



Design & Access Statement

PROPOSAL:

Job: 2508
For: Stonegate Farmers

Date: 7th August 2026
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Revision: A

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Contents

1.0 Introduction

2.0 Site Location

3.0 Planning History

4.0 Pre-application Advice

5.0 The Proposal

6.0 Planning Policy

7.0 Flooding / Drainage Issues

8.0 Ecology

9.0 Trees

10.0 Conclusion

11.0 Appendices

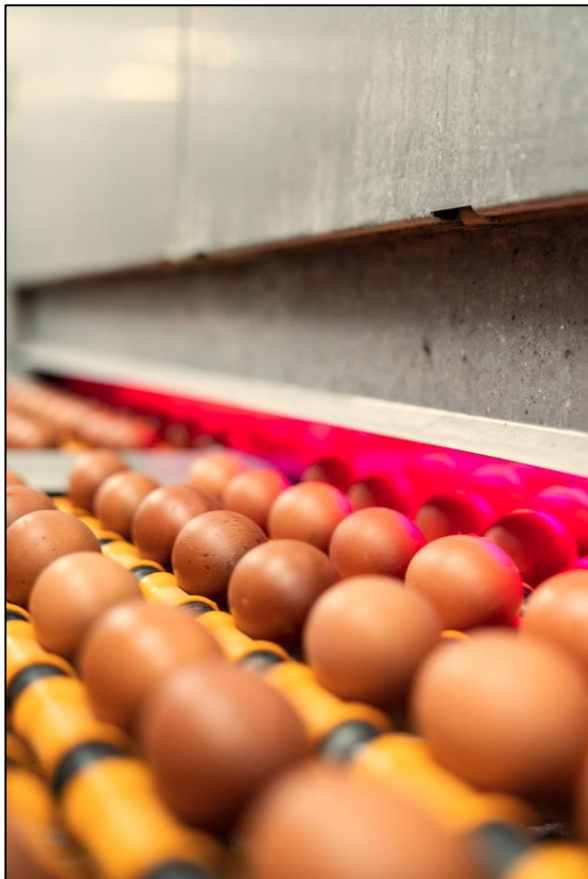
1.0

Introduction

This Design and Access Statement is to accompany a full planning application for the erection of an extension to an existing egg packing unit.

The application site forms part of a wider industrial site that is located approximately 1.5km to the north-west of the village of Lacock.

The proposed extension will be used to house packaging for use in connection with the existing egg packing unit. The empty packaging is kept in stock until used for packaging eggs for delivery to customers.



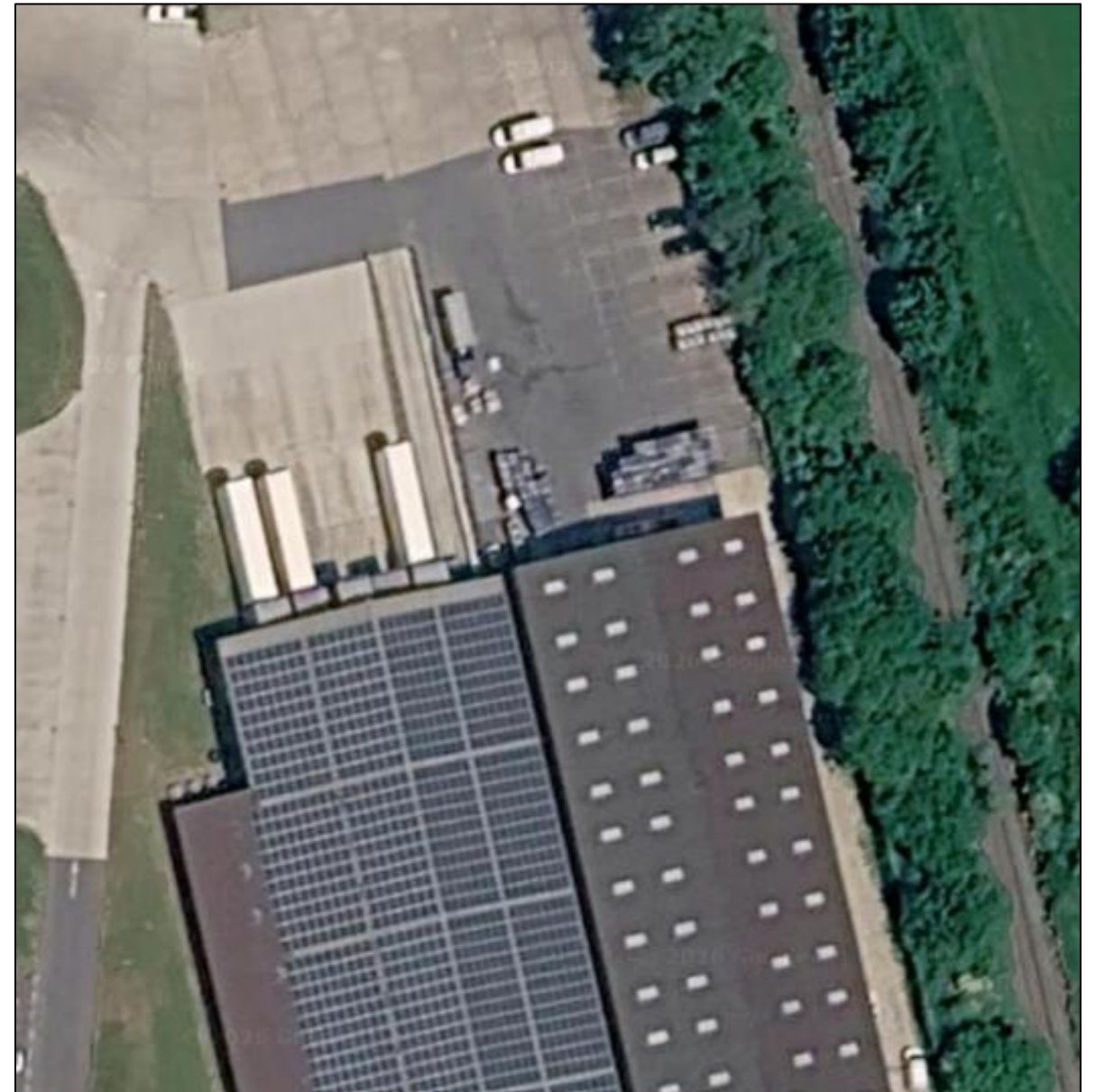
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Site Location

The application site forms part of a range of industrial buildings that have an established planning use as an egg packing/distribution centre.

The site lies to the north of Corsham Road, Lacock and forms an old railway sidings, with the railway line parallel to the eastern site boundary.

The site which forms this application involves a parcel of land at the northern end of the industrial site, on an area of existing hardstanding; see images from Google Earth below.



Above: Images taken from Google Earth showing location of application site

3.0

Planning History

N/04/02944/CLE: Use of land as egg farm collection/packing and distribution. The plan that accompanied the Certificate of Lawful Use included the application site currently under consideration in this application, together with the curtilage of the existing factory. The Council have therefore accepted the egg packing use of the site. Approved 9/12/04.

18/07016/FUL: Starter industrial units (B2) and related infrastructure. The proposed block plan showed the erection of no6 units alongside the eastern boundary of the site, 2no units at the northern end of the site and a block of no6 units sited to the north of the main factory, see plan below (Drawing Number 1950-161/B). Approved 28/1/19

An application to discharge Conditions 3,6,8 and 12 of planning permission 18/07016/FUL was approved on 22/3/22 (Under Ref PL/2021/09698). The decision notice relating to PL/2021/09698 confirmed that works on the development had already commenced; see copy of decision notice in Appendix A of this Statement. It has therefore been established that this permission remains extant. The remainder of the details submitted, relating to external lighting, were considered sufficient to discharge the conditions in their pre-commencement phase.

A copy of the approved block plan for 18/07016/FUL is shown below, together with the approved block for the discharge of condition application Ref PL/2021/09698.

The development currently proposed under this application falls outside the red site outline for the approved starter industrial units approved under 18/07016/FUL and therefore does not affect the implementation of this permission.



Extract from Approved Drawing Number 1950-161/B (relating to planning approval 18/07016/FUL)

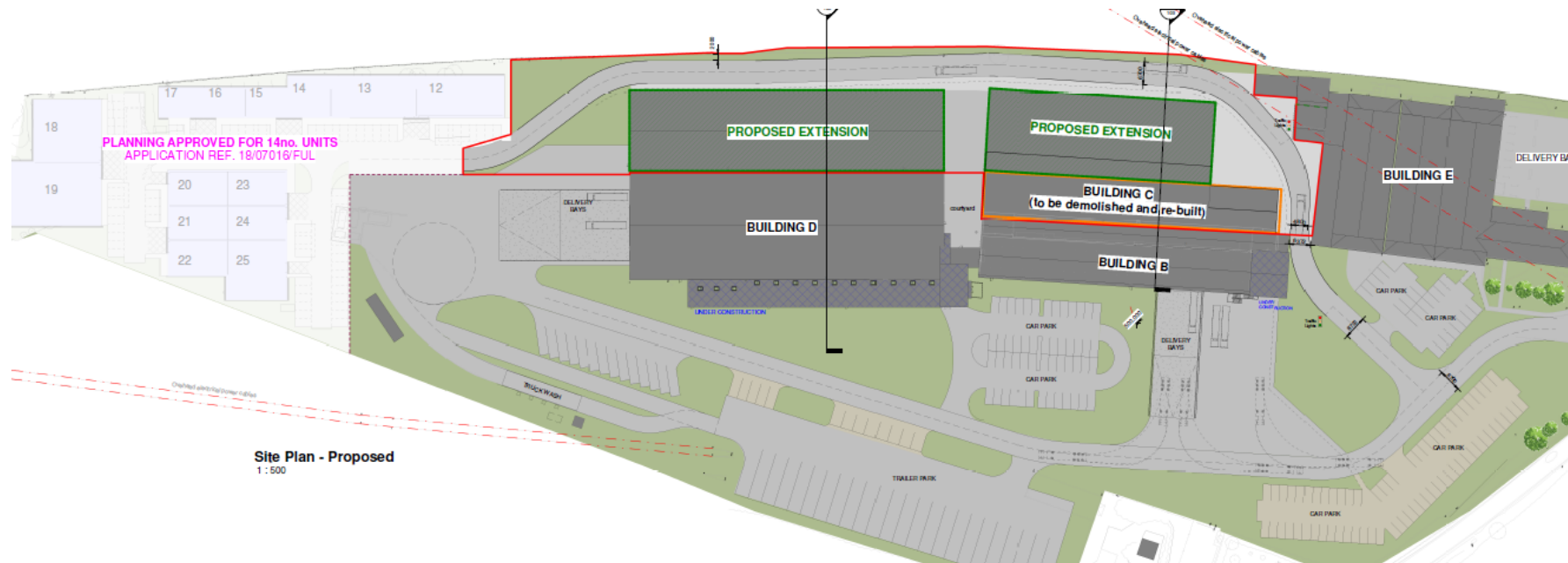
3.0

Planning History - continued



Extract from Approved Drawing Number 1950-161/B (relating to planning approval 18/07016/FUL)

20/06974/FUL: Demolition of Units 4-11, demolition and re-build of Building C, extensions to Building C and D and re-routing of the access road. The proposed extensions to Buildings C and D extended the buildings closer to the eastern site boundary, see drawing number 2165-101/B. Approved 16/12/20.

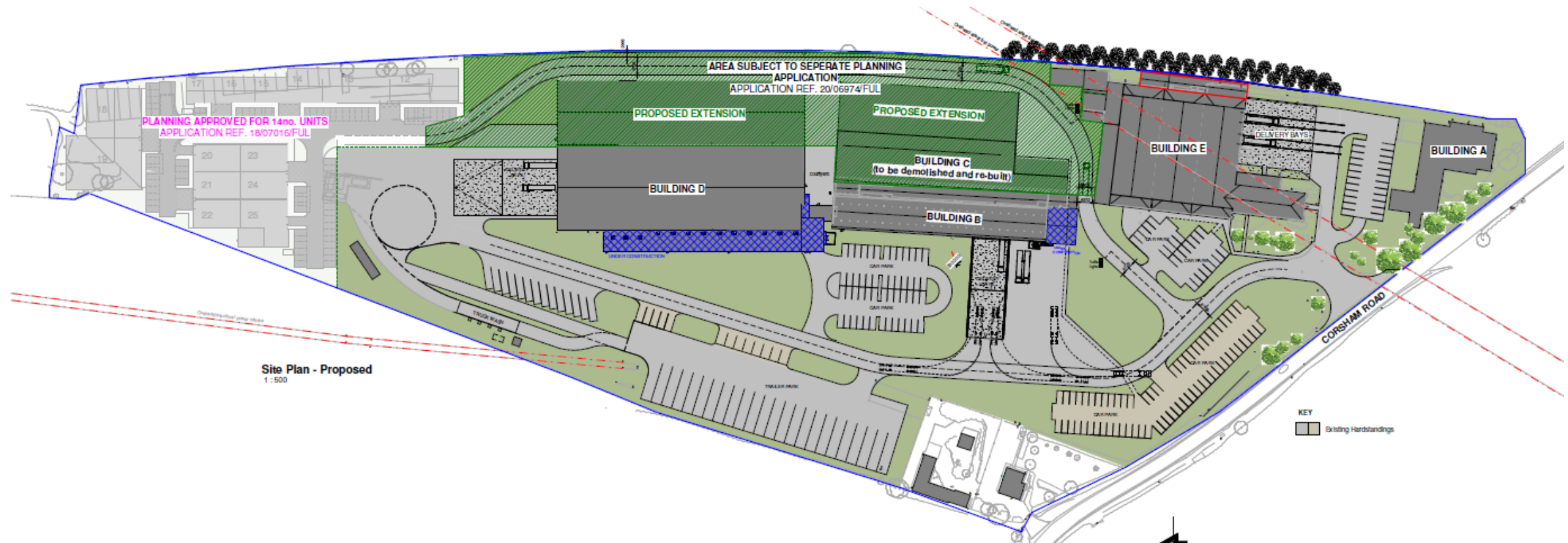


Extract from approved drawing number 2165-101/B

3.0

Planning History - continued

20/11602/FUL: Proposed extension to Building E to house new poaching line. The building referred to as Building E is located at the southernmost end of the site, as shown on the approved drawing number 2196-102/A below. Approved 22/4/21



4.0

Preapplication Advice

No pre-application advice has been sought on the proposed development, given the proposal is within the established curtilage of the existing egg packing unit.

5.0

The Proposal

The proposed scheme seeks the erection of an extension on the north elevation of an existing egg packing unit (referred to as Building D on previously approved block plans) and that lies at the northernmost end of the factory site. See photographs of existing building below.

The proposed extension measures 27.8 metres wide x 35.9 metres long, giving a total internal floor area of 948 square metres, and will be finished in profile metal sheeting to match the materials of the existing building, see Artists Impression below.



View of existing north elevation of factory building



View of existing north elevation of factory building

The Proposal - continued

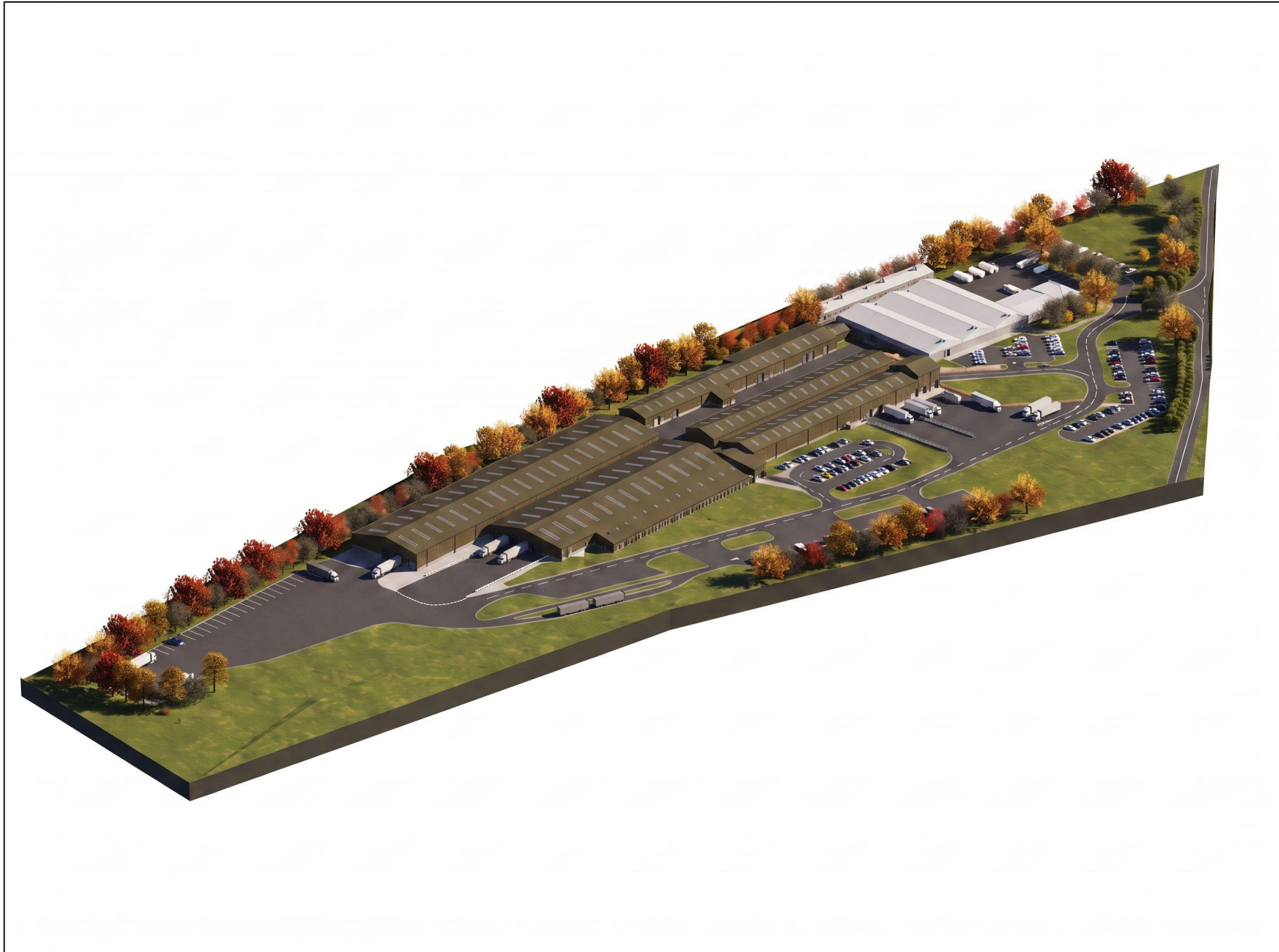


Artist's Impression of Proposed Extension

The proposed extension will be located on the easternmost side of the north elevation of Unit D. The siting of the extension retains space for delivery bays immediately to the west of the extension.

5.0

The Proposal - continued



3d view of the whole site with the proposed extension

Planning Policy

National Planning Policy

Policy	Response
Paragraph 8:	This establishes three overarching objectives for sustainable development, as follows:
Economic objective:	The application site forms part of a wider, established employment site and the proposed extension will support the continued operation of the business.
Social objective:	This seeks to support strong, vibrant and healthy communities that reflect the needs and support community social well-being. The proposed extension to the existing factory will help secure employment at the application site, helping support a strong, rural workplace and promote social interaction in the workplace.
Environmental objective:	This seeks to protect and enhance the natural, built and historic environment. The proposed development is within the established curtilage of the existing egg packing factory, being sited on an existing area of hardstanding. The proposal therefore protects the local landscape, being viewed in the context of the existing industrial use at the site.
Paragraph 88 of the NPPF (December 2024):	This seeks to support a prosperous rural economy. It indicates that planning decisions should enable, ‘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.’
Paragraph 89:	This is also of relevance given the location of the application site in a rural area, stating that: ‘Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The proposal is part of an established employment site and the proposed extension will therefore not visually encroach into surrounding countryside. It is deemed sensitive to its surroundings and will make efficient use of developed land to meet the needs of the business.

Planning Policy - continued

Local Planning Policy

The relevant development plan for the application site is the **Wiltshire Core Strategy** (adopted on 20th January 2015). The plan provides a planning policy framework for development within Wiltshire up to 2026. The relevant policies of the Core Strategy are outlined below.

Policy	Response
Core Policy 35: Existing Employment Land	This indicates that proposals for the redevelopment of land or buildings currently or last used for activities falling within Use Classes B1, B2 and B8 must demonstrate that they meet, and will be assessed against the following criteria: i)The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use. The proposal will increase the external footprint of the existing packing unit by 999 square metres. It will be used for the storage of packaging, connected with the egg packing factory, and it is anticipated that there will be no change in permanent jobs at the site as a result of the proposal. ii)Where the proposal concerns loss of employment land of more than 0.25 ha in the Principal Settlements, Market Towns or Local Service Centres it is replaced with employment land of similar size elsewhere at that settlement. The application site lies within the curtilage of the existing factory business, which had established planning use for the use of the land as an Egg Farm for Collection/Packing and Distribution via the granting of a Certificate of Lawfulness (CLEUD) in 2004 (Ref N/04/02944/CLE). There will be no loss of employment land as a result of the proposal. iii) It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site. There will be no loss of employment floorspace as a result of the proposed development. iv) The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area. The existing site has been successfully operating for an extensive period of time and the nature of the proposed use, ie for use for packaging storage, will not adversely affect the local environment or amenity of the area, operating within the curtilage of the existing factory site. v) There is valid evidence that the site has no long-term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions. The application site will remain in employment use as a result of the proposed development. vi)The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment. Not applicable.

Planning Policy - continued

Local Planning Policy

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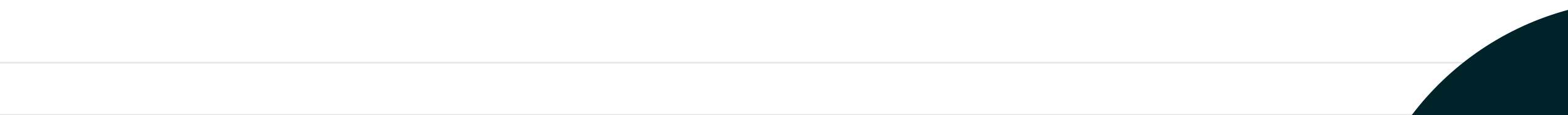
Policy	Response
Core Policy 51: Landscape	This outlines that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The proposed development maintains the built development within the confines of the existing factory site and does not encroach into open countryside. Given the scale of existing development across the site, it is considered the proposal will not have a material impact on the wider landscape. The design and materials of the proposed extension are akin to that of the existing factory and adequate space is maintained for vehicle movements across the site. The nature of the proposed use is for the storage of packaging materials, it will therefore not give rise to any odour or noise disturbance.
Core Policy 57: Ensuring High Quality Design and Place Shaping	This requires a high standard of design in all new developments, including extensions to existing buildings. It indicates that new development should make a positive contribution to the character of Wiltshire. It sets out a list of criteria, the relevant sections to this application being the following: vi) Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area. The proposal will make efficient use of previously developed land to facilitate the ongoing operation of the business. vii) Having 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, including the consideration of privacy, overshadowing, vibration and pollution (eg light intrusion, noise, smoke, fumes, effluent, waste or litter). The proposed extension is for storage of packaging materials and will not cause any undue disturbance to neighbouring residents in terms of noise, smoke or fumes. It is deemed compatible with the size and scale of existing adjoining buildings. xii) the use of high standards of building materials, finishes and landscaping. All external materials will match that of existing 'Building D.' xiv) meeting the requirements of Core Policy 61 (Transport and New Development) See below.

Planning Policy - continued

Local Planning Policy

The relevant development plan for the application site is the **Wiltshire Core Strategy** (adopted on 20th January 2015). The plan provides a planning policy framework for development within Wiltshire up to 2026. The relevant policies of the Core Strategy are outlined below.

Policy	Response
Core Policy 61: Transport and New Development	This requires development to be capable of being served by safe access to the highway network and that fit for purpose and safe loading/unloading facilities can be provided where required as part of the normal functioning of the development. No alterations to the existing vehicular access on to Corsham Road are proposed. The proposal will aid existing site operations at the factory, providing improved storage space for packing boxes and will not affect the extent of packing operations across the wider site. As there will be no expansion of operations at the site, it is envisaged that there will be no intensification of vehicle movements utilising the existing vehicular access as a result of the proposal. There will therefore be no harm to highway safety.

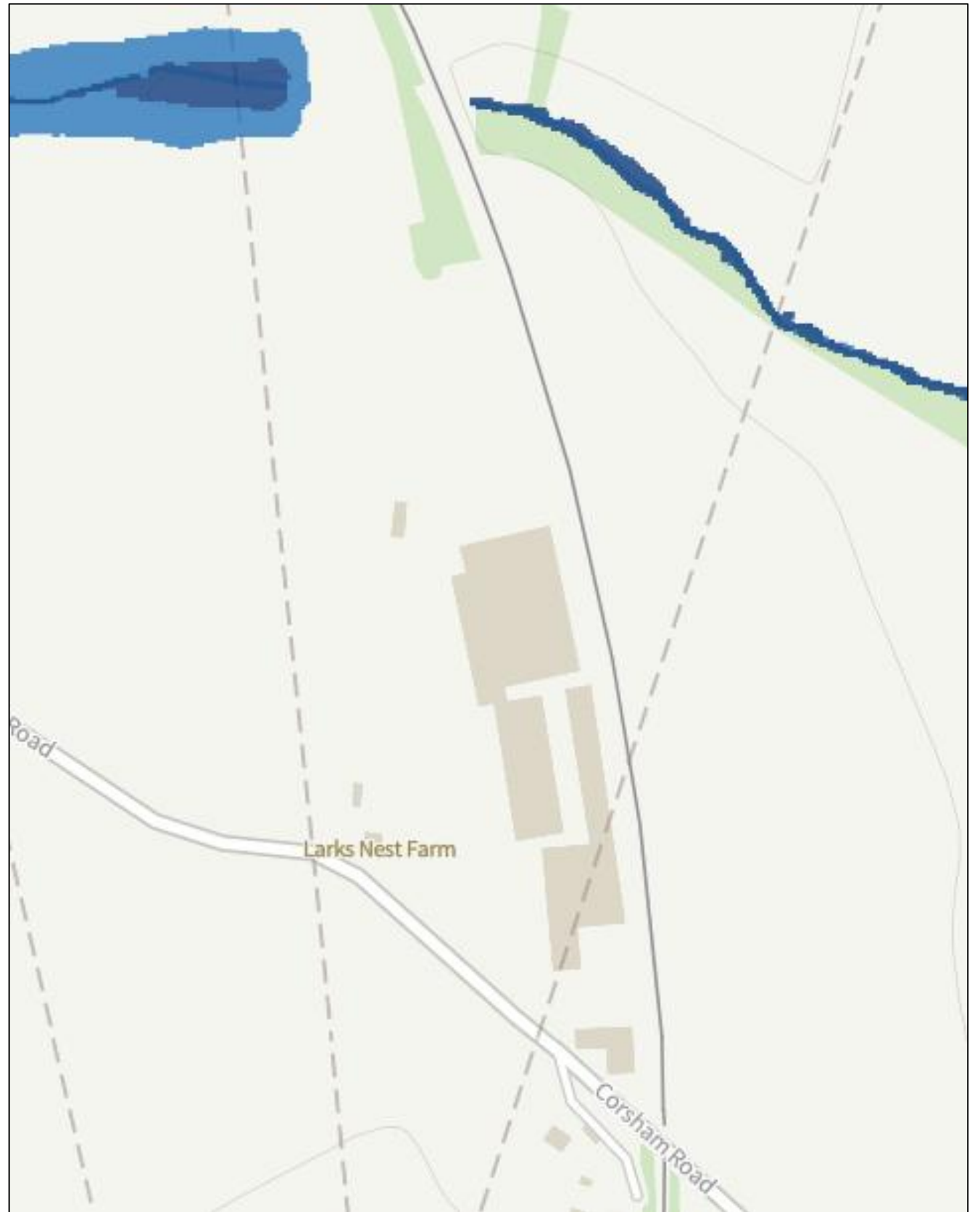


7.0

Flooding/Drainage Issues

The application site lies within an area at low risk of flooding, ie within Flood Zone 1 (see extract from Environment Agency mapping below).

The proposed development will be built on an area of existing hard surfacing, and the proposed development will therefore not exacerbate surface water flooding.



Extract from Flood Risk for Planning mapping (Environment Agency website)

8.0

Ecology

The application site forms part of an existing area of hardstanding, located to the north of the existing packing unit.

The application site is therefore classified as developed land for the purposes of Biodiversity Net Gain (BNG).

The proposed development is deemed to be exempt from BNG under the new BNG Regulations that came into effect on 6th August 2026, as the site area is less than 0.2 hectares and no on site priority habitats are impacted.

9.0

Trees

No trees are affected by the proposed development.

10.0

Conclusion

The site forms part of an existing, established factory site and comprises a parcel of land that is currently an area of hardstanding.

Given the siting of the proposal within the established curtilage of the factory site, there will be no harm to the local landscape, the proposal being viewed in the context of the existing egg packing units across the site.

The proposal is considered to accord with both local and national planning policies which seek to support a prosperous local economy through the growth of all types of business in rural areas, sensitive to its surroundings. It is therefore respectfully requested that the application is recommended for approval under the Council's scheme of delegation.

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Appendices

Appendix A: Copy of Decision Notice for PL/2021/09698)



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LA1 1YN

Development Services
Wiltshire Council
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Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

22 March 2022

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2021/09698
Proposal:	Discharge of Conditions 3, 6, 8 & 12 of 18/07016/FUL
Site Address	Stonegate Farmers Ltd, The Old Sidings, Corsham Road, Lacock, SN15 2LZ
On Behalf of	Stonegate Farmers Ltd.

Thank you for your recent request to discharge conditions related to the above. As work has already commenced, I am unable to formally discharge the conditions as pre-commencement, but I can confirm that the details - including additional plan 220128-1950 External Lighting position and drainage information:-

- Drawing Number - 2018.091.001C - Proposed Indicative Drainage Layout and External Works
- Drawing Number - 2018.091.002A - Drainage Details Sheet 1
- Drawing Number - 2018.091.C003 - Drainage Details Sheet 2
- Drawing Number 2018-091-C004A – Floodwater exceedance plan
- Microdrainage calculations - Stonegate Ltd, Lacock Site Phase 2. (Dated 01-03-22)
- Email response from Graham Schofield to Stella Davies (subject 2018.091 Proposed Development for Stonegate Farmers, Lacock - Planning Reference PL/2021/09698 Discharge of Condition for Drainage) – Dated 28-02-22 12:20

would have been sufficient to discharge the conditions in their pre-commencement phase.

Yours faithfully

Head of Development Management