



Design, Access & Planning Statement

Hole Farm
Alderbury
Salisbury
Wiltshire
SP5 3DQ

Eastings:417644
Northings:127985

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Erection of an agricultural storage barn with associated landscaping

Job Ref: 13300

1. INTRODUCTION

- 1.1 This Design, Access and Planning Statement has been prepared to accompany a formal full planning application for the following works:
 - The erection of a L Shaped agricultural barn.
- 1.2 The proposed site is located within an agricultural field northeast of Southampton Road between Salisbury and Alderbury which is part of Hole Farm. The Grid reference for the proposed site are Eastings:417644 & Northings:127985.
- 1.3 The full planning submission includes the following drawings and consultants' reports:
 - 13300.001c - Location Plan (BCMWH)
 - 13300.002d - Proposed Site Plan. (BCMWH)
 - 13300.003a - Proposed Floor Plans and Elevations (BCMWH)
 - Preliminary Ecological Appraisal. (Wild Earth Ecology)
- 1.4 The proposed barn is essential to support the continued and efficient operation of the established agricultural enterprise at Hole Farm, which comprises approximately 100 beef cattle and 100 sheep. It will provide secure, weather-protected storage for agricultural equipment and hay, located close to the land it serves, improving operational efficiency and reducing unnecessary vehicle movements. The existing buildings currently used for hay and machinery storage are inadequate in both capacity and suitability for contemporary hay storage. As such, they no longer meet the operational requirements of a working farm and are not easily adaptable.
- 1.5 The proposed building will provide accommodation that is appropriately designed for contemporary agricultural machinery and storage needs. Its location, positioned closer to the public highway and utilising an established access, will significantly improve functionality and ease of use. In contrast, the existing farmyard offers limited manoeuvring space for large agricultural vehicles due to its historic layout and constraints.
- 1.6 Furthermore, the introduction of the new agricultural barn will allow core farming operations to be relocated away from the original farmyard. This is particularly important as parts of the former farmyard have been successfully repurposed for alternative uses, including a wedding venue and holiday accommodation. Separating agricultural activities from these uses will improve both operational efficiency and overall site management, reducing potential impact between commercial and agricultural functions.



1.7 Site and Surroundings

- 1.7.1 The application site is located off Southampton Road northwest of Alderbury within an agricultural field. The surrounding area is predominantly agricultural, characterised by open fields, hedgerows, and low-density rural development. The site lies approximately 3.5 km southeast of Salisbury city centre and 1km northwest of Alderbury.
- 1.7.2 The site benefits from a convenient existing access on to Southampton Road providing good connectivity to the wider region within the administrative area of Wiltshire Council area.
- 1.7.3 The immediate surroundings are defined by agricultural activity, open rural landscape, and dispersed rural buildings typical of this part of Wiltshire. The site and its context are shown on Drawing 13300.001 – Location Plan.
- 1.7.4 The site is located outside of a national park and conservation area. There is no heritage asset within 350 metres from the site. The site is well screened from the Southampton Road by mature hedgerows scattered mature trees. There is an ancient woodland 250m away which will have no adverse impact from the proposal.

1.8 Planning History

- 1.8.1 There is no relevant planning history to this application or site.

2. EXECUTIVE SUMMARY

- 2.1 This application seeks full planning permission for the erection of an L-shaped agricultural storage barn at Hole Farm, located off Southampton Road, northwest of Alderbury.
- 2.2 The proposed barn is required to support the continued and efficient operation of the established agricultural enterprise at Hole Farm, which comprises approximately 100 beef cattle and 100 sheep. It will provide secure, weather-protected storage for hay, straw, feed, agricultural machinery and implements close to the land it serves.
- 2.3 The existing agricultural buildings are no longer adequate to accommodate modern agricultural machinery and storage requirements. The proposal will reduce the need for equipment to be stored externally, improving security and reducing weather damage and wear and tear. It will also enable feed to be purchased in bulk and improve the efficiency of agricultural deliveries.
- 2.4 The barn has been carefully sited close to the existing access from Southampton Road, minimising the distance agricultural vehicles need to travel across the field. No new access track or highway works are proposed. The location also makes use of a relatively level part of the field, avoiding significant earthworks or retaining structures.
- 2.5 The proposed building is a simple and functional agricultural structure comprising a steel portal frame, vertical timber cladding and profiled metal roofing sheets. Its



scale, form and materials are appropriate to its agricultural purpose and rural setting.

- 2.6 Existing mature trees and hedgerows will be retained, providing an established landscape framework and screening. Two native trees are also proposed as part of the landscape and ecological enhancements. The accompanying Preliminary Ecological Appraisal confirms that no further ecological surveys are required and recommends proportionate mitigation and enhancement measures.
- 2.7 The proposal is considered to accord with the relevant national and local planning policies supporting agricultural development in the countryside, rural enterprise, high-quality design, landscape conservation and biodiversity. The development will provide essential agricultural infrastructure whilst maintaining the rural character of the site and minimising environmental and highway impacts.

3. PLANNING POLICY

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 The National Planning Policy Framework (NPPF) was revised in August 2026. The 2026 Framework replaces the previous December 2024 version and sets out the Government's policies for plan-making and for making decisions on development proposals in England. The Framework confirms that its national decision-making policies are a material consideration in determining planning applications and should be read alongside the policies of the development plan.
- 3.1.2 The following national decision-making policies are considered relevant to the proposed development.
- 3.2.1 S3 – Presumption in favour of sustainable development

Policy S3 States:

- "1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.*
- 2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal."*

The policy goes on to state that outside settlements, Policy S5 should be applied and that development proposals which accord with both an up-to-date



development plan and the decision-making policies of the Framework should be approved without delay.

3.2.2 S5 – Principle of development outside settlements

Policy S5 states:

1. *Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:*
 - a. *Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;"*

3.2.3 E2 – Principle of development outside settlements

Policy E2 States:

- "1. *To support business growth, substantial weight should be given to:*
 - b. *Benefits for domestic food production, animal welfare and/or the environment which can be demonstrated through proposals for development for farm and agricultural modernisation."*

3.2.4 E4: Rural business development

Policy E4 states:

- "1. *In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:*
 - a. *The conversion of existing buildings and well-designed new buildings;*
 - b. *The development and diversification of agricultural and other land-based businesses;*
 - c. *Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and d. Development to maintain and enhance farm viability and sustainability and support domestic food production, such as improved accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation).*



2. *Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:*
 - a. *Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and*
 - b. *The siting and design of development should be appropriate having regard to the character of its surroundings."*

3.2.5 DP3: Key principles for well-designed places

Policy DP3 states:

- "1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.
2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location..."

3.2.6 The above national policies provide the framework against which the proposal has been assessed in the following sections of this statement. The proposal is considered to accord with the relevant national decision-making policies of the NPPF 2026.

3.3 **The Wiltshire Core Strategy (Adopted 2015)**

3.3.1 Listed below are the key planning policies that the scheme has been developed against.

- Core Policy 1 – Settlement Strategy
- Core Policy 48 – Supporting Rural Life
- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 57 – Ensuring High Quality Design and Place Shaping
- Core Policy 58 – Ensuring the Conservation of the Historic Environment

3.4 **The Salisbury District Local Plan (2011 – Saved Policies)**

3.4.1 Listed below are the key planning policies that the scheme has been developed against.

- G1- General Principles For Development Policies



- G2- General Criteria for Development
- D1,2,3 - Design Principles
- C2 & C3 - The Rural Environment
- C4, C5, C6 & C7 - Landscape Conservation

- 3.5 The Wiltshire Local Plan (Pre-submission Draft 2020-2038) has been withdrawn from examination due to concerns about soundness and therefore its policies can be given little weight.
- 3.6 Whilst all the above policies have been reviewed as part of the development of the scheme, the principle of the proposed development is established through the National Planning Policy Framework, the adopted development plan and, where appropriate, the emerging Wiltshire Local Plan.
- 3.7 The principal policies relevant to the acceptability of the proposal comprise policies S5, E2 and E4 of the National Planning Policy Framework (2026); Core Policy 1 (Settlement Strategy) and Core Policy 48 (Supporting Rural Life) of the Wiltshire Core Strategy (2015); Saved Policies C2 and C3 (The Rural Environment) of the Salisbury District Local Plan (2011); and Emerging Policy 1 (Settlement Strategy) of the Wiltshire Local Plan (Pre-submission Draft 2020-2038).
- 3.8 Collectively, these policies establish support for sustainable development, recognise the need to support the rural economy and agricultural enterprises, and acknowledge that development requiring a countryside location is appropriate where it accords with the wider development plan. These policies are assessed in Section 4. The remaining policies are addressed throughout the remainder of this Planning Statement.

4. ASSESSMENT OF PLANNING POLICIES

- 4.1 The proposed development is fully supported by national and local planning policy, which seeks to promote sustainable rural development and support the continued operation and growth of agricultural enterprises. The principle of agricultural development in this location is supported by the National Planning Policy Framework 2026.
- 4.2 Policy S5 - Principle of development outside settlements identifies development for agriculture, horticulture and forestry as an appropriate form of development outside settlements. Such development should be approved unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the national decision-making policies of the Framework.
- 4.3 The proposal is further supported by Policy E2 - Meeting the need for business land and premises, which gives substantial weight to benefits for domestic food production and agricultural modernisation, and Policy E4 - Rural business development, which supports well-designed new buildings and development that maintains and enhances farm viability and sustainability.



- 4.4 The proposal will provide secure, weather-protected storage for hay, straw, feed, agricultural machinery and implements required for the efficient operation of the wider farming enterprise. The additional storage will also enable feed to be purchased in bulk, reducing delivery costs and improving the overall efficiency of the agricultural holding.
- 4.5 The proposal is therefore acceptable in principle under the NPPF 2026.
- 4.6 The accompanying Agricultural Justification Letter, prepared by Edward Pettit-Mills MRICS of BCM Wilson Hill LLP, demonstrates the functional need for the proposed building. Hole Farm currently operates an expanding beef rearing and finishing enterprise comprising approximately 100 beef cattle together with a flock of approximately 100 sheep. The proposed building will provide secure storage for hay, straw, feed, agricultural machinery and implements required for the efficient operation of the holding. The supporting evidence also confirms that the existing agricultural buildings are no longer capable of accommodating modern agricultural machinery and that a number of implements are currently stored externally, resulting in unnecessary weather damage, increased wear and tear and an increased risk of theft. The proposal will also enable feed to be purchased in bulk, reducing delivery costs and improving the efficiency of the agricultural enterprise.
- 4.7 The proposal accords with Core Policy 1 (Settlement Strategy) of the Wiltshire Core Strategy and Emerging Policy 1 (Settlement Strategy) of the Wiltshire Local Plan. Both policies recognise that whilst development within the countryside is generally restrained, development requiring a countryside location is appropriate where it supports rural activities. The proposed agricultural building is inherently rural in nature and must be located within the agricultural holding that it serves. Its position adjacent to an established access from Southampton Road provides safe and efficient access for agricultural machinery and delivery vehicles whilst reducing unnecessary movements through the constrained historic farmyard. The proposed location also places the building centrally within the land it serves, improving operational efficiency.
- 4.8 The proposal similarly accords with Core Policy 48 (Supporting Rural Life) and Saved Policies C2 and C3 (The Rural Environment), which recognise agriculture as an appropriate exception to the general restraint on development within the countryside. The Agricultural Justification Letter demonstrates that alternative options, including the extension or adaptation of the existing agricultural buildings, have been fully considered but discounted due to the limitations of the existing structures and their proximity to the established wedding venue and holiday accommodation. Relocating agricultural activities to the proposed building will improve operational efficiency, provide a safer environment for agricultural vehicles and regular lorry movements, and reduce disturbance to neighbouring commercial uses arising from early morning and late evening livestock operations.



- 4.9 The proposed building has been carefully sited to balance operational requirements with environmental considerations. As described in Section 1 of this Statement, the site benefits from an existing agricultural access, is well screened by mature hedgerows and scattered trees, lies outside any National Park, Conservation Area or designated heritage asset, and is approximately 250 metres from the nearest ancient woodland. The scale, form and appearance of the proposed agricultural building are entirely consistent with the surrounding rural context and reflect the simple, functional character of agricultural development. Consequently, the proposal will not compete with or detract from the local character of the area and will preserve the setting of the surrounding countryside.
- 4.10 Overall, the proposal represents a modest and appropriately designed agricultural building which:
- is proportionate in scale, form and appearance to its rural setting;
 - conserves the character of the countryside whilst supporting biodiversity enhancements;
 - supports an established agricultural enterprise without causing harm to neighbouring uses or the surrounding landscape; and
 - provides essential infrastructure required to ensure the continued viability and efficient operation of Hole Farm.
- 4.11 The proposal therefore represents an appropriate and sustainable form of countryside development. It fully accords with the objectives of paragraphs 11, 85 and 88 of the National Planning Policy Framework, Core Policies 1 and 48 of the Wiltshire Core Strategy, Saved Policies C2 and C3 of the Salisbury District Local Plan, and Emerging Policy 1 of the Wiltshire Local Plan, all of which support development that is essential to agriculture, requires a countryside location, and contributes positively to the continued prosperity of the rural economy whilst respecting the intrinsic character of the countryside.

5. DESIGN PRINCIPLES

5.1 Design Approach

- 5.1.1 The proposed agricultural barn has been designed as a simple, functional building that responds to the operational requirements of Hole Farm whilst respecting the character of its rural surroundings. The design reflects the purpose of the building as agricultural storage for hay, straw, feed, machinery and implements, with the scale, form and appearance dictated primarily by its functional requirements.
- 5.1.2 The application site is located within an established agricultural landscape characterised by open fields, mature hedgerows, scattered trees and low-density rural development. The proposed building has therefore been designed to reflect the simple and utilitarian character of modern agricultural buildings, whilst avoiding unnecessary architectural features or detailing that would be inappropriate in this rural setting.



5.1.3 The design approach accords with Core Policy 57 – Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy, which requires development to respond positively to its local context and contribute to the character of the area. It also has regard to Saved Policies D1, D2 and D3 of the Salisbury District Local Plan which seek development that is appropriate to its character and surroundings.

5.2 **Siting and Integration**

5.2.1 The proposed barn has been carefully positioned within the agricultural holding to provide an efficient and practical relationship with the land and agricultural activities it serves. The building is located close to the existing access from Southampton Road, minimising the distance that agricultural machinery and delivery vehicles need to travel across the field to reach the barn. No new access track is proposed, with vehicles accessing the barn directly across the existing agricultural field.

5.2.2 The proposed location has also been selected to make use of an existing relatively level area of the agricultural field. This avoids the need for significant regrading or excavation to create a suitable building platform and removes the requirement for substantial retaining structures around the building. The siting therefore responds positively to the existing topography and minimises the physical intervention required to accommodate the development.

5.2.3 The building is positioned within an agricultural field and is contained by existing landscape features, including mature hedgerows and scattered trees. These features provide a degree of natural screening from Southampton Road and the surrounding area, helping to integrate the building into its rural setting.

5.2.4 The siting and appearance of the proposed building have therefore been informed by the existing access arrangements, site topography and surrounding landscape characteristics. The approach accords with Core Policy 51 – Landscape and Core Policy 57 – Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy, together with Saved Policies D1, D2 and D3 – Design Principles and C4, C5, C6 and C7 – Landscape Conservation of the Salisbury District Local Plan. It also has regard to Policy 6 – Design in the Built Environment of the Salisbury Neighbourhood Development Plan.

5.3 **Scale, Form and Appearance**

5.3.1 The scale of the proposed barn is principally determined by the operational requirements of the agricultural holding and the dimensions necessary to accommodate modern agricultural machinery, hay, straw, feed and implements. The building therefore provides a practical and proportionate response to the identified agricultural need.

5.3.2 The L-shaped form and simple agricultural appearance reflect the functional nature of the building and are appropriate to its countryside location. The design avoids unnecessary complexity and is consistent with the utilitarian character of agricultural buildings commonly found within the surrounding rural landscape.



- 5.3.3 The barn will be constructed using a steel portal frame, providing the necessary structural capacity and clear internal spans required for the storage and manoeuvring of agricultural machinery. The external elevations will be finished with vertical timber cladding, providing a simple and appropriately rural appearance that complements the agricultural character of the surrounding area.
- 5.3.4 The roof will comprise metal profiled roofing sheets, providing a durable and practical covering appropriate to an agricultural storage building. The combination of timber cladding and profiled metal roofing reflects the functional character of contemporary agricultural buildings whilst ensuring the development remains visually appropriate within its countryside setting. The scale, form and materials therefore accord with Core Policy 57 - Ensuring High Quality Design and Place Shaping, Saved Policies D1, D2 and D3 - Design Principles and Policy 6 - Design in the Built Environment, which collectively seek development that responds appropriately to its context and character.

5.4 **Functional Agricultural Design**

- 5.4.1 The primary purpose of the proposed building is to provide secure and weather-protected storage for hay, straw, feed, agricultural machinery and implements associated with the established agricultural enterprise at Hole Farm. The design therefore prioritises functionality, accessibility and the efficient use of the available space.
- 5.4.2 The steel portal frame construction provides the clear internal space and structural capacity necessary to accommodate modern agricultural machinery and storage requirements. This is particularly important given that the existing agricultural buildings are no longer capable of adequately accommodating the machinery and implements required by the holding.
- 5.4.3 Providing appropriate internal storage will reduce the need for machinery and implements to be stored externally, protecting equipment from weather damage, reducing wear and tear and improving security. The building will also provide suitable storage for hay, straw and feed, supporting the efficient operation of the beef rearing and finishing enterprise and sheep enterprise at Hole Farm.
- 5.4.4 The position of the barn close to the existing access from Southampton Road provides a practical arrangement for agricultural vehicles and feed deliveries. Vehicles will access the building directly across the agricultural field, with no new access track proposed. This provides a straightforward and efficient arrangement suited to the operational requirements of the holding and supports Core Policy 48 - Supporting Rural Life and Saved Policies C2 and C3 - The Rural Environment, which recognise the need for appropriate development to support established agricultural activities in the countryside.

5.5 **Overall Design Response**



- 5.5.1 Overall, the proposed agricultural barn provides a straightforward and functional response to the established operational needs of Hole Farm. The L-shaped form, steel portal frame construction, vertical timber cladding and profiled metal roofing provide a practical and appropriately agricultural solution for the storage of machinery, hay, straw, feed and implements.
- 5.5.2 The building has been carefully sited close to the existing Southampton Road access and on a relatively level part of the field, minimising the distance agricultural vehicles need to travel across the holding and avoiding the need for significant earthworks or retaining structures.
- 5.5.3 The retention of existing hedgerows and trees, together with the use of appropriate agricultural materials and a simple building form, will help the proposal integrate into its rural setting. The design therefore provides the necessary agricultural infrastructure whilst responding appropriately to the character, topography and landscape features of the site.
- 5.5.4 Overall, the proposal accords with the relevant design and countryside policies, including Core Policy 57 – Ensuring High Quality Design and Place Shaping, Core Policy 51 – Landscape, Saved Policies D1, D2 and D3 – Design Principles, Saved Policies C2 and C3 – The Rural Environment. The proposal provides a functional agricultural building which responds appropriately to its rural setting, existing site conditions and operational requirements.

6. ACCESS

6.1 Impact of proposal

- 6.1.1 The proposed barn will support the existing agricultural operations at Hole Farm and will not introduce a new land use. It will provide storage for agricultural machinery, hay, straw, feed and implements and is not expected to generate a significant increase in vehicle movements.
- 6.1.2 The location close to the existing access from Southampton Road will minimise the distance agricultural vehicles need to travel across the field. No new access track or highway works are proposed.

6.2 Existing Access and Highway Arrangements

- 6.2.1 The proposal will utilise the existing agricultural access from Southampton Road serving Hole Farm. No alterations to the existing highway access are required.
- 6.2.2 Agricultural machinery and delivery vehicles will access the barn directly across the existing agricultural field. The proposal will not create a new access onto Southampton Road and is not expected to have a material impact on the operation or safety of the local highway network.

6.3 Pedestrian

- 6.3.1 The barn is intended solely for agricultural use and will primarily be accessed by agricultural vehicles and farm operatives. No public pedestrian access is proposed.



6.3.2 No public rights of way will be affected by the proposal and no new pedestrian infrastructure or external lighting is required.

7. LANDSCAPING

7.1 Ecology

7.1.1 A Preliminary Ecological Appraisal (PEA) has been prepared by Wild Earth Ecology (August 2026). The appraisal identifies the development area as modified grassland of low botanical value. The surrounding hedgerows and treelines provide habitat for species including nesting birds, bats and hedgehogs, but these features will not be directly affected by the proposal.

7.1.2 No further ecological surveys are considered necessary. The PEA recommends proportionate construction mitigation, including:

- Reasonable Avoidance Measures for reptiles, amphibians and small mammals.
- Appropriate precautions during vegetation clearance to protect nesting birds.
- Protection of retained trees and management of construction activities to avoid impacts on wildlife.

7.1.3 The PEA also recommends the following ecological enhancements:

- Planting of two native trees.
- Installation of one bat box on a retained mature tree.
- Installation of four swallow nest cups within the proposed barn.

7.1.4 The PEA concludes that, subject to the recommended mitigation and enhancement measures, the development will not have a negative impact on biodiversity and may provide benefits for local wildlife. The proposal therefore accords with Core Policy 50 – Biodiversity and Geodiversity of the Wiltshire Core Strategy, which seek to protect and enhance biodiversity and green infrastructure.

7.1.5 The proposal qualifies under the de minimis criteria and is therefore exempt from Biodiversity Net Gain requirements, as confirmed by the PEA.

7.1.6 The full Preliminary Ecological Appraisal is included within the planning submission and should be referred to for the detailed ecological assessment, mitigation and enhancement recommendations.

7.2 Trees

7.2.1 The proposed development has been carefully sited to avoid impacts on existing trees. No trees are proposed to be removed as part of the development, and the existing trees and hedgerows surrounding the site will be retained. The PEA confirms that these features are not directly affected by the proposal.

7.2.2 Particular care will be taken to protect retained trees during construction. The mature oak tree to the southeast of the site is located close to the access and may have roots extending into the area of influence. The PEA recommends that retained trees and



their root protection areas are protected in accordance with BS 5837:2012, with no storage of materials or heavy machinery within these areas.

- 7.2.3 In addition to retaining the existing trees, the proposal includes the planting of two native trees as an ecological enhancement. Further details of the proposed planting are provided within the landscaping proposals and the accompanying PEA.
- 7.2.4 The proposal therefore seeks to retain and protect the existing tree resource while providing additional native planting as part of the overall landscape and ecological enhancements. This approach accords with Core Policy 50 – Biodiversity and Geodiversity and Core Policy 51 – Landscape of the Wiltshire Core Strategy, together with Saved Policies C4, C5, C6 and C7 – Landscape Conservation of the Salisbury District Local Plan.

7.3 **Landscaping**

- 7.3.1 The proposed development has been carefully sited to minimise its impact on the surrounding landscape. The barn is located on an existing relatively level area of the field, avoiding the need for significant regrading, excavation or retaining structures. The majority of the site will remain as existing agricultural grassland, retaining the open and rural character of the site. This responds to Core Policy 51 – Landscape and Saved Policies C4, C5, C6 and C7 – Landscape Conservation, which seek to conserve the character and quality of the surrounding landscape.
- 7.3.2 Existing mature hedgerows and trees surrounding the site will be retained. These features provide an established landscape framework and help to screen the proposed barn from Southampton Road and the wider countryside. No tree or hedgerow removal is required to facilitate the development. Retaining these established landscape features helps preserve the existing character of the site and provides continued habitat and green infrastructure in accordance with Core Policy 50 – Biodiversity and Geodiversity, Core Policy 51 – Landscape and Policy 10 – Safeguarding and Enhancing Green and Blue Infrastructure.
- 7.3.3 The proposal includes the planting of two native trees as part of the landscape and ecological enhancements. The planting will provide additional screening and contribute to local biodiversity, with the PEA identifying locations to the northwest or south of the proposed barn. This provides an opportunity to enhance the existing landscape structure and biodiversity of the site, consistent with Core Policy 50 and Policy 10.
- 7.3.4 No new access track is proposed, with agricultural vehicles accessing the barn directly across the existing field. The area surrounding the barn will otherwise remain predominantly grassed and in agricultural use. This avoids introducing unnecessary hardstanding or infrastructure into the countryside and maintains the agricultural character of the site, consistent with Saved Policies C2 and C3 – The Rural Environment.



- 7.3.5 The combination of the retained hedgerows and trees, additional native planting, limited physical intervention and retention of the surrounding agricultural grassland will allow the proposed barn to integrate appropriately within its rural setting. The landscaping approach therefore responds positively to the site's existing landscape character while providing opportunities for biodiversity enhancement, in accordance with Core Policies 50 and 51 of the Wiltshire Core Strategy, Saved Policies C2-C7 of the Salisbury District Local Plan.

8. CONCLUSION

- 8.1 The proposal provides a necessary agricultural storage building to support the continued and efficient operation of Hole Farm. It will provide secure, weather-protected storage for hay, straw, feed, machinery and implements, addressing the identified shortcomings of the existing agricultural buildings.
- 8.2 The barn has been appropriately sited close to the existing Southampton Road access and on a relatively level part of the field, minimising vehicle movements across the holding and avoiding significant earthworks or retaining structures. No new access track or highway works are required.
- 8.3 The simple agricultural form, timber cladding and profiled metal roofing are appropriate to the rural setting. Existing trees and hedgerows will be retained, with additional native planting and ecological enhancements proposed. The PEA confirms that no further ecological surveys are required and that the development can be accommodated without significant ecological harm.
- 8.4 The proposal is therefore an appropriate and sustainable form of agricultural development which supports the viability and efficiency of Hole Farm whilst respecting the character of the countryside. It accords with the relevant national and local planning policies and planning permission should therefore be granted.



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