



DESIGN AND ACCESS STATEMENT

Land at Wellhead Farm, Warminster Road, Westbury, Wiltshire
Change of Use of Existing Barns to Allow B2 and B8 Uses

Prepared by	Copperfield L&P Ltd, on behalf of the Trustees of the Victor Paul Francis deceased Will Trust
Our Ref	CP0130
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Accompanies	Change of Use planning application submitted via the Planning Portal, and the covering letter and Planning Policy Assessment prepared by Copperfield L&P Ltd (Ref: CP0130)

1. Introduction

This Design and Access Statement (DAS) has been prepared by Copperfield L&P Ltd on behalf of the Trustees of the Victor Paul Francis deceased Will Trust in support of a planning application to Wiltshire Council for the change of use of existing barns at Wellhead Farm, Westbury, to allow Class B2 (General Industrial) and Class B8 (Storage or Distribution) uses.

This statement should be read alongside the accompanying covering letter and Planning Policy Assessment (Ref: CP0130), which set out the full planning and policy case, and the submitted Location Plan and Land Use Plans (Existing and Proposed).

This DAS follows the format set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015, addressing the proposal's use, amount, layout, scale, landscaping, appearance and access, and explaining the design principles and concepts applied.

As the application relates solely to a change of use of existing buildings, with no new build, extensions, external alterations or engineering operations proposed, the scope for design change is inherently limited. This statement focuses accordingly on demonstrating that the existing form, scale and character of the site will be retained in full, and that existing access arrangements are safe, established and adequate for the uses proposed.

2. Site and Surroundings

Wellhead Farm is located approximately 350m south of Westbury, fronting the Warminster Road (A350), in a rural setting characterised by agricultural land and similar commercial/farm-related units on the opposite side of the road.

The application site comprises the farmyard commercial area of Wellhead Farm, split into five parcel areas (Areas 1–5). The buildings are typical traditional farm sheds with corrugated metal roofs and walls, of steel frame or breeze block construction, and have stood in their current form for over 50 years. They relate directly to the historic agricultural use of the site.

The site lies within the Westbury Special Landscape Area. No Flood Zone or flood risk issues are identified using Environment Agency mapping, and there are no listed buildings, conservation areas or other designated heritage assets on or affecting the site.

Areas 1 and 2 are currently occupied by Frome Scaffolding (B8 storage) and HughTech (B2 vehicle repair). The remaining areas are currently unoccupied.

3. Proposed Development

The description of development is:

“Change of Use to Existing Barns at Wellhead Farm to allow B2 and B8 uses.”

The application seeks to regularise the existing, established use of the farmyard buildings: Area 2,3,4 and 5 occupying around 20% of the current barns in Class B2 (General Industrial, associated with vehicle repair/workshop use). The balance of the site, including Area 1 is proposed for Class B8 (Storage or Distribution), together with areas of incidental car parking close to the road frontage.

No new buildings, extensions or external works are proposed.

4. Design

4.1 Use

The proposed uses (B2 and B8) reflect the site's existing, established commercial activity, which has operated in its current form since at least 2021. The mix of uses are considered appropriate to the scale and character of the existing buildings and consistent with similar diversified farm buildings in the surrounding area.

4.2 Amount

No additional floorspace is proposed. The application relates entirely to the existing barn buildings, and the quantum of B2 and B8 floorspace corresponds to the existing building footprints as shown on the submitted Land Use Plans.

4.3 Layout

The layout of the site is unchanged from its existing agricultural configuration. Buildings retain their current footprint and internal arrangement, external storage is confined to existing farmyard hardstanding, and the area of incidental car parking is located close to the road frontage, making use of existing hardstanding rather than any new area of land.

4.4 Scale

No change in scale is proposed. All buildings retain their existing height, footprint and massing. As no rebuilding, extension or alteration is proposed, the scale of development on site will remain exactly as existing.

4.5 Landscaping

As the proposal is a change of use only, with no external works, no changes to landscaping, boundary treatment or planting are proposed. The site will retain its existing rural farmyard character, and there is no material change to the site's contribution to the surrounding landscape, including the Special Landscape Area within which it sits.

4.6 Appearance

The external appearance of the barns will remain entirely unaltered. No re-cladding, re-roofing, new openings or other external alterations are proposed. The buildings will continue to present as traditional agricultural sheds, consistent with the character of Wellhead Farm and other farm buildings in the locality. Should the B2/B8 uses cease in the future, the buildings could readily revert to agricultural use with minimal alteration.

5. Access

5.1 Vehicular and Transport Access

The principle B8 site is accessed via the existing farm access off the Warminster Road (A350), which has served the site's agricultural and more recently commercial uses without alteration. No changes to the existing vehicular access, visibility splays or highway boundary treatment are proposed.

The secondary B2 use is accessed via a separate farm access gate 50m to the south.

Both access were existing farmyard access routes and have been functioning without incident since the current occupiers commenced operations.

5.2 Pedestrian Access

Pedestrian access to the site follows the existing farmyard routes shared with vehicles, consistent with the site's rural, low-traffic character. No new pedestrian routes are proposed or required given the rural location and negligible on site personnel.

5.3 Inclusive Access

The proposal does not involve any new buildings or alterations to existing floor levels, entrances or internal layouts. Existing ground-level access into the barns is retained, and there is no change to the inclusivity of access as a result of this application.

5.4 Parking and Servicing

Car parking and servicing are accommodated within the existing farmyard hardstanding, with an area of incidental car parking shown close to the road frontage on the submitted Land Use Plan (Proposed).

No change to servicing arrangements is proposed beyond the site's current, established pattern of use.

6. Conclusion

This Design and Access Statement demonstrates that the proposed change of use will not alter the scale, form, appearance or landscaping of the buildings or site at Wellhead Farm, and that existing vehicular and pedestrian access arrangements are safe, established and capable of continuing to serve the site without modification.

The proposal is considered to accord with the design and access principles set out in national and local planning policy, and to represent an appropriate, low-impact regularisation of an existing, long-established rural commercial use.

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