



RCC TOWN PLANNING CONSULTANCY



Site: Hillview Farm, Sells Green, Seend, Wiltshire, SN12 6RS

Proposal: Change of use to a mixed-use site comprising agriculture and B8 storage (including open storage)

On behalf of: Coppard Plant Hire

Date of Issue: July 2026



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PLANNING STATEMENT ADDENDUM

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1.0 INTRODUCTION

- 1.1 This Supplementary Planning Statement has been prepared in response to the Local Planning Authority's request for further information relating to the retrospective change of use of an agricultural yard to a mixed-use site comprising agriculture and ancillary B8 storage (ancillary to the existing Coppard Plant Hire dept).
- 1.2 This statement should be read alongside the Planning Statement previously submitted and supplements, rather than replaces, that document.
- 1.3 The accompanying information includes:
 - Noise Impact Assessment;
 - Vehicle Movement Survey;
 - Revised Site Layout Plan, which includes a revised landscaping scheme;
 - Landscape Management Schedule (included within this Planning Statement).

2.0 SITE AND PLANNING BACKGROUND

- 2.1 Hill View Farm lies circa 115m to the north-east of the Coppard Plant Hire depot and on the edge of a long-established, small, industrial estate at Sells Green.
- 2.2 This Supplementary Planning Statement responds directly to the matters raised by the Local Planning Authority and should be read alongside the original Planning Statement. It is important to recognise that this application does not seek permission for a new standalone B8 storage depot in the open countryside. Rather, it seeks to regularise the continued use of an existing farmyard as an ancillary operational overspill storage yard serving the long-established Coppard Plant Hire business, a use which has operated from the site since approximately 2017. This distinction is fundamental to the assessment of the proposal under CP34 and the wider planning balance.
- 2.3 The addendum will now address each of the points made by the Planning Officer. For ease, the sub-headings set out in the original email by the Planning Officer have been used within this supplementary statement to frame the response.

3.0 NOISE AND AMENITY

- 3.1 The LPA requested a proportionate Noise Impact Assessment (NIA) to assess the potential effects of the proposed mixed-use upon nearby sensitive receptors, including Equestria Barn holiday accommodation. In response, an independent Noise Impact Assessment (NIA) has been prepared by DKN Acoustics (in accordance with the relevant British Standards) and accompanies this Supplementary Planning Addendum.
- 3.2 The NIA confirms that the existing acoustic environment is already influenced by established background noise sources, including traffic on the A365, aircraft movements and existing commercial activity within the locality. This reflects the mixed agricultural and commercial character of the area rather than an isolated or tranquil rural environment.



- 3.3 Importantly, the assessment specifically considers Equestria Barn, the nearest sensitive receptor. Having undertaken baseline monitoring and assessed the principal operational noise sources associated with the site, the report concludes that the continued ancillary use of Hill View Farm would not give rise to unacceptable impacts upon neighbouring amenity. The assessment confirms that normal site operations generate noise levels below those indicating a low impact under BS4142 and that predicted external amenity noise levels remain within the guideline values contained within BS8233:2014. Accordingly, no additional noise mitigation measures are considered necessary.
- 3.4 The report also notes that operational activity at Hill View Farm is intermittent, with extended periods during which little or no activity takes place. This independent observation is consistent with the Vehicle Movement Survey and demonstrates the relatively low level of activity associated with the site and reinforces the conclusion that Hill View Farm functions as a low-intensity ancillary overspill storage yard rather than a continuously operating commercial storage depot.
- 3.5 Whilst the concerns raised by the owners of Equestria Barn are fully acknowledged, the context in which it is sited must be clarified. Equestria Barn is situated within an area where established commercial activities already exist. Consequently, occupiers and visitors to the holiday accommodation cannot reasonably expect the same level of tranquillity that may exist within isolated residential locations entirely removed from commercial activity. Notwithstanding this, a simple internet search found that the holiday accommodation receives very high rated reviews, with many of the previous visitors referring to its ideal and peaceful location – thus reinforcing our position that there is no noise disturbance associated with the use of Hill View Farm in association with Coppard Plant Hire. Such visitor comments provide useful real-world context that the established operation of Hill View Farm has not prevented visitors from enjoying the level of quiet amenity reasonably expected in this location. This is entirely consistent with both the findings of the Noise Impact Assessment and the accompanying Vehicle Movement Survey.
- 3.6 The findings of the NIA therefore reinforce our opinion that the application represents a continuation of a long-established ancillary operational use associated with Coppard Plant Hire, rather than the establishment of a standalone commercial storage depot. The report confirms that the proposal would not materially alter the existing acoustic environment or result in unacceptable impacts upon neighbouring amenity. It is also relevant that the site has operated in this manner since approximately 2017 without any evidence of statutory nuisance, Environmental Health intervention or other substantiated complaints relating to operational noise.
- 3.7 Importantly, these conclusions reinforce the wider planning position that the proposal represents the continued operation of an ancillary overspill storage yard associated with an established rural business, rather than the creation of a standalone commercial storage depot. This conclusion is further supported by the absence of any evidence of statutory nuisance or Environmental Health intervention relating to the operation of the site.
- 3.8 The proposal therefore accords with the amenity objectives of Core Policy CP57 and the National Planning Policy Framework.



4.0 CLARIFICATION OF THE PROPOSED USE AND OPERATIONS

- 4.1 The LPA has requested further clarification regarding the nature of the proposed mixed-use, including the extent of the agricultural use, the scale and nature of the storage activities and the level of operational activity associated with the site.
- 4.2 As explained within the original Planning Statement, Hill View Farm does not operate as an independent commercial storage depot. Rather, it functions as an ancillary operational overspill storage yard serving the established Coppard Plant Hire business located approximately 115 metres to the south-west. The two sites operate as a single integrated business, with the principal depot accommodating the administrative, servicing, maintenance and day-to-day operational functions of the business, whilst Hill View Farm provides additional storage capacity for equipment between periods of hire.
- 4.3 The need for this ancillary storage has arisen as the main depot has reached its practical operational capacity. In addition to storing equipment, sufficient circulation space is required to safely manoeuvre flat-bed lorries, cranes and other large vehicles used to transport plant and equipment on-site to customers. Hill View Farm provides the additional space required to accommodate equipment between periods of hire. This has become increasingly important as vehicle sizes continue to grow alongside the range of vehicles/equipment required on construction sites. To remain competitive, Coppard Plant Hire must adequately meet customer requirements.
- 4.4 Storage at Hill View Farm principally comprises portable welfare cabins, site accommodation units, trailers, plant hire equipment and associated construction equipment awaiting delivery or collection. Activities are limited to the temporary storage, retrieval and transfer of equipment between Hill View Farm, the principal depot and customer sites. The numbers of these items vary on a daily/weekly basis depending on hire levels and capacity at the main site.
- 4.5 The revised Site Layout Plan submitted alongside this Statement now clearly identifies the extent of the operational storage areas, including open storage and has excluded the access and main turning area.
- 4.6 The accompanying Vehicle Movement Survey demonstrates the relatively modest level of activity associated with Hill View Farm and confirms that the site functions as an ancillary operational yard rather than an independently operating commercial depot. Indeed, only 3 customer visits were recorded during the survey period, illustrating that customer activity remains at the established Coppard Plant Hire depot. The revised Site Layout Plan submitted alongside this Statement further identifies the operational storage areas, circulation routes, vehicle manoeuvring areas and those parts of the site where storage will be excluded.
- 4.7 The submitted Vehicle Movement Survey demonstrates the relatively low intensity of activity at Hill View Farm and that the application site functions as an ancillary operational yard rather than as an independently operating commercial depot. Indeed, only three customer visits were recorded to Hill View Farm during the survey period, reinforcing that the principal business activity remains centred upon the established Coppard Plant Hire depot.



- 4.8 Turning to the agricultural use of the site, as previously noted, the description of development has included agriculture alongside the B8 storage because (a) this is what was advised by the Council's Enforcement Officer and (b) to also allow flexibility should the yard not been required in full for Coppards and it is to revert back to an agricultural use (in full or part). It is clear that there is not sufficient space for both uses to occupy the yard at full capacity.
- 4.9 At the present time, agricultural activity undertaken at the site is relatively limited. The surrounding land continues to be used for agricultural purposes through the annual cutting of hay by a third party under informal arrangement. The existing agricultural buildings remain capable of serving agricultural purposes and no part of this application seeks to remove or extinguish the lawful agricultural use of the holding. Instead, the application description deliberately refers to a "mixed-use" in order to retain flexibility for future agricultural operations should the Applicant wish to diversify or reintroduce more agricultural activities at a later date.
- 4.10 Importantly, the surrounding agricultural land remains unaffected by the proposal and continues to contribute to the rural character of the wider area. Overall, the evidence submitted demonstrates that Hill View Farm forms an integral part of the wider Coppard Plant Hire operation. It should therefore be viewed as an ancillary operational extension to an established rural business, rather than as a standalone B8 storage or distribution facility.

5.0 PLANNING JUSTIFICATION – LOCATIONAL REQUIREMENT

- 5.1 The Local Planning Authority has requested further justification in respect of CP34, including why the additional storage cannot be accommodated within the existing Coppard Plant Hire depot, whether alternative sites have been considered and why the storage function must be closely related to the existing business.
- 5.2 CP34 provides positive support for additional employment development both within and outside designated settlements. Of particular relevance is criterion (i), which states that outside Principal Settlements, Market Towns and Local Service Centres, employment development will be supported where proposals:

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

- 5.3 This criterion is directly applicable to the current proposal in that permission is not sought for a speculative commercial development or the creation of a new employment site within the countryside. Instead, it seeks to regularise the expansion of a long-established business that has successfully operated from the small industrial estate in Sells Green for many years.

Operational Need

- 5.4 The need for the ancillary storage area has arisen through the continued growth of Coppard Plant Hire and the increasing size and range of equipment required to meet customer demand. Whilst the principal depot has been managed as efficiently as possible, it has now reached its practical operational capacity.
- 5.5 Importantly, the limiting factor is not simply the amount of land available, but the ability of the existing depot to continue functioning safely and efficiently. The principal yard must accommodate vehicle loading and unloading, servicing and maintenance operations, customer collections, staff activity and the manoeuvring of flat-bed lorries, articulated vehicles, cranes and other large plant. If additional welfare cabins, trailers and plant hire equipment were accommodated within the principal depot, the consequence would not merely be reduced storage capacity; it would materially compromise the operation of the business by restricting circulation space, increasing equipment handling and creating conflict between storage and vehicle movements.
- 5.6 The application site therefore provides the additional operational capacity necessary to allow the principal depot to continue functioning safely and efficiently. In planning terms, the issue is not therefore one of storage capacity alone, but of maintaining the operational functionality of an established rural business. Hill View Farm provides essential storage space for equipment awaiting hire, collection or return, thereby enabling the principal depot to operate efficiently without compromising safety or day-to-day business operations.

Relationship with the Existing Business

- 5.7 The operational relationship between Hill View Farm and Coppard Plant Hire is fundamental to the proposal. Equipment is routinely transferred between the two sites before being delivered to customers. The accompanying Vehicle Movement Survey clearly demonstrates that customer activity remains focused on the principal depot, with only 3 customer visits recorded at Hill View Farm during the 5 day survey period. This clearly demonstrates that Hill View Farm does not operate as an independent storage or distribution facility, but as an ancillary operational extension of the existing business.
- 5.8 Its proximity, approximately 115 metres from the principal depot, is therefore not simply convenient; it is fundamental to the efficient operation of the business. The close relationship between the two sites minimises unnecessary vehicle mileage, avoids repeated handling of equipment and enables plant to be moved quickly between the storage area and the operational depot before onward delivery to customer sites.

Alternative Sites

- 5.9 The Local Planning Authority has also requested clarification as to whether alternative sites have been considered.
- 5.10 The Applicant has not undertaken a search for alternative commercial premises because they are not seeking to relocate the business. Rather, it seeks to regularise



an operational arrangement that has evolved to support the continued expansion of an established local business.

- 5.11 Furthermore, there are no sites within the existing industrial estate available for this use. Additionally, it would be difficult to find an available site within another nearby industrial estate which is capable of accommodating all the operational requirements of Coppard Plant Hire. More importantly, relocating the overspill storage to a separate location would significantly undermine the operational efficiencies that the current arrangement provides. Equipment would require additional transportation between sites before being dispatched to customers, increasing vehicle mileage, handling operations, operating costs and unnecessary movements, whilst reducing the responsiveness and efficiency of the business.
- 5.12 The application site has not therefore been selected because it simply represents the cheapest or most convenient location for commercial storage; it has been selected because it is the only site capable of providing the additional and specific storage capacity required whilst maintaining the safe and efficient operation of the established Coppard Plant Hire business. Its close physical and functional relationship with the principal depot is therefore an operational necessity rather than a matter of commercial preference.

Compliance with Core Policy CP34

- 5.13 The proposal represents the logical and proportionate expansion of a long-established rural business that has successfully operated from Sells Green for many years. The continued use of Hill View Farm has enabled Coppard Plant Hire to respond to customer demand, expand its operations and create 2 additional full-time jobs, whilst remaining at its long-established premises.
- 5.14 The proposal therefore directly supports the objectives of CP34 by facilitating the retention and expansion of an established rural business, supporting local employment and enabling continued investment within Wiltshire. It is also entirely consistent with Chapter 6 of the NPPF recognises the importance of supporting the development needs of businesses, emphasising that planning policies and decisions should help create the conditions in which businesses can “invest, expand and adapt”.
- 5.15 Paragraph 85 of the NPPF states that:

“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

- 5.16 Paragraph 87 further confirms that planning decisions should recognise the locational requirements of certain types of development, including storage and distribution operations which require accessible locations that support the efficient movement of goods and equipment.
- 5.17 Those principles are directly applicable in this case.
- 5.18 The proposal also has wider economic benefits in accordance with criterion (c) of CP34. Beyond direct employment, the proposal also supports:

- local construction activity;
- local supply chains;
- existing customer relationships;
- continued investment within Wiltshire.

5.19 These benefits weigh positively in the planning balance.

5.20 Hill View Farm is not a speculative storage proposal seeking a countryside location for commercial convenience. Rather, its location is dictated by its operational relationship with the existing Coppard Plant Hire depot. The proposal therefore accords fully with the economic objectives of the Framework.

5.21 Having regard to the evidence submitted, it is respectfully submitted that the proposal satisfies the requirements of Core Policy CP34.

6.0 TRANSPORT/MOVEMENT CLARIFICATION

6.1 The LPA has requested further information regarding the level of vehicle activity associated with the proposed mixed-use, including:

- Typical daily and peak vehicle movements;
- The types of vehicles accessing the site; and
- How the existing level of activity compares with the previous agricultural use.

6.2 Firstly, it is emphasised that the Council's Highways Officer responded to their consultation stating that "no highway objection is raised". They will have considered the site access in respect of visibility, the capacity of the local highway network and the level of traffic generated by such a mixed use. No concerns were raised.

6.3 Nonetheless, a request for further information has been made and the applicant is happy to provide this. The Applicant undertook a survey of vehicle movements during the week commencing 29th June 2026 (the week following the request for this information by the Planning Officer).

6.4 The survey recorded all vehicle arrivals and departures associated with both Coppard Plant Hire and Hill View Farm. The results demonstrate that the application site experiences relatively modest levels of activity and functions principally as an ancillary storage compound with some employee parking.

6.5 The movements in the table below indicate an "in/out" movement by one vehicle.

MOVEMENT TYPE	TOTAL NO.
Total Vehicle Movements across both sites	155
Main Yard Vehicle Movements - Customer and Coppard Vehicles	102
Hill View Farm - Customer and Coppard Vehicles	13
Hill View Farm - Employees Parking	40

6.6 It is evident from these figures that vehicle movements associated with main Coppard Plant Hire site are much greater than those associated with the Hill View Farm site. The significant number of movements relate to the use of this area by



employees for parking their car – which if was not available, would mean that they would have to park on the A365.

- 6.7 The numbers of vehicles using Hill View Farm confirms the position that the application site is not an independently operating depot generating its own customer traffic. Rather, it is ancillary to the existing business. The low number tally shows that there are not continual vehicle arrivals and departures within the application site.
- 6.8 The typical vehicle entering the site is a flat-bed vehicle onto which a number of vehicles are loaded and transported off to site(s) by Coppard.
- 6.9 It is therefore clear that the overwhelming majority of vehicle movements associated with the day-to-day operation of Coppard Plant Hire take place at their main yard, rather than Hill View Farm itself.
- 6.10 There were no agricultural vehicle movements, reflecting the low level of agricultural activities that currently take place at the site. It is acknowledged that agricultural activity historically associated with the farmyard would have generated different patterns of vehicle movement. However, agricultural operations are themselves capable of generating significant traffic, including tractors, trailers, combines, forage equipment, livestock vehicles and heavy goods vehicles during harvesting operations. However, as the client never owned the site when it was mainly in agricultural use, they are unable to provide details of the numbers of movements.
- 6.11 Nevertheless, the access has served agricultural and commercial traffic for many years and is well established with good visibility in both directions. No alterations to the access arrangements are required.

7.0 AMENDED PLANS AND LANDSCAPE MANAGEMENT

- 7.1 In response to the LPA's request for further information, the plans have been revised to include the additional landscaping, provide greater clarity regarding the operation of the site and the proposed landscape management. The plans have been amended as follows:
- 7.2

Revised Site Layout Plan

- 7.3 The updated Site Layout Plan clearly identifies the extent of the ancillary operational storage area; internal circulation and vehicle manoeuvring routes; employee parking; areas where storage will be excluded; landscaped areas and proposed planting.
- 7.4 The revised layout demonstrates that the operational use of the site is well contained and that sufficient circulation space is retained to enable the safe movement of vehicles whilst protecting the proposed landscaping from operational activities.

Revised Landscaping Scheme

- 7.5 A revised landscaping scheme has also been prepared in response to the comments of the Planning Officer and the Council's Tree Officer. This is shown on the Site Layout Plan.



- 7.6 The revised scheme includes additional structural planting along the south-eastern boundary of the site in order to strengthen the existing boundary treatment, improve visual containment of the operational yard and provide enhanced screening from surrounding land.
- 7.7 The accompanying landscape drawings identify:
- proposed planting locations;
 - species, planting sizes and densities;
 - new tree planting;
 - operational buffer areas adjacent to planting; and
 - areas to remain free from storage.
- 7.8 The proposed landscaping has been designed to integrate the site more effectively into its rural surroundings whilst ensuring that planting is protected from day-to-day operational activity.

Landscape Establishment and Management Details (5 year period)

- 7.9 All planting shall be undertaken in accordance with the approved Proposed Site Plan (which includes landscaping details) during the first available planting season (October to March) following the grant of planning permission, unless otherwise agreed in writing by the Local Planning Authority.
- 7.10 All trees and hedgerow plants shall be healthy, true to species and of the sizes specified on the approved planting plan. Native species shall, where practicable, be of local provenance and all planting shall be carried out in accordance with the principles of BS 4428:1989 (Code of Practice for General Landscape Operations) and BS 8545:2014 (Trees: From Nursery to Independence in the Landscape).
- 7.11 The proposed landscaping shall be maintained for a minimum period of five years following planting to ensure successful establishment. During this period, all planting shall be inspected regularly and maintained in good condition. Any trees, hedgerow plants or shrubs that die, become seriously diseased, are removed or fail to establish shall be replaced during the next available planting season with specimens of the same species and size unless otherwise agreed in writing by the Local Planning Authority.
- 7.12 Maintenance shall include watering during prolonged dry periods, weed control around newly planted trees and hedgerows, adjustment and eventual removal of stakes and ties as appropriate, replacement of failed planting, and the removal of invasive or competing vegetation where necessary to promote healthy establishment. All planting areas shall be protected from operational activities to avoid damage or soil compaction.
- 7.13 New hedgerow planting shall be protected from operational activities by maintaining the buffer zones shown on the approved Site Layout Plan. No storage of plant, equipment or materials shall take place within these landscaped buffer areas.
- 7.14 Following the initial five-year establishment period, the landscaping will continue to be managed as part of the ongoing maintenance of the site.

Five-Year Landscape Management Schedule

YEAR	MANAGEMENT OPERATIONS
Year 1	Complete all planting during the first available planting season. Water during dry periods, control weeds around planting, inspect stakes and ties, replace failed plants and maintain protective guards where required.
Year 2	Continue watering as necessary, maintain weed-free planting areas, inspect and adjust stakes and ties, remove invasive vegetation and replace any failed trees or hedgerow plants.
Year 3	Inspect planting for health and establishment, undertake formative pruning where required, maintain weed control and replace any failed planting during the next planting season.
Year 4	Continue annual inspections, remove or adjust stakes and ties where appropriate, undertake light pruning and replace any failed or diseased planting.
Year 5	Final establishment inspection. Remove remaining stakes and ties where appropriate, replace any failed planting and confirm that all trees and hedgerows have successfully established. Thereafter the landscaping shall form part of the routine maintenance of the site.

8.0 CONCLUSION

- 8.1 Having regard to the additional information submitted in response to the Local Planning Authority's request, it is respectfully submitted that there are no outstanding technical or policy matters which justify withholding planning permission.
- 8.2 This addendum and the accompanying reports and plans demonstrate that the proposal represents a modest and proportionate expansion of an established rural business that has operated successfully from this locality for many years.
- 8.3 Importantly, the proposal should not be assessed as a new commercial storage depot in the open countryside. Rather, it comprises the continued use of an existing farmyard as an ancillary operational storage yard that is functionally and operationally linked to the adjoining Coppard Plant Hire business.
- 8.4 The proposal therefore aligns with the economic objectives of the NPPF, which places significant weight on supporting economic growth, helping existing businesses to expand and recognising that operational requirements may necessitate particular locational needs.
- 8.5 Similarly, the proposal accords with the objectives of CP34, which seeks to support the retention and expansion of existing businesses within rural areas.



- 8.6 Accordingly, when assessed against the Development Plan as a whole (in particular Core Policies 34, 51, 57 and 60), together with the economic objectives of the NPPF, it is respectfully submitted that the proposal constitutes sustainable development for which planning permission should be granted.

