefore, this retrospective planning application has been submitted to regularise these proposed works.

The storage container is located on the Northwest side of the pub on ground which was predominantly a bed of broken concrete. The container is approximately 28sqm in size.

An existing fence (now removed) separated the back-of-house area (which the storage container currently sits within), and the more open front-of-house curtilage land to the

Northeast. A new larger timber castle board fence (already in situ) is proposed to be installed which acts to screen the storage container from the wider view.

The purpose for the storage container is due to the South Western Hotel kitchen being a very small area in comparison to the size of the pub. The container unit is essential for storage of food and provides additional preparation area for fridge and freezer spaces, optimising the potential catering options for the pub.

The train carriage, positioned in the North corner of the site, approximately 18sqm in size is reclaimed and believed to have been built around 1854, the approximate time the Hotel was built. The carriage used to run on the nearby rail line which offers a visual, hereditary connection and experience for the pub/hotel within its local context.

The train carriage is proposed to be renovated from its current condition to provide the function of a small seating area for approximately 10 people. Additionally, it is hoped that the train carriage will offer a key feature of interest within the pub garden due to its historical connection to the hotel and adjacent train station.

It is essential for the success of the South Western Hotel, which has undergone many changes in hands over its years, to provide an experience as well as high quality food and drink to help ensure its longevity. The train carriage will create conversation and add to the visual effect of the outside area.

Prior to the commencement of the renovation works, the courtyard area, where the train carriage is located, was left as a material and waste storage area prone to fly tipping prior to the applicant undertaking the site.

This has now mostly been cleared, and it is proposed to provide a permeable gravel surface finish in this area to maintain an aesthetically pleasing external spill out space whilst also providing an all-weather surface all year round.

The site topography is generally flat throughout from the access road, therefore there is no requirement for a change in landscape levels to carry out the proposed works.

Planning Policy

The Wiltshire Council Core Policies, NPPF and Planning Guidance have been reviewed with this planning application with the key Core Policy 40 being relevant to this application to upgrade facilities for the existing hotel. Core Policy 40 is quoted below.

Core Policy 40

Hotels, bed and breakfasts, guest houses and conference facilities Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:

i. Principal Settlements and Market Towns

ii. Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole

iii. Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be. In all cases it must be demonstrated that proposals will:

iv. not have a detrimental impact on the vitality of the town centre

v. avoid unacceptable traffic generation.

The proposed development within the Local Service Centre of Tisbury accords with item ii, as the small scale of works are appropriate in scale and character within the context of the immediate surroundings. This is set out in this statement and shown on the submitted plans. The small nature of the works does not change the existing capacity of the premises and will not have an impact on the vitality of the town centre or cause unacceptable traffic generation.

In consideration of Core Policy 51, the site lies within the settlement of Tisbury which is entirely located within the Cranborne Chase and West Wiltshire Downs National Landscape. Notwithstanding that the site lies within an already established urban setting, the proposed train carriage and storage container are located entirely within the confines of the existing hotel/pub grounds. The proposed outbuildings are also heavily screened by existing boundary trees and timber fences. There is therefore negligible change to the immediate setting. The existing pub already acts as a key focal point in scale massing and location on the site which will not be changed by the proposed works.

Due to the small scale of the development, it is not considered that further landscape assessment is required for this planning submission.

Heritage Statement

It is noted that the existing pub and site lies within the conservation area of Tisbury. As set out in this planning statement the proposed works are designed in full consideration of the surrounding context and the impact of the proposed scheme has been reviewed in relation to this.

The small scale nature of the proposed works has minimal impact on the existing setting with the proposed outbuildings heavily screened and naturally shielded from view from a wider vantage point.

In addition, the proposed additions to the pub act to support and enhance an existing community facility (The South Western Pub) by offering a more diverse seating area external recreational area and additional storage capacity. These are seen as a public benefit to more than offset any minor impact and change to the existing pub curtilage.

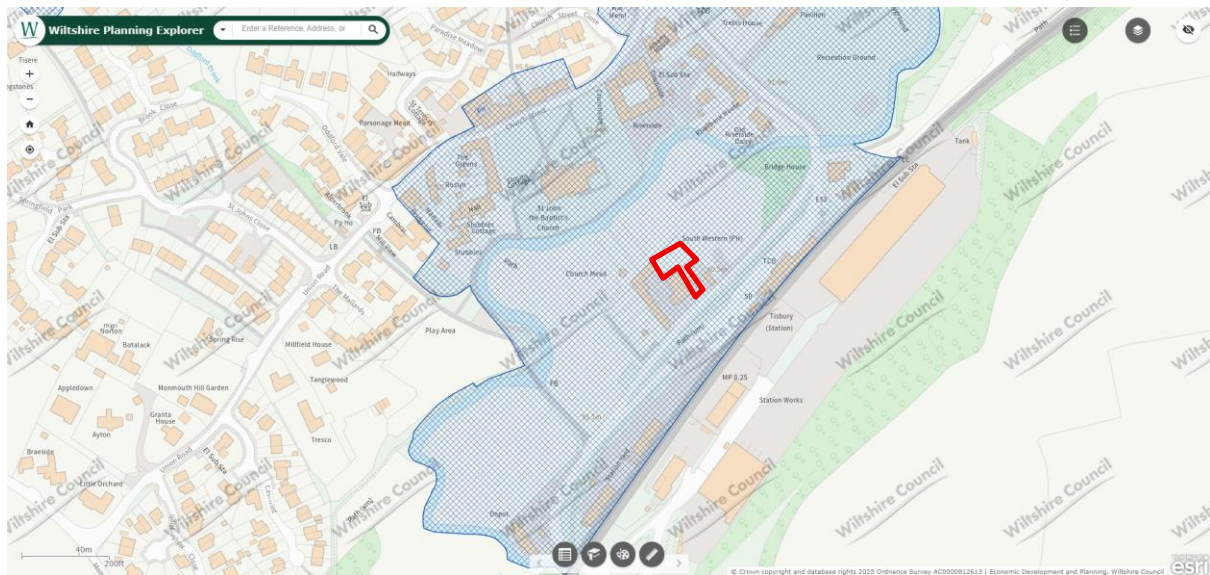


Image 2 – Wiltshire Council Maps - Tisbury Conservation Area

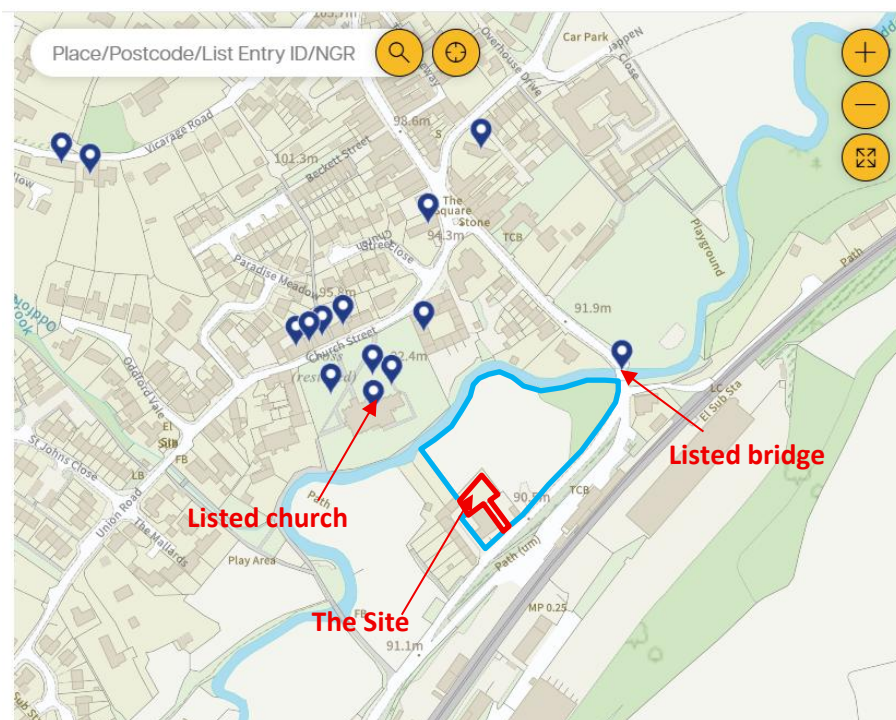


Image 3 – Historic England mapping of listed buildings in site context.

The surrounding context has also been assessed to establish if any listed buildings are impacted by the proposed development. The nearest listed buildings are the Grade 2 “Bridge Over River Nadder” to the far East of the site and the Grade 1 “Church of St John the Baptist” to the far North West beyond the river Nadder and tree line. Listed building reference numbers are 114032 and 1146017 respectively.

Due to the distance from the site, single storey small scale nature of the proposed scheme and intervening existing natural screening, it is not considered that the proposed development will have any harmful impact on the setting of the listed buildings and structures.



Image 4 - View through trees to North of Site, towards the church (fully screened)



Image 5 - View from carpark across field to bridge.



Image 6 - View of train carriage (to be refurbished) with natural screening behind obscuring view towards bridge.

Overall, it is considered that the heritage impact of the scheme is negligible and with the public benefits offered to the pub in diversifying its use should be seen to offset any perceived harm.

Flood Risk

The site lies within a Flood Zone 1, denoting the lowest risk of flooding, therefore no flood risk assessment is required to be carried out.

Phosphates

The site lies within the catchment area of the River Avon (Hampshire). The proposed works however are commercial and do not create any overnight accommodation, therefore no further assessment is required.

Biodiversity Net Gain (BNG)

Please refer to the Biodiversity Net gain statement for further information. The site is considered to qualify for De Minimis exemption due to the site having zero habitat value and no linear hedgerow. Furthermore, the site area is under 0.2ha which would also qualify for the emerging BNG exemption criterion expected to be national policy on 31st July 2026.

Conclusion

This application presents sustainable development for two small-scaled outbuildings erected in the curtilage of the existing public house, the South Western Hotel.

The proposed works support the ongoing renovation of the pub and help to truly enhance the local facility ensuring survivability, longevity and success of the business.

The proposed single storey structures are naturally screened with existing retained boundary trees, and further hidden with timber fencing so the character of the area is retained as much as possible. The proposed structures have been carefully positioned to maximise the pub's potential use of its immediate grounds whilst minimising impact on the setting.

Careful thought has been given to the design and layout of this full planning submission. The proposal is both sustainable and practical, as well as offering a development that will enhance the South Western Hotel function and appeal to customers. The proposal has also been fully considered in relation to the site context and Local Plan. It is therefore considered appropriate for this location and in keeping with the local area.

Site Photos



South Western Hotel (Existing)



Existing train carriage to be restored for proposed seating area.



Proposed storage container



Proposed screening fence for storage container