

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/09822
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Hillbrush Company Ltd, Norwood Park, Castle Street, Mere, BA12 6FE
DEVELOPMENT DESCRIPTION:	Extension to storage building
RECOMMENDATION:	That Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

This application relates to Hillbrush Company, situated to the west of but outside the settlement boundary of the Local Service Centre of Mere, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and 17 (Spatial Strategy for the Mere Community Area).

The application site is positioned on a larger, existing site which comprises two buildings. The larger building to the south contains the brush factory, offices, museum and café. The smaller building to the north (which is the subject of this application) is a storage building.

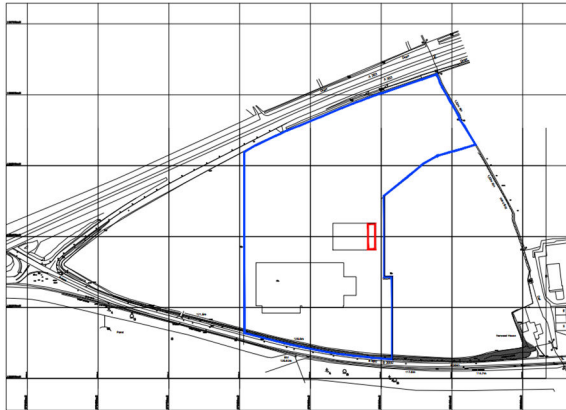
The site is accessed from the B3092, just south of the A303, through the wider site. There is a large parking area to the immediate south of the site, the two industrial buildings in the centre of the wider site, and grass and woodland to the north, forming a buffer to the A303. There are open fields to the east, west and south of the wider site. The closest neighbour is a residential care home 125m south east of the site. The site currently consists of an area of hardstanding to the east of the existing smaller building used for loading.

The wider site is bounded by a secure fence and the ground level rises gently to the north.

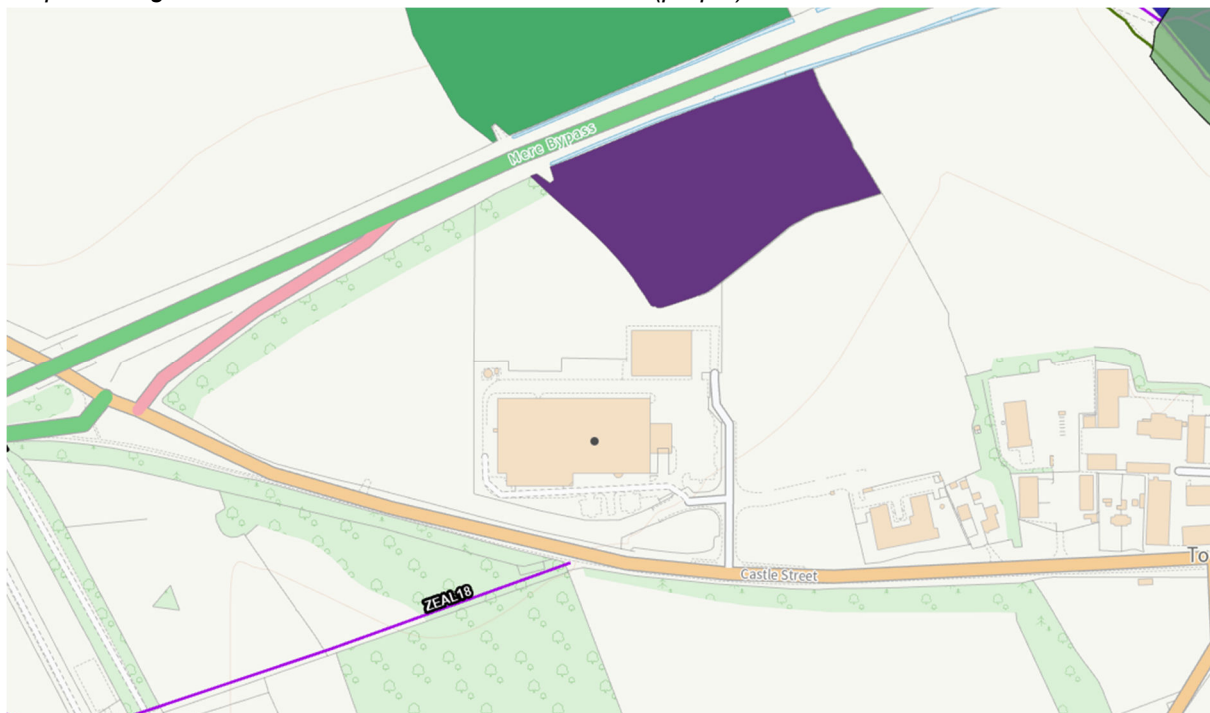
The application site is subject to the following planning policy constraints:

- Salisbury Plain and West Wiltshire Downs Countryside Character Area
- 200m south of the Cranbourne Chase National Landscape
- Nor Wood Ancient Woodland to the north of the proposed development
- Dead Maid Quarry SSI approx. 230m east of the application site
- Flood zone 1
- SDPL- C6 – Special Landscape Area

Location Plan & Aerial image



Snip showing location of Nor Wood Ancient Woodland (purple)



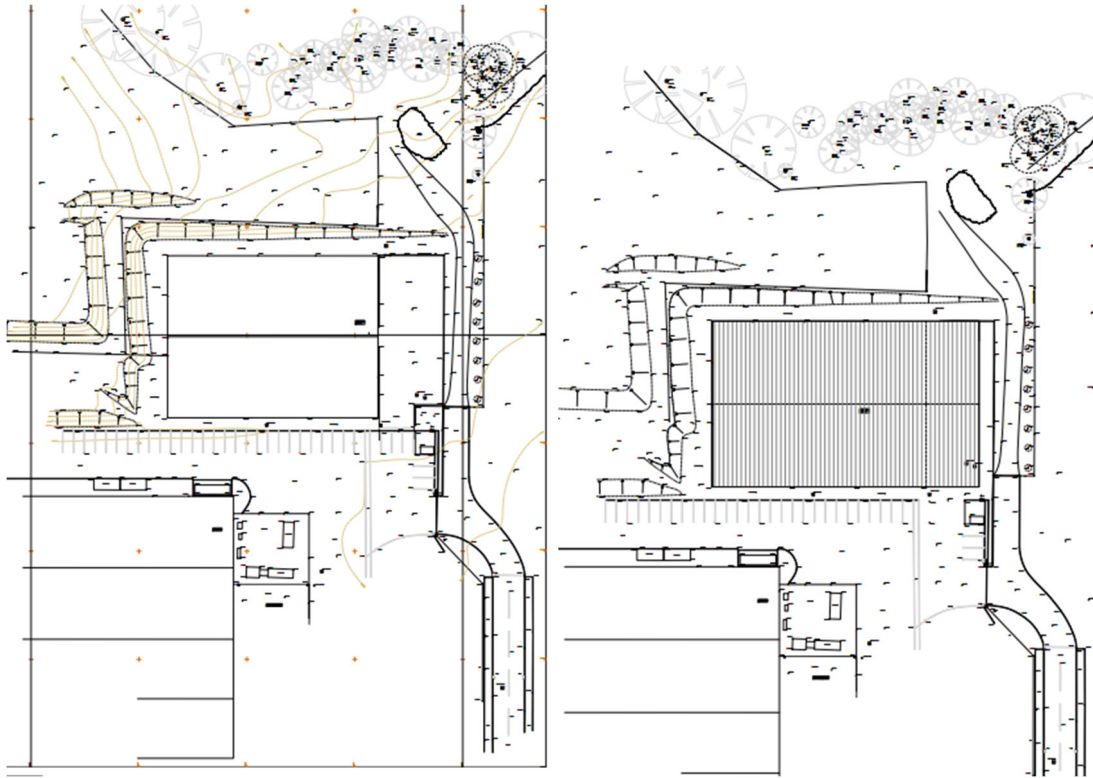


PROPOSAL

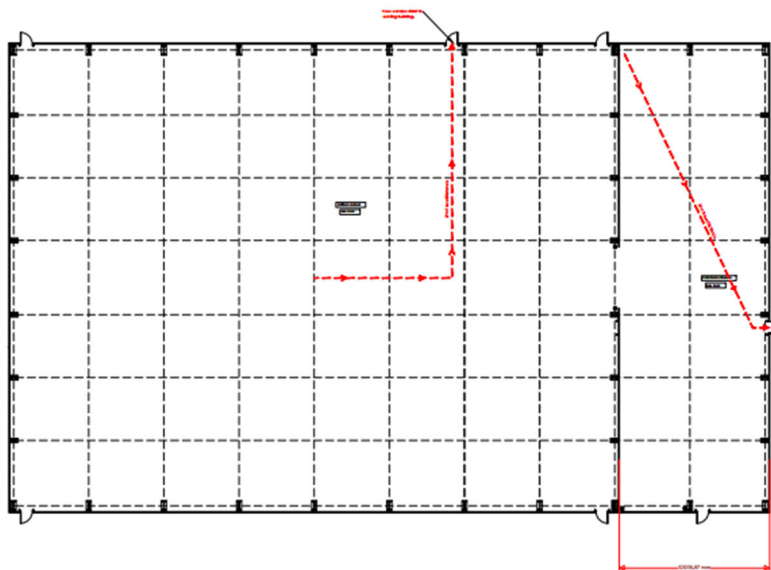
This application seeks planning permission for the extension of an existing storage building (Use Class B8 – Storage & Distribution) for purposes ancillary to the existing business. The extension would be used to increase secure storage and is required to facilitate the growth of the company.

Revised plans were received 18.05.2026 relocating the proposed extension from the north, to the east, of the existing building to avoid any encroachment on the Ancient Woodland to the north of the application site. A further consultation period was undertaken. The new extension is now to extend the existing storage building by 12metres in width to the east and will be of the same depth, eaves and ridge height as the existing building. Overall the extension will create an additional 450 square metres of floorspace. It will extend out onto an existing area of hardstanding used for loading within the site.

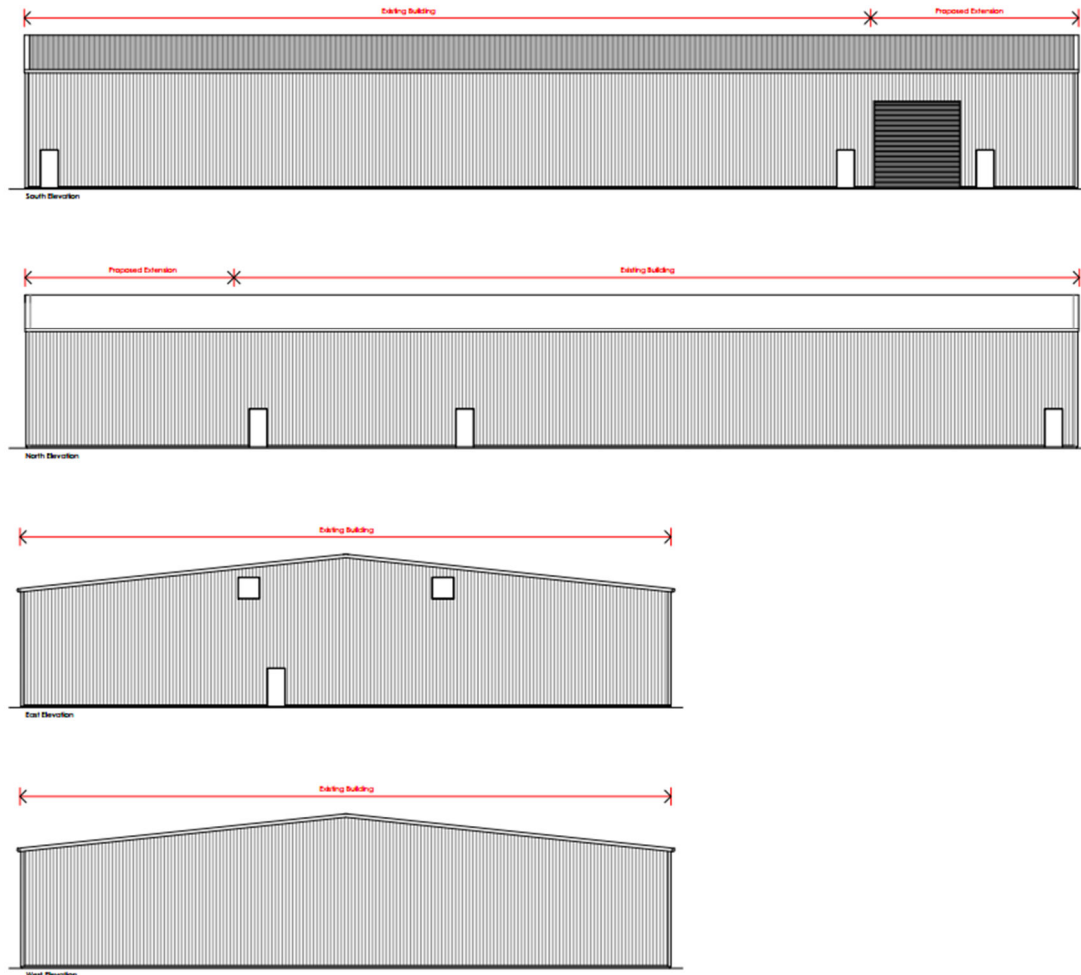
Existing and proposed site plans



Proposed plan



Proposed elevations



PLANNING HISTORY

Proposal / Summary
18/05138/OUT - Outline Planning Decision - Approve with Conditions Date: 23/8/2018 – Outline Planning Application for a mix of B1 & B8 uses comprising approximately 10,000m2 of floorspace, associated works and provision of access from the 303 Interchange site and Hill Brush Factory (all other matters reserved).
21/02002/FUL - Full planning permission Decision - Approve with Conditions Date: 26/5/2021 – Erection of storage building for storage of dry materials associated with Hill Brush Company Ltd.
PL/2021/07555 - Approval of details reserved by a condition Decision - Approve Date: 24/8/2021 – Discharge of condition 4 of 21/02002/FUL
14/06624/FUL – Full planning permission Decision – Approve with Conditions Date: 10/12/2014 - Erect new factory incorporating storage areas, offices, brush museum,

areas used for goods in and goods out and the formation of vehicular and pedestrian access thereto

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

The Town and Country Planning (General Permitted Development) (England) Order 2015
Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 17 Spatial Strategy for the Mere Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 35 Existing Employment Land
- Core Policy 41 Sustainable Construction and Low-Carbon Energy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

Saved policies of the Salisbury District Local Plan:

- C6 – Special Landscape Area

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1,2 and 34)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether there will be any land contamination / air quality issues (CP 55)
- Are there any other planning issues raised by the development?

CONSULTATION RESPONSES

Public Protection – No Objection subject to Conditions

I am aware that a new care home has recently been constructed to the east of the storage building and understand that it will be occupied shortly. To protect residential amenity, it is recommended that conditions are applied to any approval to limit the use and hours of construction.

Historic England – No Comment:

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

National Highways – No objection:

Annex A National Highways' assessment of the proposed development

National Highways is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

The application is seeking consent for an extension to an existing storage building comprising an additional 1175.75 sqm of B8 floorspace. The development sits within an established commercial site and no changes are proposed to the existing site access arrangements from Castle Street, which provides onward connections to the A303.

The additional storage floorspace will be ancillary to the existing established commercial operations at the Hillbrush Company. It is therefore accepted that the storage building is unlikely to generate vehicle trips in itself, with development traffic reflecting the established, consented commercial operations on site. In traffic terms, we therefore consider that the proposals are unlikely to result in a material change in the volume or nature of vehicle movements that could already be generated by the existing operations on site.

On this basis, we consider that the development is unlikely to result in an unacceptable or severe impact on the SRN (in safety or capacity terms) in accordance with DfT Circular 01/2022 and the NPPF.

The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 77 and 110 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 109 and 115 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up as part of a visionled approach.

Moreover, the carbon reduction hierarchy (avoid-switch-improve) as set out in clause 4.3 of PAS2080:2023 promotes approaches and measures to minimise resource consumption and thereby reduce carbon emissions.

These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon

Comments on revised plans:

We note that the proposals are now for a smaller quantum of additional employment floorspace than originally proposed.

Having noted the revised plans, we are satisfied that our original recommendation of no objections, dated 5 January 2026, remains appropriate and we have no further comments.

Archaeology – No objection

Please note that my comments relate solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.

Wiltshire's Historic Environment Record (HER) notes that the site of the existing storage building and proposed extension was subject to geophysical survey in 2014 prior to its construction. The survey failed to reveal any anomalies that might indicate the presence of buried archaeological remains.

Given that the site has since been developed with the construction of the existing storage building and associated landscaping, I have no archaeological concerns with the proposed extension. No further action is therefore required as regards the buried archaeological heritage in relation to this application.

Wiltshire Council Highways – No objection

The site benefits from adequate parking spaces to serve the additional space proposed.

I raise no highway objection.

Arboricultural Officer – No Objection:

It appears the development will impact on trees to the north of the site but no Arb information has been provided. I will require a Tree Survey, Constraints Plan and Arb Impact Assessment in accordance with BS5837:2012 before I can comment.

Comments on revised plans:

I stand by my comment on 20/1/26: It appears the development will impact on trees to the north of the site but no Arb information has been provided. I will require a Tree Survey, Constraints Plan and Arb Impact Assessment in accordance with BS5837:2012 before I can comment.

Final comments: No objection

Ecological Officer: No objection subject to Conditions

Comments on revised plans: No objection subject to conditions

I have reviewed the submitted documents against OS maps, aerial photographs of the site and surrounding area, together with GIS layers of statutory and nonstatutory designated sites and existing records of protected species.

Ancient Woodland/Lord's Wood CWS

The application lies south of Nor Wood South County Wildlife Site (CWS), which is classified as a conifer plantation on an ancient woodland site. Ancient woodland is an irreplaceable and protected habitat under NPPF paragraph 193(c). Paragraph 193.c of the NPPF which states that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation

strategy exists'. Woodland of this type is also important to protected and notable species including bats and dormice. It is anticipated that bats use the area for foraging and commuting and therefore the woodland edge must be protected from damage during construction.

Ancient woodland must be adequately buffered in accordance with Government guidance, which states that "proposals should have a buffer zone of at least 15 metres from the boundary of the woodland." The proposed extension has been amended and is now located outside the 15m buffer to the adjacent ancient woodland/priority habitat. The development is positioned on existing hardstanding, thereby avoiding any encroachment into the buffer or loss of sensitive habitat.

Should proposals change such that tree or scrub removal within or adjacent to the woodland is required, further surveys would be necessary and mitigation measures would need to be reviewed and revised accordingly.

Biodiversity Net Gain

From 12 February 2024, Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and*
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).*

Core Policy 50

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 186 d).

Wiltshire Core Strategy Core Policy 50 states "All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development". In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements, such as bird and bat boxes. Further details should be provided on the number and types of bird and bat boxes to be included, and the location of these enhancements must be included in the site plan drawings and will become an enforceable part of the planning

permission. Bird/bat boxes will continue to be available for bats/birds for the lifetime of the development.

Mere Town Council – Support

- *Members noted that the proposal was on a brownfield site.*
- *The design, scale, and materials were considered consistent with the existing buildings on site.*
- *No significant highways, visual, or amenity concerns were identified.*

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted. A further period of consultation was undertaken following the submission of amended plans.

No representations were received

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.

- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

The application site lies, outside of and to the west of Local Service Centre, Mere, it is therefore regarded as being within designated countryside. It is not identified as a Principal Employment Areas in the Mere Community Area (CP17). Saved Salisbury District Plan Allocation 'E12 Land at Mere' is to the east of the application site.

Core Policy 35 (Existing employment sites) however supports retention of existing employment uses outside the Principal Employment Areas to maintain diversity and allow for local business expansion. Furthermore, Paragraph 4.25 of the Core Strategy lists a number of exception policies to this general policy of restraint for unsustainable development in the countryside. One such exception policy is Core Policy 34 (Additional Employment Land). Outside the Principal Settlements, Market Towns and Local Service Centres, this policy supports proposal for employment development (use classes B1, B2 or B8) for existing businesses located adjacent to settlements 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. ...

The Planning Statement explains that the extension is required to facilitate growth of the company, which has outgrown its current storage facilities. The statements says that the extension would provide covered, secure storage to support the business. How the scale, design and position of the proposed extension complies with the provisions of Core Policy 34 (Additional Employment Land) will be assessed in more detail below, but given that the

proposals involve an expansion of an existing employment site, it is considered to be acceptable in principle in accordance with the above policy context.

Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Core Policy 51 of the WCS requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The revised proposals are to extend the existing building by 12m to the east. The ridge and eaves height would be the same as the existing. A new roller shutter door and a pedestrian door are proposed on the south elevation and a new pedestrian door and two windows proposed on the east elevation.

The materials are proposed to be grey profiled metal sheeting to the walls and roof, to match the existing and powder coated aluminium windows and doors to match the existing.

No changes are proposed to the access or site boundaries.

The application site is outside of to the south of the Cranbourne Chase and West Wiltshire Down National Landscape. The application site however lies within the Special Landscape Area defined by Saved Policy C6 of the Salisbury Local Plan 2011. Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria; (i) the siting and scale of development to be sympathetic with the landscape; and (ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

The form, height and materials would match the existing and the extension would be located on an area of hardstanding. A landscaping plan was approved as part of the Discharge of Condition application PL/2021/07555 for the original storage building 21/02002/FUL. The proposals do not affect any of this approved landscaping as it would occupy an area of existing hardstanding.

Although it will result in a larger building, the extension will be an addition of the existing building, over an area of land that is already within the established employment site serving this business, currently used for external storage of pallets. The proposed form and materials would match the existing and will be seen very much in the context of the existing building and the employment uses on the site as a whole. In contrast to the much larger scale of the front factory building, the visual impact of the proposal is considered to be limited and acceptable in the context of the surroundings and thus complies with the design principles set out in Core Policy 51 and 57 of the Wiltshire Core Strategy.

Impact on Heritage Assets

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing 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.

The application site is not within a Conservation Area and there are no listed buildings close by. The Council's Archaeologist was consulted and raised no objection, commenting that the proposals raise no concerns for below ground archaeology.

The proposals are therefore considered acceptable in this regard too.

Amenity

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

The nearest residential neighbour is the care home located approximately 125m to the south-east of the site. There is potential for the proposed development to affect the amenity of these occupants, particularly in terms of noise.

The extension is proposed for storage use, consistent with the existing building. The Public Protection Officer has advised that, in order to safeguard residential amenity, the development should be restricted to storage use only, and conditions can be imposed limiting the hours of construction and demolition works associated with the implementation of the permission in order to limit any such potential impact. A condition to match that of the original application (21/02002/FUL) will be included.

Due to the nature of the proposals as an extension to an existing building, in a relatively isolated location there are no concerns regarding loss of light, overlooking or overbearing impact.

Subject to conditions the proposals are considered to accord with Core Policy 57 point vii in respect of safeguarding residential amenity.

Highways Impacts and Parking

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Proposals must also ensure safe access for refuse collection vehicles and comply with the Wiltshire Council Waste Storage and Collection SPD (2017).

Where necessary, Transport Assessments or Statements should be submitted to evaluate impacts and identify mitigation. Planning conditions or legal agreements may be used to secure off-site improvements, travel plans, or contributions to sustainable transport infrastructure.

There are no changes proposed to the access to or parking within the site as part of this extension. No objections have been received from National Highways or Wiltshire Council Highways who have confirmed that the site already benefits from adequate parking spaces to serve the additional space proposed.

The proposal is therefore unlikely to result in any implications for highway safety and is considered to comply with Core Policies 57 (xiv), 60 - 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

The application site borders Nor Wood South County Wildlife Site (CWS), which is classified as a conifer plantation on an ancient woodland site. Ancient woodland is an irreplaceable and protected habitat under NPPF paragraph 193(c).

The original application proposed an extension to the north of the existing building but this proposal did not allow for a buffer zone of at least 15m to the boundary of the Ancient Woodland. Paragraph 193.c of the NPPF which states that *'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists'*. Woodland of this type is also important to protected and notable species including bats and dormice. It is anticipated that bats use the area for foraging and commuting and therefore the woodland edge must be protected from damage during construction.

A revised proposal, repositing the extension to the east elevation, on an area of hardstanding, was therefore submitted and the Arboricultural Officer and Ecology Officer were re-consulted.

The amended proposal is now outside of the 15m buffer to the adjacent ancient woodland/priority habitat. The development is positioned on existing hardstanding, thereby avoiding any encroachment into the buffer or loss of sensitive habitat. These revisions have addressed the Council's Arboricultural Officer and Ecologist who are now raising no objections. A condition requiring a Construction Method Statement to be submitted prior to commencement will be included for the protection of sensitive habitats and species within or adjacent to the site.

Wiltshire Core Strategy Core Policy 50 states "All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development". In accordance with Core Policy 50, development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements, such as bird and bat boxes. and limiting external lighting. Conditions will therefore be added to the reaccommodation accordingly and subject to these, it is considered that the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

From 12 February 2024, Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Based on the information available the statutory biodiversity gain planning condition is not considered to apply to this application as the development meets the following criteria and is therefore below the de minimis threshold, meaning the development:

- does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Flood Risk and Drainage

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.

- Be integrated into the site layout and green infrastructure.

The application site is within Flood Zone 1. The Planning Statement says that all surface water run-off from the additional roof will be drained to a soakaway that runs into an existing drainage pond within the site and has sufficient additional capacity.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

The proposal is for an extension to an existing storage building, on an area of hardstanding, currently used for external storage. No comments have been received from Public Protection regarding contamination or air quality. As discussed in the 'Amenity' section above, a condition to limit the use of the building to storage and control over construction hours will be included with the permission to mitigate against potential noise issues.

Pre-commencement Condition Agreement

This recommendation includes pre-commencement planning condition(s) relating to ecology. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant's agent on 02.07.2026.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area and is to extend an existing building within the existing boundary of an established employment site. It would not result in any unacceptable harm to

the character of the locality or special landscape area, the amenities of neighbouring occupiers, or the interests of highway safety, drainage, contamination or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

25103-6 Rev B Location Plan, received 18.05.2026

25103-2 Rev B Proposed Floor Plan, received 18.05.2026

25103-3 Rev C Proposed Elevations, received 18.05.2026

25103-5 Rev B Proposed Site Plan, received 18.05.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building and detailed on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The development hereby permitted shall be used for storage purposes associated with the adjoining Hill Brush Company Ltd business only and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification) and shall not be let or sold separate to the parent business.

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use

5. No construction or demolition work shall take place on Sundays or Public Holidays, or outside the hours of 08:00 to 18:00 Monday to Friday, and 08:00 to 13:00 on Saturdays.

REASON: To ensure the retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

6. No development hereby permitted shall commence on site (including any vegetation removal or works to existing structures), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to Ancient Priority Habitat Woodland.

The development shall be carried out in strict accordance with the approved Construction Method Statement for the duration of the construction period.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

7. No development hereby permitted shall commence on site, including vegetation removal and demolition, until full details of the number, design and locations of ecological enhancement features including bat boxes, bird boxes and hedgehog hibernacula have been submitted to and agreed in writing by the Local Authority. The approved details shall be implemented before the development hereby approved is first brought into use and shall be retained and maintained for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide mitigation /enhancement for biodiversity.

8. Any external lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

INFORMATIVES:

- 1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is

determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

- 2) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 3) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.