



ATLAS

PLANNING GROUP

PLANNING STATEMENT

HURDCOTT ESTATE

AUGUST 2026

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INTRODUCTION

- 1.1 The application site relates to a number of agricultural buildings at the Hurdcott Estate, which is located near Barford St Martin, approximately 10km west of Salisbury off the A30 and within the Cranborne Chase and West Wiltshire Downs National Landscape.
- 1.2 In 2025 the estate planted the south facing field to the west and south of the site with vines to commence wine making, and in March 2026 bottled its first harvest. Following this successful venture, the proposal seeks to establish a winery at the site so that the harvested grapes have no distance to travel before being processed, greatly preserving their quality and protecting fresher flavours.

THE SITE CONTEXT

- 2.1 An established agricultural track off the A30 provides vehicles access to the site, as well as to the quarry located within a close proximity to the site.
- 2.2 Externally, the buildings subject of this application comprise a mix of stone farm buildings and a metal barn.



FIGURE 1: SITE PHOTO OF EXISTING BUILDINGS

- 2.3 The buildings are arranged in a farmyard configuration, surrounded by hardstanding that will be used for parking and servicing arrangements post-development.

- 2.4 For the avoidance of doubt the buildings were last used for agricultural purposes and have not been used in a way that represents a material change of use. This means, the long-standing agricultural use has endured.

THE PROPOSAL

- 3.1 It is proposed for three agricultural buildings to change use under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). Specifically, the buildings will change to a winery (Use Class B2).

Development is not permitted by Class R if —

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

(iv) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1000 square metres;

(b) the site is, or forms part of, a military explosives storage area;

(c) the site is, or forms part of, a safety hazard area; or

(d) the building is a listed building or a scheduled monument.

- 3.2 The buildings have only ever been used for agricultural purposes as part of the established agricultural unit surrounding the site. No other buildings on the agricultural holding have changed use under Class R and the total floorspace proposed to change use is 329 sqm.

- 3.3 The site does not form part of a military explosive storage area, nor is it a safety hazard area.

- 3.4 The buildings are not listed nor are they part of a scheduled monument.

- 3.5 As the amount of floorspace changing use under Class R within the established agricultural unit will exceed 150 sqm, Paragraph R.3 states that the developer must apply to the Local Planning Authority (LPA) for a determination as to whether the prior approval of the authority will be required as to:

- I. transport and highways impacts of the development;**
- II. noise impacts of the development;**
- III. contamination risks on the site; and**
- IV. flooding risks on the site**

PLANNING CONSIDERATIONS

TRANSPORT AND HIGHWAYS

- 4.1 The application land at the Hurdcott Estate is served by an established agricultural access and track off the A30. The access has been routinely used in conjunction with the agricultural activities at the site and surrounding fields, including the vine field to the south and west of the buildings.
- 4.2 Furthermore, the track also provides access to the existing quarry located to the east of the site.
- 4.3 There are two site entrances off the A30, and due to the large vehicles that regularly use the track, a one-way system has been set up to ensure that there is no conflict between vehicles entering and leaving the site. However, there is also sufficient width at the access of the site and forward visibility along the track to ensure that vehicles can wait and pass each other without queuing onto the carriageway.
- 4.4 It is proposed for this access arrangement to continue to serve the proposed winery.
- 4.5 Currently existing movements consist of farming operations, quarry operations, deliveries and vineyard operations, amounting to around 25 vehicles per day.
- 4.6 Following the proposed development of the winery, this amount will decrease to around 12 vehicles a day, with significantly less vehicles associated with the vineyard as a result of the development (decreasing from 10 vehicles per day to only four).
- 4.7 There is also likely to be an efficiency during busier times of the year, for example as fewer movements will be required for transporting grapes from the site following harvest.
- 4.8 Due to the former use of the buildings, the surrounding agricultural and quarry uses that will continue in the area, all of which have utilised large vehicles, there is not anticipated to be any highways impact of the proposed development on the highway network.

NOISE IMPACTS

- 4.9 The proposed change of use is unlikely to have any adverse noise implications. The buildings are at a sufficient distance from any incompatible buildings and/or uses to have an impact.

- 4.10 The site is in a relatively isolated location within the countryside, with the closest use being an existing stone quarry. The nearest residential properties are located at Heath Farm Park, some 550m to the east, and South Lodge across the A30 from the site some 420m to the north of the buildings.
- 4.11 Therefore, due to the proposed use and the distance between residential properties, the change of use would not give rise to any harm on the nearest noise sensitive receptors.

CONTAMINATION

- 4.12 Although it is acknowledged that agricultural buildings are typically subject to a wide range of uses and might have included uses such as the storage of fuel/chemicals/fertilisers/agricultural vehicles where there may have been some potential for contamination through leakage, there are no known contamination risks on site which would affect the proposed change of use.
- 4.13 Likewise, the proposal will not give rise to any materially significant levels of pollution.

FLOODING

- 4.14 According to the Environment Agency's online map for flooding, the site is located in Flood Zone 1 at the lowest risk of flooding. The site is also not at risk from surface water flooding even when considering flooding increase to account of climate change. It is therefore considered that the change of use of the buildings on the site will not materially impact the risk of flooding in the area.

CONCLUSION

- 5.1 The proposal is for the change of use of three agricultural buildings from an agricultural use to a winery (Use Class B2) under Class R of the General Permitted Development Order 2015 (as amended).
- 5.2 The buildings will change to a winery in association with the nearby vine field which has recently successfully produced grapes suitable for wine production. The ability to process grapes in such close proximity to the site will assist with preserving the grapes which are often damaged during transit from field to winery, and will ensure fresher flavours as the grapes can immediately be moved into temperature controlled environments of the winery.
- 5.3 The proposal serves to support farm diversification at the existing estate, bringing new jobs to the area, and reducing carbon emissions through reduction in vehicle movements.
- 5.4 The proposals ensure that:
 - All relevant criteria of Class R are met;
 - It will not have a detrimental effect on highways in the surrounding area;
 - There are no contamination risks on the site;
 - Issues concerning noise are not anticipated to occur; and
 - It will not increase flooding in the locality.
- 5.5 For these reasons we respectfully request that the Council approves this application without delay.