



PLANNING, DESIGN AND ACCESS STATEMENT

Application:	Erection of commercial building specifically falling within use class B8 & associated works.
Property:	Beversbrook Farm, Calne, Wiltshire, SN11 8RX
Client:	Haines Construction (Southern) Ltd
Date:	July 2026
Agent:	Chris Cary MSc MRICS FAAV Chartered Surveyor & Planner



www.w-w.co.uk • planning@w-w.co.uk • 01672 515252

Neither the whole nor any part of this report nor any references to it should be included in any published document, circular or statement, nor published in any way without Woolley & Wallis having given prior written approval as to the form and context in which it may appear

4-5 Hughenden Yard, High Street, Marlborough, Wiltshire, SN8 1LT
01672 515252, marlborough@w-w.co.uk, w-w.co.uk

1.0 INTRODUCTION

- 1.1 Woolley & Wallis LLP have been instructed by Haines Construction (Southern) Ltd to prepare and submit a planning application for the construction of a new commercial building together with associated works.
- 1.2 The purpose of this Planning Statement is to describe the proposed development and assess the application against the relevant planning policy and material planning considerations.
- 1.3 The application is supported by the following documents:
 - a) Location Plan
 - b) Existing and Proposed Block Plan
 - c) Existing and Proposed Elevations
 - d) Proposed Floor Plan
 - e) Surface Water Drainage Strategy
 - f) Landscape and Visual Appraisal (October 2020) and Landscape and Visual Appraisal Addendum Letter (June 2026)

2.0 PROPOSED SITE INFORMATION

- 2.1 The application site is located at Beversbrook Farm, Hilmarton, near Calne, Wiltshire. The site forms part of an established commercial and agricultural complex which has operated as the base for Haines Construction (Southern) Ltd for in excess of 20 years.

Access

- 2.2 The site is served by an established commercial access from the A3102. The proposed building will utilise the existing access together with the existing internal yard and circulation routes. No alterations to the access arrangements are proposed.

Designations

- 2.3 Having reviewed the application site, the following has been noted:
- 2.4 The site lies outside the defined settlement boundary within the open countryside.
- 2.5 National Landscape. The site is not situated within a National Landscape (formerly Area of Outstanding Natural Beauty).
- 2.6 Heritage Assets - Beversbrook Farmhouse, a Grade II listed building, lies within the vicinity of the application site. The wider landscape also contains the Scheduled Monument known as the Medieval Settlement north east of Lower Beversbrook Farm.
- 2.7 Public Rights of Way. A number of Public Rights of Way cross the wider landscape surrounding the site, although none pass through the application site itself.
- 2.8 Flood Risk. The site lies within Flood Zone 1 for River & Sea flooding and is not in a surface water flooding area.
- 2.9 Landscape. The surrounding landscape is characterised by agricultural land, scattered farmsteads and established commercial buildings associated with Beversbrook Farm. Existing hedgerows, woodland blocks and built development provide a good degree of enclosure, limiting views of the site from the wider landscape.
- 2.10 The application site comprises an established commercial yard surfaced entirely in hardstanding. The proposed building will be constructed wholly within this existing hardstanding area and no undeveloped land will be affected.
- 2.11 There are no internationally or nationally designated ecological sites within or adjoining the application site. The nearest Special Area of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI) are located well away from the application site.

3.0 BACKGROUND & APPLICATION REASONING

- 3.1 Haines Construction (Southern) Ltd is a long established family run construction company with origins dating back to 1980. Incorporated in 1999, the company has developed into a well established regional contractor undertaking a wide range of commercial, industrial, agricultural and equestrian construction projects, together with associated groundworks and steel fabrication works.
- 3.2 The business has operated from Beversbrook Farm for over 20 years and has continued to invest in its facilities to support its growth. The site provides office accommodation, fabrication workshop, storage and external yard areas, forming the operational base from which projects are managed and delivered across Wiltshire and the wider South West.
- 3.3 In 2019, the business took the strategic decision to undertake the design and fabrication of steel framed buildings in house, allowing greater control over the construction process and reducing reliance on external suppliers. Planning permission was subsequently granted in 2020 (ref: 20/09579/FUL) for an extension to the existing commercial building to provide a purpose built fabrication workshop and external commercial storage. At that time, the business comprised 4 office staff, 2 fabrication workshop staff and 38 site based staff.
- 3.4 Since 2020, the business has continued to grow. The office team has increased to 6 staff and the fabrication workshop has similarly grown to 6 staff, whilst retaining its established site based workforce. In addition, the business now regularly works alongside approximately 20 to 30 specialist subcontractors, reflecting the continued growth in its operations and workload.
- 3.5 The existing fabrication workshop relies upon the delivery and storage of untreated structural steel sections prior to fabrication. Owing to a lack of covered storage, these materials are currently stored externally beneath temporary tarpaulins (see Image 1 below). Steel is currently permitted to be stored upon the area of the proposed building. Whilst this provides an element of weather protection, it is far from ideal, with coverings regularly becoming displaced during adverse weather.
- 3.6 Exposure of untreated steel to the elements results in surface corrosion and contamination prior to fabrication and finishing. Consequently, additional preparation and refinishing works are required before the completed steelwork can be galvanised or painted, introducing unnecessary manufacturing processes, increasing production time and reducing operational efficiency.
- 3.7 The proposed building will provide dedicated covered storage for untreated steel, protecting materials from the weather, improving manufacturing efficiency, reducing unnecessary handling and preparation, and supporting the continued growth of the business from its established operational base.



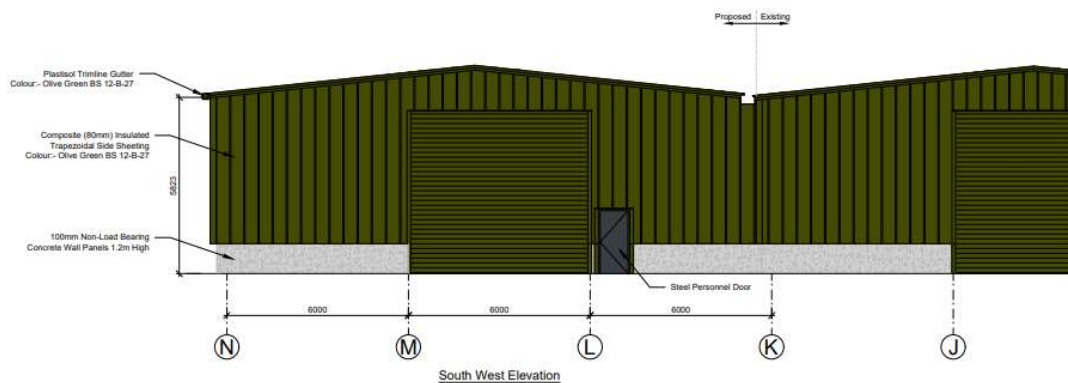
Image 1: Existing untreated steel stored externally beneath temporary tarpaulins. Exposed parts rusting

4.0 PROPOSAL

General

- 4.1 This application seeks planning permission for the erection of a new commercial building adjoining the existing commercial building at Beversbrook Farm together with associated works. The area already benefits from commercial change of use with planning permission for the external storage of structural steel associated with the existing business. The proposed building will provide covered storage for these materials, protecting them from the weather and supporting the efficient operation of the existing steel fabrication workshop.

Proposed elevations, roof plan and floorplans are submitted alongside this application.



The proposed building will be positioned immediately adjoining the existing commercial building on an area of existing hardstanding currently utilised for external storage. The wider site comprises office accommodation, fabrication workshop, storage buildings and external yard areas which together form the operational headquarters of the business.

Design & Scale

- 4.2 The proposed building will be positioned immediately adjacent to the existing commercial building on an area of existing hardstanding within the established commercial yard.
- 4.3 The building will be of steel portal frame construction with concrete wall panels, insulated composite cladding and an insulated composite roof finished in olive green to match the adjoining commercial buildings. The building has been designed to reflect the scale, appearance and materials of the existing commercial and agricultural buildings on the site.

Access & Parking

- 4.4 Vehicular and pedestrian access will be taken from the existing commercial yard utilising the established access from the A3102. No alterations to the existing access arrangements are proposed.
- 4.5 The proposal will not result in a requirement for further parking however there is more than sufficient hardstanding to the rear to meet the required parking standards. The large established yards provide more than sufficient room for vehicular parking.

Drainage

- 4.6 Surface water arising from the proposed development will be managed in accordance with the accompanying Surface Water Drainage Strategy prepared by AEGAEA.

5 CORE RELEVANT PLANNING POLICY

5.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose 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".

5.2 At the time of writing, the statutory Development Plan comprises:

- Wiltshire Core Strategy (Adopted January 2015)
- 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006)
- Calne Community Neighbourhood Plan 2 (Made 2025)

5.3 In addition, the National Planning Policy Framework (NPPF) (December 2024, as amended February 2025) is a material consideration in the determination of this application. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

5.4 Wiltshire Council has recently withdrawn its emerging Local Plan Review. Accordingly, the emerging policies no longer form part of the plan making process and carry little weight in the determination of planning applications. This Planning Statement has therefore been prepared having regard to the adopted Development Plan together with the National Planning Policy Framework.

5.4 The planning policies considered most relevant to the determination of this application are summarised below:

Calne Neighbourhood Plan 2023 – 2038 (Made March 2025)

WS1 - Protecting and Promoting Sustainable, Low Carbon Local Employment

WS2 - Supporting Local Agriculture and Farm Diversification

Wiltshire Core Strategy (WCS) 2015,

5.7 *CP1 & CP2 - Settlement Strategy & Delivery Strategy* – These seek to locate new development in existing settlements.

5.8 *CP34 – Additional employment land - Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.*

CP35 – Existing employment site – supports the retention and sustainable expansion of existing employment sites.

National Planning Policy Framework (NPPF)

5.11 Para 85 - Building a Strong, Competitive Economy - states that *planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth.*

6.0 PLANNING ASSESSMENT

Principle of development

- 6.1 Before considering the principle of the proposed development, it is important to recognise that this application does not seek to establish a new commercial use on previously undeveloped land. The proposed building occupies an area already benefiting from planning permission for the external storage of structural steel associated with the established business. The commercial use of this part of the site has therefore already been accepted by the Local Planning Authority. The principal planning consideration is whether the erection of a building to provide covered storage, in place of the existing external storage, is acceptable having regard to its design, landscape impact and other material planning considerations.

Planning permission was granted under application reference 20/09579/FUL for the adjoining commercial building together with the external storage area. In determining that application, the Local Planning Authority assessed the proposal against Core Policy 34 of the Wiltshire Core Strategy, which specifically relates to the provision of additional employment land, and concluded that the proposal complied with the requirements of the policy.

Whilst each planning application must be determined on its own planning merits, the previous decision is a significant material planning consideration. The Local Planning Authority has already accepted the principle of commercial development on this part of the site, including the external storage of structural steel associated with the existing business. The current proposal therefore represents a continuation and refinement of an established commercial operation, rather than the creation of a new employment site.

The previous planning permission was determined in 2020. Since that time, national planning policy has continued to evolve. Paragraph 89 of the National Planning Policy Framework provides clear support for 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. The proposal aligns directly with this objective, representing the continued growth of an established rural business from its long standing operational base.

The weight to be afforded to Paragraph 89 has recently been considered by a Planning Inspector in a Wiltshire appeal relating to Core Policy 34 – Ref: APP/Y3940/W/25/3373619. The Inspector recognised that Core Policy 34 allows for additional employment land outside Principal Settlements, Market Towns and Local Service Centres where it is adjacent to those settlements. The Inspector went on to find that this approach is more restrictive than Paragraph 89 of the NPPF, which recognises that sites to meet rural business needs may need to be located adjacent to or beyond existing settlements.

The Inspector therefore concluded that proposals should not be assessed solely against a narrow interpretation of Core Policy 34, but having regard to the wider support provided by national policy.

The current proposal falls squarely within that approach. Haines Construction (Southern) Ltd is an established rural business operating from Beversbrook Farm. The proposal does not establish a new commercial use, nor does it expand commercial activity into a new part of the site. Instead, it provides covered storage over an area already benefiting from planning permission for the external storage of structural steel,

improving operational efficiency, product quality and supporting the continued growth of the business.

The proposal is also supported by Policy WS1 of the Calne Community Neighbourhood Plan, which supports proposals that maintain and strengthen existing employment opportunities within the plan area. The development will allow the continued investment in, and expansion of, an established local employer from its existing operational base.

Taking all of the above into account, it is considered that the proposal represents sustainable economic development that is supported by both local and national planning policy. The principle of the development is therefore considered acceptable.

Impact on Landscape

- 6.5 The application is supported by a Landscape and Visual Appraisal (October 2020) together with a Landscape and Visual Appraisal Addendum Letter (June 2026), both prepared by WH Landscape.

The original Landscape and Visual Appraisal concluded that the development would have a neutral effect on the wider landscape. It found that views of the site are generally limited by existing buildings, vegetation and the surrounding landform, with the commercial yard already forming an established feature within the local landscape. The 2026 addendum confirms that these conclusions remain valid in respect of the current proposal.

The proposed building will be constructed on an area of existing hardstanding, introduces no new commercial activity within the site but instead provides covered storage over an existing authorised storage area. The building has been designed to reflect the scale, form and external materials of the adjoining commercial buildings and will therefore appear as a logical continuation of the established commercial yard.

Once the previously approved landscaping scheme has been fully implemented and established, it will provide additional containment to the site and further integrate the development into the surrounding landscape, as identified within the accompanying Landscape and Visual Appraisal.

Accordingly, the proposed development will not result in any unacceptable landscape or visual harm and complies with Core Policies 51 and 57 of the Wiltshire Core Strategy.

Impact on Ecology

- 6.7 The proposed development will be constructed entirely on an area of existing hardstanding already in use for the external storage. The proposal therefore results in no loss of habitats or other ecological features.

The application site is not subject to any statutory ecological designation and the proposal will not adversely affect any protected sites or protected species. The development simply provides covered storage over an existing authorised storage area therefore results in no adverse ecological impacts.

The proposed development affects less than 25 square metres of habitat and therefore falls below the statutory de minimis threshold for Biodiversity Net Gain. Accordingly, the mandatory Biodiversity Net Gain requirements do not apply to the proposal.

The proposal is therefore considered to comply with Core Policy 50 of the Wiltshire Core Strategy.

Impact on Heritage

The proposed building lies within the established commercial yard and is well screened by existing agricultural and commercial buildings. As previously concluded by the case officer in determining planning application 20/09579/FUL, these existing structures already provide effective screening between the commercial operation and the Grade II listed Beversbrook Farmhouse.

The proposed building has been designed to reflect the scale, form and materials of the adjoining commercial buildings and will read as a logical continuation of the established commercial yard. The proposal will therefore preserve the setting of the Grade II listed building and will not result in any harm to its significance.

Accordingly, the proposal complies with Core Policy 58 of the Wiltshire Core Strategy and Chapter 16 of the National Planning Policy Framework.

Impact on Amenity

- 6.10 The proposed building is located within the established commercial yard and is separated from the nearest residential properties by the existing commercial buildings, including the steel fabrication workshop. As a result, the proposed building will not introduce any additional visual or operational impacts upon neighbouring residential properties.

Unlike the adjoining fabrication workshop, the proposed building is solely for the covered storage of structural steel associated with the existing business. It will not accommodate cutting, drilling, fabrication or other potentially noisy manufacturing processes. Furthermore, the proposal does not intensify the existing authorised use of the site but instead provides covered storage over an existing approved storage area, improving the efficiency of the existing operation.

It is also relevant that noise associated with the fabrication workshop was previously assessed by the Local Planning Authority under planning permission 20/09579/FUL. The current proposal is limited to storage and is therefore inherently less intensive than the previously approved workshop use.

Accordingly, the proposal will have a negligible impact upon the amenities of neighbouring occupiers and complies with Core Policy 57 of the Wiltshire Core Strategy.

Impact on Highways

- 6.11 The proposed building will utilise the existing commercial access from the A3102 together with the established internal access roads and circulation areas. No alterations to the existing access arrangements are proposed.

The area upon which the proposed building is to be constructed already benefits from planning permission for the external storage of structural steel associated with the established business. As such, vehicle movements associated with the delivery and collection of these materials have already been accepted by the Local Planning Authority. The current proposal simply provides covered storage in place of the existing external storage arrangements and will not intensify the existing authorised use or generate additional traffic movements.

Accordingly, the proposal will not result in any unacceptable impact on highway safety or the operation of the local highway network and complies with Core Policy 61 of the Wiltshire Core Strategy and Paragraph 116 of the National Planning Policy Framework.

7.0 CONCLUSION

- 7.1 Haines Construction (Southern) Ltd is a long established rural business which has successfully operated from Beversbrook Farm for over 20 years. The proposed development represents a logical investment in the continued growth of the business, providing covered storage for structural steel already lawfully stored within the commercial yard.

The application does not seek to establish a new commercial use or expand operations into a new part of the site. Instead, it improves the efficiency and resilience of the existing operation whilst making more effective use of an area already benefiting from planning permission for the external storage of structural steel.

The submitted assessments demonstrate that the proposal will not result in any unacceptable impacts in respect of landscape, heritage, ecology, residential amenity or highway safety. Accordingly, the proposal is considered to accord with the Development Plan, the National Planning Policy Framework and other material planning considerations. Planning permission is therefore respectfully requested.