

APPLICATION FOR FULL-PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/02112
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Manor Hill Farm, Purton, Wiltshire, SN5 4EG
DEVELOPMENT DESCRIPTION:	Application to authorise the commercial use of the rest of the former agricultural site
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The site is located in the open countryside between Purton and Lydiard Millicent. It is in an area of archaeological potential and an area which is susceptible to ground water flooding. Public footpath PURT84 is approximately 60 metres to the west of the site. There is an existing residential dwelling adjacent to the site which is also known as Manor Hill Farm, and the site is surrounded on all sides by agricultural fields including land currently the subject of a separate planning application for equestrian use (PL/2026/02417). There are no designated heritage assets in the vicinity of the site.

PROPOSAL

The application seeks part retrospective permission for the commercial use of existing land and buildings. The applicant describes the intended use as a mix of B8 storage, sui generis builders yard as well as Class E (g) offices.

PLANNING HISTORY

Proposal / Summary
17/00547/ENF - Breach of planning permission 15/01671/FUL - access has not been constructed in accordance with the - Manor Hill Farm Purton Swindon Wiltshire SN5 4EG –
18/00512/ENF - Breach of planning permission 15/01671/FUL, not according to approved plans reference gates and pos - Manor Hill Farm Purton Swindon Wiltshire SN5 4EG –
20/00052/ENF - Alleged operation of business from Unit 5 - Manor Hill Farm Purton Swindon Wiltshire SN5 4EG –
N/04/00412/EMIN - Business not running in accordance with plans - Manor Hill Farm , Manor Hill, Church End, Purton, SN5 4EG –
13/05228/SCR - Screening Opinion - TCPA EIA 2006 Decision - EIA Required Date: 7/1/2014 – Screening Opinion for Proposed Solar Park
21/02256/FUL - Full planning permission Decision - Refuse Date: 26/5/2021 – Commercial Use of existing land and buildings falling within Class E and B8 (Retrospective)
N/05/02622/CLP - Lawful development: Proposed use Decision - Approve with Conditions Date: 13/2/2006 – Continued Occupation of Manor Hill Farmhouse Without Having to Comply with Condition No. 3 Imposed on N.87.2119.OL Unrestricted Residential Use

N/08/01672/S73A - Full planning permission Decision - Approve with Conditions Date: 4/9/2008 – Change of Use of Land to Form Menage and Use of Part of Existing Building for Personal Livery
--

N/08/01673/S73A - Full planning permission Decision - Approve with Conditions Date: 4/9/2008 – Use of Land for Siting of Portacabin and Parking of Vehicles in Connection with Vehicle Hire Business
--

N/09/00943/FUL - Full planning permission Decision - Refused Date: 24/7/2009 – Extension to Dwelling
--

PL/2022/08052 - Lawful development: Existing use Decision - Approve with Conditions Date: 5/12/2024 – Certificate of lawfulness to confirm established commercial use of office, stores and workshop spaces

PL/2026/02417 - Change of use of land for equestrian purposes and 2No new stables, 1 per paddock for private use. -Pending Consideration
--

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

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 19 Royal Wootton Bassett Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 55 Air Quality
- Core Policy 56 Contaminated Land
- 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 64 Demand Management
- Core Policy 67 Flood Risk

Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Employment Land Review Update

An 'Employment Land Review Update' undertaken as part of the evidence base for the emerging local plan updates the previous ELR, prepared in 2018. It considers employment land demand over the period from 2020 to 2038. The review identifies a forecast demand between 120-170 ha of employment land to meet local demand and potentially further land to meet the demand from regional and national strategic logistics.

Purton Neighbourhood Plan (PNP) Made November 2018

Policy 3 Footpaths

Policy 4 Ecological Enhancements

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
- Air Quality SPD (July 2023)

ISSUES

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

- Principle of Development
- Residential Amenity
- Scale, Design and Visual Impact
- Access and Parking
- Flood Risk and Drainage
- Ecology & Biodiversity
- Air Quality and Contamination

CONSULTATION RESPONSES

WC Highways: Comment as follows -

I note the above application has recently been raised as a consultation for highways. I understand the concern of Purton Parish Council that increased commercial activity at the site

will lead to additional conflict along rural roads that are incompatible with large scale commercial traffic movements.

It appears the agent is stating that the flexible E use may only apply to one number unit within the site, that of Unit 9 which may be utilised as office or storage of flexible commercial usage. It is argued that sufficient parking is available (as a quantum provision) but without end user details the number of potential vehicle movements associated with the commercial enterprises on site is open to speculation.

Conditional use can be restricted in order to limit the size and number of vehicles utilising the site. I note the difficulty in having HGVs enter and exit the site along roads that are clearly not designed for larger vehicles. There are environmental weight restrictions all around Purton and Lydiard Millicent that allow access. "Except for access" restrictions are placed on roads to prevent through-traffic (rat-running) while allowing legitimate access for residents, deliveries, or emergency services. but are in place to avoid through traffic and HGVs taking short cuts through villages that cannot support large volumes of larger vehicles due to road widths and geometry.

For these reasons large scale commercial activity that increases the number and type of unsuitable vehicle movements to include HGVs on site would not be encouraged because of the local restrictions.

Restriction of use conditions may be required in order to discourage commercial activity that will introduce large scale traffic movements across the local highway network that will cause local safety concerns.

Purton Parish Council: Objection

At the Purton Parish Council meeting held on 14 April, resolved to object, the access and egress on the main road would create issues, the road is unsuitable for commercial larger vehicles.

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;

No representations have been 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.

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the local planning authority has considered whether the proposed development constitutes EIA development.

The development falls within Schedule 2 category 10(a) industrial estate development.

No formal screening opinion was requested. However, the local planning authority has considered the scale and nature of the development as part of the application process and is satisfied that it does not constitute EIA development under the 2017 Regulations.

Principle of Development

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 outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

The application site lies within the countryside, where development will not normally be supported other than in accordance with relevant exception policies. Core Policy 34, in respect of proposals for Additional Employment Land, is one such exception policy and is the most relevant in respect of this proposal.

Core Policy 34 seeks to direct development to the settlements identified as Wiltshire's most sustainable. It allows for the development of additional sites outside of such settlements where they:

“i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or

ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or

iii. are for new and existing rural based businesses within or adjacent to Large or Small Villages; or

iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the Council.”

Also of relevance is the Council's latest Employment Land Review (ELR) dated September 2023 is an update of the previous ELR prepared in 2018. It considers employment land demand over the period from 2020 to 2038 forecast demand is for up to 120 ha of employment land to meet local demand and potentially further land to meet the demand from regional and national strategic logistics (with an indicative figure of 23 ha). A higher growth scenario suggests demand up to 170ha. The review considers the current allocations and factors the risk of non-delivery for some sites. Overall, it finds that insufficient land is likely to be delivered to meet the forecast demand.

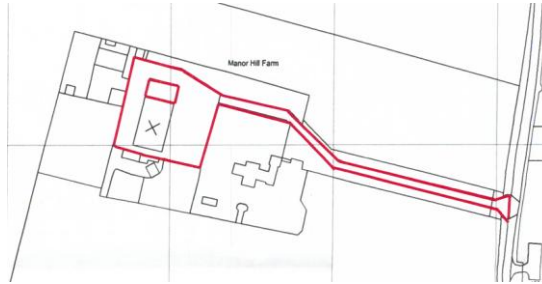
The NPPF states that substantial weight should be given to supporting economic growth and productivity. Paragraph 88 makes clear that planning policies and decisions should support the sustainable growth and expansion of all types of businesses in rural areas. Paragraph 89 adds that, to meet local business and community needs, suitable sites in rural areas may need to be located next to or beyond existing settlements, including in places with limited access to public transport.

The site benefits from consent for the construction of an agricultural building (N/96/0507/FUL, N/99/00567/AGN and N/99/01834/FUL). Permission was later granted to use part of this agricultural building as a personal livery and to use an area of the surrounding land as a ménage (N/08/01672/S73A). In 2008 permission was granted to site a portacabin to the north of the agricultural building and to park vehicles in connection with a vehicle hire business to the east of the agricultural building (08/01673/S73A).

Planning Permission was refused in 2021 for the retrospective change of use of land and buildings falling within Class E & B8. At the time the Council did not accept that there was an established commercial use of the site beyond the vehicle hire business and as such the scale and nature of development was considered inappropriate in the countryside location. Further given the Class E use proposed in particular the Council had not been provided with sufficient information to understand potential vehicle movements associated with the proposal, such that highways impacts could not be fully assessed. Based on the information supplied there was considered to be a degree of unmitigated landscape impact. The officer report explained that it would be open to the applicant to apply for a determination under section 191 or 192 of the Town and Country Planning Act 1990 to establish existing lawful commercial uses.

A Certificate of Lawfulness (LPA Reference PL/2022/08052) was later issued in December 2024 which establishes the mixed storage and office/workshop use of part of the principal

building and surrounding yard. The certificate relates to units 1 to 8 but excluded unit 6. Unit 6 is also excluded from this application. Unit 6 has become lawful for use as a Class B8 Store.



This application relates to the entire site area and includes extended hardstanding areas and newer units 9a, 10, 11, 13, 14 & 15 which while not benefitting from planning permission are evident in aerial images appearing substantially complete in 2021. There are a number of shipping containers on the land which do not benefit from planning permission for standalone use or as buildings.

A detailed site plan has been provided which indicates an arrangement of units, yard areas and two ranks of storage containers. The plan extract at Figure 1. is annotated with the proposed uses.

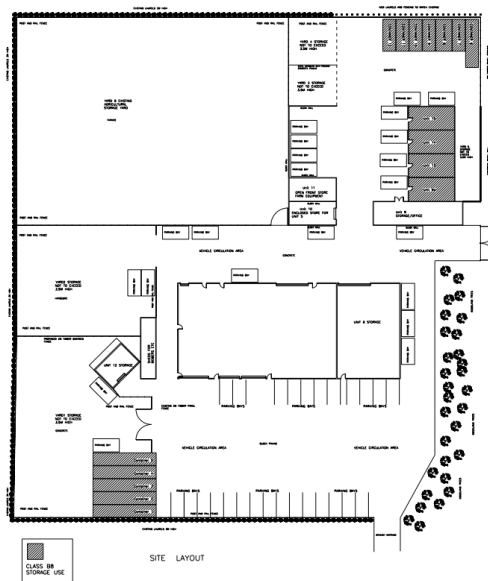


Figure 1: Proposed Block Plan LPC 678 PR 02 submitted July 2026

- Yard 6 & Unit 11 are to be retained in agricultural use.
- Unit 9 is to be the only unit intended for a mixed office and/or storage use.
- Yards 1, 2, 3 & 4 be used for open storage and builders yard uses (with limited storage height to 3.5m)
- Unit 10 is an enclosed store to be used as storage associated with existing unit 5 (subject of the LDC)
- Unit 9, 9a, 12, 13, 14 & 15 are to be used as individual storage lock-ups.
- Containers 1 to 12 are to be used as individual storage lock-ups

The site plan indicates existing laurel hedging to be retained and extended to the western boundary alongside a new post and rail fence. Existing timber fencing and concrete panel walls partly enclose the site to the north.

The application seeks permission for commercial development in a rural location outside the defined limits of development. The proposal does not relate to the expansion of an existing business, does not relate to sustainable farming or food production nor does it relate to a rural based business. The site is not essential to the wider strategic interest of the county. As such, the proposal conflicts with Core Policy 34 of the Wiltshire Core Strategy, which seeks to focus employment growth within the County's settlements and limits new employment development in the countryside. The sustainable transport options are limited

However, the proposal relates to the expansion of a site with some established commercial use rather than the creation of an entirely new employment site. Previous occupation of existing units demonstrates there is some local business need that could be addressed through the provision of small units. This is a relevant material consideration. Paragraphs 88 and 89 of the NPPF support the sustainable growth and expansion of rural businesses and recognise that sites beyond existing settlements may be appropriate for rural business development where the scale and impacts are acceptable. While the proposal does not relate to expansion of an existing business it does relate to expansion of a site which contains lawful commercial activity.

The Wiltshire Employment Land Review Update 2023 identifies an ongoing need for employment land and acknowledges pressures within the employment market across the county. The review supports the general need for employment land, though does not identify this site as suitable or override settlement/countryside policy.

Whilst the proposal conflicts with Core Policy 34, this harm is weighed against the economic benefits of the development and the clear support provided by paragraphs 88 and 89 of the NPPF for the suitable sites of appropriate scale in less sustainable locations to meet local business needs. While there is development plan conflict which attracts negative weight, material considerations are capable of outweighing that conflict in this case.

The site is not well served by sustainable transport modes, but this is anticipated by paragraph 89 of the NPPF for appropriate rural business growth to some extent. When taking into account the scale of the proposal and local business need, the transport impacts are not unacceptable in this case.

It is unfortunate that there is a range of operational development, buildings surfacing and uses, including those facilitated by the siting of shipping containers on the land which has taken place without the benefit of planning permission however this does not undermine the weight afforded to national planning policy in respect of the principles of securing a prosperous rural economy, the need to meet the needs of local business need and deliver economic growth.

Scale, Design and Visual Impact

WCS Core Policy 57 requires development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, elevational design, materials amongst other things. Sections 12 of the NPPF expects a good standard of design. Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes.

Purton Neighbourhood Plan Policy 3 expects new development to retain and protect the quality and attractiveness of existing Public Rights of Way (footpaths and bridleways) but where this is not possible, compensation measures will be sought to improve rights of way.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles. Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

In this case, the development is contained within an area centred around the existing barn building on site. The overall extent of the site does broadly align with the extent of the site associated with the former agricultural and equestrian uses of the site. Given the topography of the site and the existing vegetation and trees along the boundaries, views of the site from the road are limited. However, the site is in full view from PROW PURT84 and encroachment into the surrounding countryside is most evident from this vantage point with the arrangement of adhoc structures, open storage and parking areas creating a notable harmful feature in wider views.

To ensure that the visual impact of the development is adequately mitigated it is considered necessary to ensure a comprehensive landscaping scheme is secured by condition, to be submitted to and approved as soon as practically possible, and then implemented soon after. It is also necessary that any external lighting and height of external storage areas are limited to further mitigate the impacts on the surrounding countryside. Suitable landscaping scheme and means of enclosure should be used to establish a firm boundary to prevent further encroachment of development or paraphernalia spilling into the countryside. It is noted that land beyond the application boundary is the subject of a separate planning application (PL/2026/02417) for equestrian use which includes additional planting and landscape enhancement measures. No weight has been afforded to those measures in the assessment of the current application as they relate to land outside the application site and do not form part of the proposal under consideration.

Subject to appropriately worded conditions it is considered that the landscape and visual impacts can be adequately mitigated and an acceptable appearance will be achieved in accordance with PNP Policy 3, WCS CP51 & 57 and the NPPF.

Archaeology

Wiltshire Core Strategy Policy 58 requires development to protect, conserve and where possible enhance the historic environment." It specifically identifies "nationally significant archaeological remains" as heritage assets that should be conserved in a manner appropriate

to their significance. It also recognises that non-designated heritage assets include archaeological sites of regional and local interest.

The application site lies within an area identified as having archaeological potential. However, there is no recorded evidence before the Local Planning Authority of archaeological remains within the application site itself. The application largely relates to the retrospective change of use of existing buildings, hardstanding areas and structures rather than extensive new operational development. Consequently, any additional ground disturbance associated with the development would be limited in scale. Having regard to the nature of the proposal, the absence of known archaeological assets within the site, and the limited potential for further significant groundworks, it is considered unlikely that the development would result in harm to archaeological interests. The proposal is therefore considered acceptable in this respect and no archaeological investigation or condition is considered necessary.

Residential Amenity

Wiltshire Core Strategy Policy 57 states that development should have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable within the development itself. Section 12 of the NPPF also states that planning decisions should create places with a high standard of amenity for existing and future users.

The nearest residential property is the dwelling also known as Manor Hill Farm, adjoining the site. The physical buildings and storage areas would not give rise to unacceptable loss of light, privacy or overbearing impact. The main amenity issue is therefore the operational effect of commercial activity, including vehicle movements, general activity, storage, lighting and potential noise. The use is constrained by the limited scale of the units and yards and would be controlled by conditions restricting the permitted uses, preventing retail/trade counter sales, limiting external storage height and requiring approval of any external lighting. Subject to those controls, and having regard to the established commercial baseline on part of the site, the proposal would not result in unacceptable harm to neighbouring residential amenity.

Access and Parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 60 and 61 of the WCS encourage the sustainable, safe and efficient movement of people and goods. The Wiltshire Local Transport Plan contains a number of policies to support active travel. Core Policy 64, states that provision of parking associated with non-residential development will be based on maximum parking standards.

NPPF Section 9 requires safe and suitable access to be provided and states 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, following mitigation, would be severe.

The Parish Council objects on the basis that the local road network is unsuitable for larger commercial vehicles and that access/egress could give rise to highway safety concerns. These concerns are material and have been carefully considered.

The Highway Officer has reviewed the proposed arrangement of units, yards and storage containers and comments that conditional use can ensure vehicle movements are appropriately controlled. It is noted that the principal risk would arise from any intensification attracting significant HGV movements.

There is adequate space for HGV vehicles to turn within the site enabling access and egress in a forward gear and there is space for HGVS to pass within the site. A limiting factor is the floor area of the proposed site which would not be considered large enough to bring about any significant vehicle attraction that would create conflict at the access or within the highway.

It is however necessary for the proposed use controlled by conditions limiting the nature of the uses, preventing retail/trade counter activity, preventing amalgamation of individual units to larger units likely to be serviced by greater number of larger vehicles, and restricting additional containers/structures. These controls are necessary to ensure the site remains as small-scale storage/yard use rather than a more intensive distribution or general commercial operation.

On the basis controlled by conditions, the likely vehicle movements would not result in a severe or unacceptable impact on highway safety or the operation of the local highway network.

Ecology and Biodiversity

Core Policy 50 of the WCS Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. Section 15 of the NPPF requires that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system.

Purton Neighbourhood Plan Policy 4 expects development should seek to identify and implement ecological enhancements wherever possible as part of development proposals, working towards a net gain for biodiversity rather than simply protecting existing ecological features and sites.

Planning applications (unless exempt) need to demonstrate no net loss and a minimum of 10% net gain in biodiversity (BNG) on the site, in line with the requirements of the NPPF, PPG, and the Environment Act. The preference is for any such BNG to be provided on site, although it can also be provided off site.

Current government planning policy explicitly exempts retrospective planning applications (made under Section 73A of the Town and Country Planning Act 1990) from statutory Biodiversity Net Gain (BNG) requirements.

A separate planning application (PL/2026/02417) proposes biodiversity enhancements on adjacent land; however, as those works do not form part of the current application, no weight has been given to them in this assessment.

There are no ecological designations affecting the site and no evidence of protected species being present. The application does not propose any additional lighting at the site and the installation of any new light fittings can be controlled by condition to minimise illumination of ecologically sensitive habitat and to minimise unnecessary light spillage above and outside the development site.

A landscaping condition is suggested to ensure adequate screening of the site from wider landscape views. This will take place within the land surrounding the site but within the applicant's ownership. Subject to an appropriate landscaping scheme being secured by condition, the scheme could deliver net gains for biodiversity in accordance with WCS Core Policy 50, PNP Policy 4 and Section 15 of the NPPF

Loss of Best and Most Versatile Agricultural Land (BMV)

BMV land includes Grades **1, 2, and 3a** under the Agricultural Land Classification system. It is considered the most productive and sustainable for food production. The NPPF emphasises the need to protect BMV land from unnecessary development and recognises the economic and environmental value of BMV land.

The Council's records identify the land as Grade 3 agricultural land. It has not been established that the affected land is Grade 3a best and most versatile agricultural land, and the area affected is limited and has already been physically altered by hardstanding and operational use. The loss of agricultural land availability nevertheless weighs against the proposal, but in the circumstances this attracts limited adverse weight.

Flood Risk and Drainage

Core Policy 67 of the WCS expects all new development to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable. Section 14 of the NPPF expects that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

The application site falls wholly within Flood Zone 1 and the site is at low risk from surface water flooding. There is some risk of groundwater flooding to surface and subsurface assets in this area.

The application form indicates surface water to discharge to soakaway and while it is evident that there is sufficient land surrounding the site to provide adequate space for infiltration and distance from third party land and property, the arrangements which prevent pollution of groundwater, watercourses and the wider environment from surface water run off are unclear. Given the nature of uses proposed, it is considered necessary to require a condition which requires details of any oil interceptor, petrol interceptor or other treatment measures installed

to control contaminated surface water runoff from the site to be submitted to the LPA for approval. Where no such measures are currently installed, a scheme for their provision will need to be submitted for approval and subsequently implemented within an agreed timescale.

It is indicated that foul water arrangements are 'unknown'. Given the scale of development, the LPA is satisfied that the applicant is required to ensure compliance with the relevant building regulations in this respect. Should there be any future requirement for the installation of a foul water treatment plant this will likely require separate planning permission.

The applicant should also note that Land Drainage Consent will be required for additional discharges to, and work in proximity to, any water course and that relevant permits should be obtained from the Environment Agency for discharges as necessary.

Subjection to appropriate conditions to confirm and secure details of appropriate surface water and pollution control measures the development is considered to comply with CP67 and the NPPF in this respect.

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 and 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 and to ensure for safe development on contaminated land.

The former agricultural land is unlikely to have any land contamination issues especially given that the proposed development is not a vulnerable use. No lighting strategy has been formally submitted. Given the open countryside location, it is suggested that a lighting scheme be secured by condition requiring submission and approval prior to the installation of any operational lighting on the site. The condition is justified in the interest of minimising light spill from the site.

In terms of air quality proposals must demonstrate that measures of mitigation have been effectively undertaken to protect public health, environmental quality and amenity in relation to the quality of air. The application is largely made on a retrospective basis and relates to change of use of the land and buildings as they currently exist. Anticipated impacts of construction phase would therefore be minimal. Regarding the operational phase of the development, the impact to all existing receptors is likely to be negligible in the particular location context of the proposal.

PLANNING BALANCE AND CONCLUSION

The proposed development is supported in principle. While there is conflict with the settlement strategy and lack of support via exception policy CP34 of the WCS in relation to additional employment land, this is found to be outweighed by national policy support for economic growth and wider context of a forecasted shortfall in employment land.

The design and layout achieves standards expected and, subject to conditions relating to the provision of appropriate boundary treatments, landscaping, storage height and external lighting, the proposal would not result in any unjustified harmful visual or amenity impacts which are not mitigated as far as is practical. No unacceptable adverse impacts have been identified in respect of highway safety, environment, flood risk, ecology or residential amenity that would justify refusal.

In the absence of any material considerations indicating otherwise, planning permission should be granted. In reaching this recommendation, the Local Planning Authority has had regard to all material considerations, consultee responses, and the provisions of the development plan and the NPPF.

RECOMMENDATION

That Planning Permission be GRANTED, subject to the following conditions

1 APPROVED PLANS

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

Site Plan Existing LPC 678 EX 102
(received 28 February 2025)

Location Plan LPC 678 EX 01
(received 25 February 2026)

Proposed Block Plan July 2026 LPC 678 PR 02
(received 14 July 2026)

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

2 HARD AND SOFT LANDSCAPING

Notwithstanding the approved plans, within 3 months of the date of this decision a scheme of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include:

- Means of enclosure and boundary treatments
- Hard surfacing materials
- Planting scheme to site boundaries to provide screening
- Implementation programme

No further operational development in respect of any hard landscaping shall take place until said scheme has been submitted to and approved in writing by the Local Planning Authority.

All planting and landscaping shall be carried out in the first planting and seeding seasons following approval of the scheme; and any trees or plants which within a period of 5 years from the completion are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The hard landscaping shall be carried out in accordance with the approved details and implementation programme.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and detail is required to be agreed with the Local Planning Authority to ensure a satisfactory landscaped setting for the development.

3 SURFACE WATER (INTERCEPTOR)

Within 3 months of the date of this decision, details of any oil interceptor, petrol interceptor or other treatment measures installed to control contaminated surface water runoff from yards and other hardstanding areas associated with the uses hereby permitted shall be submitted to and approved in writing by the local planning authority. The submitted details shall include the specification, location, capacity, maintenance arrangements and evidence of installation.

Where no such measures are currently installed, a scheme for their provision and implementation timetable shall be submitted to and approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details and implementation timetable and shall be retained and maintained in accordance with the approved details.

REASON: To ensure that surface water runoff from the site is appropriately treated and managed to prevent pollution of groundwater, watercourses and the wider environment.

4 EXTERNAL LIGHTING

No new external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area, the protection of habitat and to minimise unnecessary light spillage above and outside the development site.

5 USE OF LAND AND BUILDINGS

Unit number 9 shall be used for B8 storage or E(g)(i) office and for no other purpose.

Units numbered 9a, 10, 12, 13, 14 & 15 and containers numbered 1 to 12 shall be used for B8 Storage and no other purpose.

Yards 1, 2, 3, 4 & 5 shall be used for B8 storage or as builders or scaffolders yard and no other purpose.

Yard 6 and Unit 11 shall be used for agricultural storage and no other purpose.

REASON: To ensure that the use remains of a scale and character appropriate to the site and to protect the amenities of the area.

6 NO RETAIL OR TRADE COUNTER SALES

No retail sales, trade counter sales, display of goods for sale, or other sales to visiting members of the public shall take place from the site at any time.

REASON: To ensure that the use remains of a scale and character appropriate to the site and to protect the amenities of the area.

7 PD COU RIGHTS REMOVED

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Part 3 of Schedule 2 to the Order shall be undertaken.

REASON: To restrict alternative changes of use which have potential to create additional traffic movements accessing the site in an unsustainable location.

8 STORAGE HEIGHT

No materials, goods, plants, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored above a height of 3.5 metres above the existing ground level outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

9 NO AMALGAMATION OF UNITS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) the individual units numbered 9, 9a, 10, 11, 12, 13, 14, 15 and containers numbered 1 to 12 as shown on the approved plan: LPC 678 PR 02 shall remain as individual units and shall not at any time be physically amalgamated to create any larger individual unit/s.

REASON: In the interests of highways safety and to ensure that the scale and intensity of the commercial use remains commensurate with that assessed and approved by the Local Planning Authority.

10 RESTRICTION ON ADDITIONAL SHIPPING CONTAINERS, SIMILAR STRUCTURES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and other than those annotated on approved site plan LPC 678 PR 02, no shipping containers, storage containers, portacabins, trailer bodies or similar structures shall be brought onto, stationed, stored or erected on the site at any time unless planning permission has first been granted by the Local Planning Authority.

REASON: To safeguard the character and appearance of the area and to ensure that the scale and intensity of the commercial use remains commensurate with that assessed and approved by the Local Planning Authority.