

**APPLICATION FOR FULL-PLANNING PERMISSION (MINOR
DEVELOPMENT)
CASE OFFICER REPORT**

APPLICATION REFERENCE:	PL/2025/07191
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Knoll Farm, Norton Ferris, Warminster, BA12 7FG
DEVELOPMENT DESCRIPTION:	Change of use of agricultural land and building to storage (class B8), general industrial use (class B2) and light industrial use (Class E (g) (iii), including excavation works, on-site bund, parking, landscaping and external storage.
RECOMMENDATION:	That Planning Permission be REFUSED

1 SITE DESCRIPTION/CONTEXT





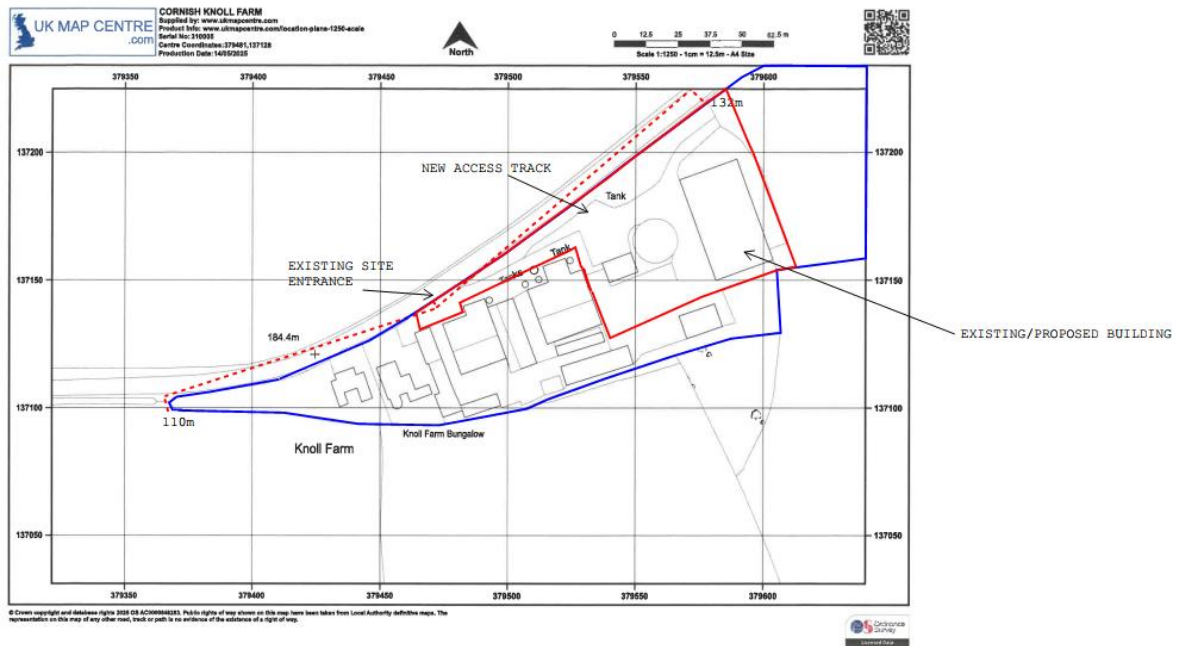
This application relates to Knoll Farm situated in the open countryside as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 17 (Spatial Strategy for the Mere Community Area). The site is 1.9km north east of Kilmington, approximately 1.8km south of Maiden Bradley. The site is accessed from the B3092.

The application site comprises an existing modern agricultural barn, farmyard/parking, a slurry tank, some smaller agricultural buildings an access track and parking areas to the north. Within the ownership of the applicant there are two dwellings (Knoll Farm Bungalow 'Downs View' and Knoll Farmhouse) on the west side of the site, a series of agricultural buildings formally associated with pig farming and tall grain silos. The site was previously used as a pig farm, but this use has now ceased.

The site is surrounded by agricultural land, there are two residential dwellings, 'Knoll Farm' and 'Knoll Farm Bunglaow' with the applicant's ownership that lie to the west of the application site. 'Knoll Farm Bungalow' is currently used as holiday accommodation. The closest neighbour to the site outside of the applicant's ownership is 'The Highlands' 165m north east of the site, this is a residential dwelling and a commercial premises. The next closest neighbours are within the village of Norton Ferris, approx. 580m south west of the site.

The existing barn that forms part of this application is a single storey, 7-bay, steel, portal frame building on the eastern edge of the site. It is no longer required for agricultural use. There have been engineering works to create an access track and lower the ground level to the north of the barn to allow high vehicle access.

Location plan



2013



2020

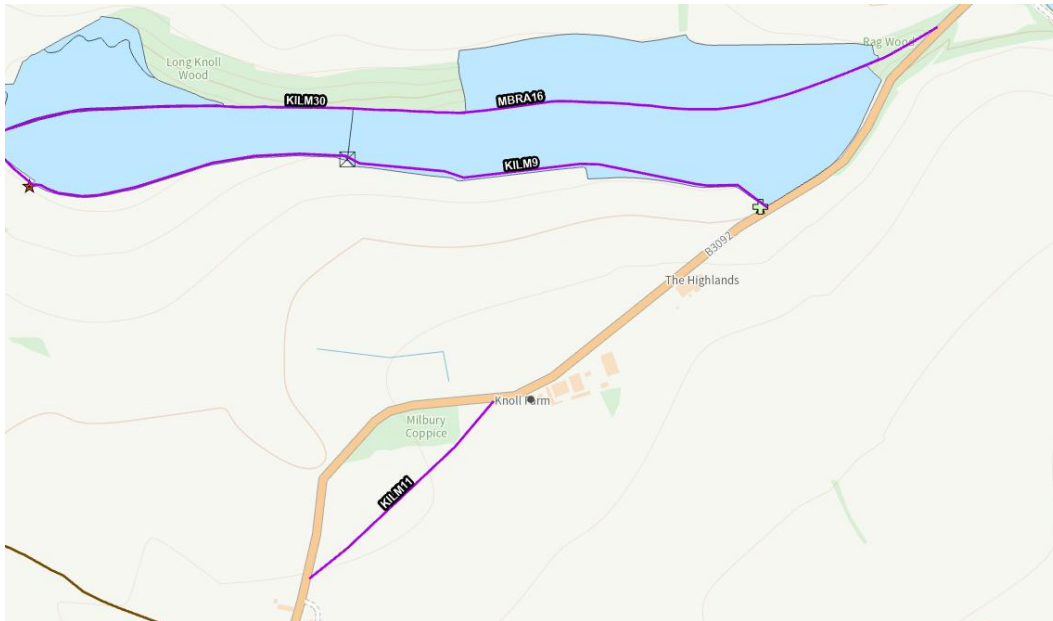


The application site has been in the ownership of Westcorn Environ Waste Ltd since March 2020. The applicant's business is the haulage of animal by-products, Companies House list the nature of the business as

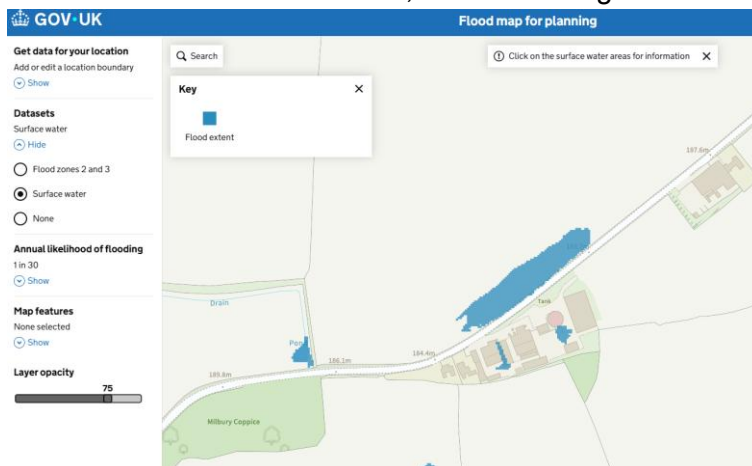
- 39000 - Remediation activities and other waste management services
- 49410 - Freight transport by road

The application site is within the Cranborne Chase & West Wiltshire Downs National Landscape (formally AONB), Salisbury Plain and West Wiltshire Downs countryside character area, Grade 2 Agricultural Land and the Hampshire River Avon Special Area for Conservation (SAC).

Long Knoll SSSI is 350m north of the site (shaded blue in snip below). Public Rights of Way KLM11 lies to the south west of the site and KLM9 and MBRA16 to the north:



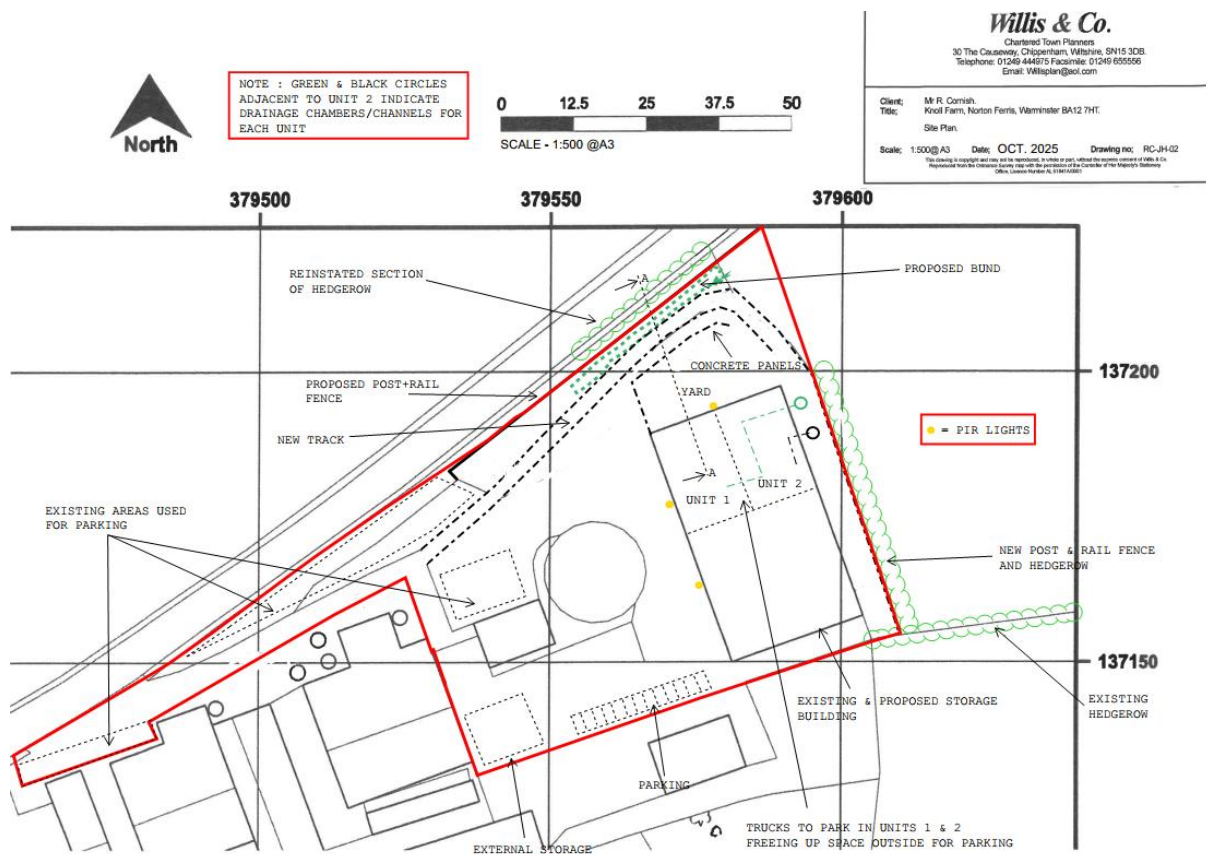
The site is within Flood Zone 1, with areas of ground water flooding.



2 PROPOSAL

A revised location plan, application form, Design & Access Statement and drawings were received 15th December 2025 and it is these documents that form the basis of this report. A Materials Schedule was submitted 29.04.2026 and an Odour Management Plan 17.07.2026.

Proposed site plan



The application form states that the proposal seeks full planning permission for change of use of existing barn and yard to storage (class B8), general industrial (Class B2) and light industrial uses (class E (g) (iii)). Retrospective permission is sought form a bund along the northern boundary and excavation to part of the ground level of the existing barn and an area to the north of the barn to create a lower yard. The proposals also include for parking, landscaping and external storage.

Units 1 & 2 of the existing barn are proposed to be used by the applicant to store lorries, trailers and equipment in relation to their business (animal waste haulage) and a workshop to maintain HGVs. Units 3, 4 and 5, at the southern end of the building, are proposed to be light industrial use Class E (g)(iii), let out to third parties. The land within the red line is proposed to be used for storage and light industrial uses.

However, the submitted documentation is not consistent with regards to the proposed use of the building and external site area. The Design and Access Statement contains conflicting information and following a site meeting with the Public Protection Officer and the applicant uses to do with transfer/storage/sorting of Anima By-Products, effluent pits, washing of bins, containers and vehicles and haulage vehicles were discussed. This is not included within the submitted proposals and would have implications with Drainage and the Environment Agency

The comments received from the Environment Agency state:

The proposed activity involves returning animal by-products to the site for storage, transfer, and consolidation prior to onward transport. The animal by-products are transported to a range of sites for disposal, including incineration plants, composting facilities and anaerobic

digestion plants. This suggests that the animal by-products are considered waste and the operations therefore constitute a waste transfer activity, requiring an environmental permit.

While the planning and environmental permitting regimes are separate, the requirement for an EA permit/exemption indicates that the activity constitutes a waste management use. This would seem to be a Sui Generis (waste) use class. Haulage vehicle depots would also be considered Sui Generis.

Clarification has been sought from the applicant but no updated plans/ DAS have been submitted.

3 PLANNING HISTORY

Proposal / Summary
S/1994/0961 - NEW AGRICULTURAL BUILDING – Approve with conditions 27/09/1994
S/1991/0656 - SLURRY AND MANURE STORE FACILITIES – Approve with conditions 10/07/1991
S/2002/0114 - 15METRE MONOPOLE 3 OMNI DIRECTIONAL DIPOLE ANTENNAS 2 DISH ANTENNAS EQUIPMENT CABIN AND VEHICULAR ACCESS THERETO - Approve with conditions 08/03/2002
S/2001/1095 - TO ERECT ONE 20M LATTICE MAST COMPLETE WITH THREE 4 STACK ANTENNAS TWO DISH ANTENNAS AND ONE RADIO EQUIPMENT CABIN – Refused 03/08/2001
S/2005/1318 - STRAW STORE TO END OF EXISTING APEX BUILDING NEW EXTENSION – Approve with conditions 16/08/2005
S/1989/1130 - NEW APEX BUILDING FOR PIG FATTENING, NEW L/T FOR MILL HOUSE AND GRAIN STORE AND ALTERATIONS OF EXISTING ACCESS – Approve with conditions 30/08/1989

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

4.1.2 National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

4.1.3 Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS) (adopted January 2015)* and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 4 Spatial Strategy for the Mere Community Area
- Core Policy 34 Additional Employment Land
- Core Policy 35 Existing Employment Land
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 55 Air Quality;
- Core Policy 56 Contaminated Land;
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 58 Ensuring Conservation of the Historic Environment
- Core Policy 61 Transport & Development;
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk;
- Core Policy 69 Protection of the River Avon SAC

4.1.4 Draft Wiltshire Local Plan

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. The said Plan has no material weight for the purposes of the application.

In accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2026, on 30th June 2026 Wiltshire Council published a notice of intention to prepare a new local plan for Wiltshire. The next stage is a Scoping Consultation which commences on 2nd September 2026. This plan is at a very early stage and currently carries no weight for decision making.

4.1.5 Neighbourhood Plan:

Undesignated

4.1.6 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide

4.1.7 Other Relevant Policies and Documents

- Salisbury District Local Plan 'saved' Policy: C21 Farm Diversification
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Air Quality SPD (July 2023)

5 ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)
- Whether there will be any land contamination / air quality issues (CP 55)
- Are there any other planning issues raised by the development?

6 CONSULTATION RESPONSES

The views of consultees are material considerations in the determination of the application. However, the decision-maker must exercise their own planning judgement. Where consultees raise concerns or recommend conditions, these have been considered and are addressed within the assessment section of this report.

WC Highways – no objection, comments provided stating the following:

I note the proposed change of use of the existing agricultural building to B8 and Class E use. I also note that there are a number of local objections on file, with many citing concerns about highway matters, including an increase in HGVs. The site and building has an extant use and would therefore have an extant level of traffic associated with it in planning terms. The site has an adequate means of access directly to the B3092, which is sufficient in nature to accommodate the level and size of vehicles associated to the proposals. As such, I do not consider the proposed change of use to have a significant detrimental impact to highway safety on the local network and as such, no Highway objection is raised.

Following submission of revised information, comments received 21.10.2025:

I note that there has already been a no highway objection. I am content that the revised drawings have not changed this position.

Following submission of revised information, comments received 08.01.2026:

I note that there has already been a no highway objection. I am content that the revised drawings have not changed this position.

WC Public Protection –comments received as follows:

This is a retrospective application to change the use of the land and building found to the north-east of the site to class B8 use, class B2 use, and class E(g)(iii) use.

Whilst the development site is in a predominantly rural area, there is a commercial

business operating approximately 170m to the east of the building. There are also several residential properties in close proximity. These are:

- 1. Downs View which is located approximately 128m west of the building*
- 2. Knoll Farmhouse which is located approximately 141m west of the building*
- 3. The Highlands which is located approximately 216m east of the building*

Before determination of this application, the applicant should provide evidence that this development is not going to adversely impact the amenity of the area. The applicant should provide:

1. Evidence that odour from the operation of the proposed development will not adversely impact the amenity of those living or working in the immediate area. This should take the form of an odour assessment which has been carried out in accordance with current IAQM guidance. The assessment must include representative visits to the site, taking into account weather conditions and wind direction.

2. Confirmation that no external lighting is going to be installed. If lighting is to be installed, details of the lighting scheme should be provided.

Without this information, I am unable to make an informed decision. Once this information has been provided, please can Public Protection be reconsulted.

Following submission of revised information, comments received 08.01.2026:

I have reviewed the Design & Access Statement dated 10 December 2025 and note that the applicant now seeks to change the use of the land and building located to the north-east of the site to Use Class B8 and Use Class E(g)(iii) only.

On the basis that:

- the development is carried out in accordance with the proposed drawings;*
- units 1 and 2 are used for storage only; and*
- units 3, 4 and 5 are used for light industrial purposes only*

I am satisfied that there should be no significant impact on amenity.

That said, the applicant should remain mindful that, if approved, the development could generate some noise, odour, dust, etc. While these issues are not considered significant enough to warrant refusal of the application, it may be beneficial to implement appropriate management plans to mitigate potential impacts.

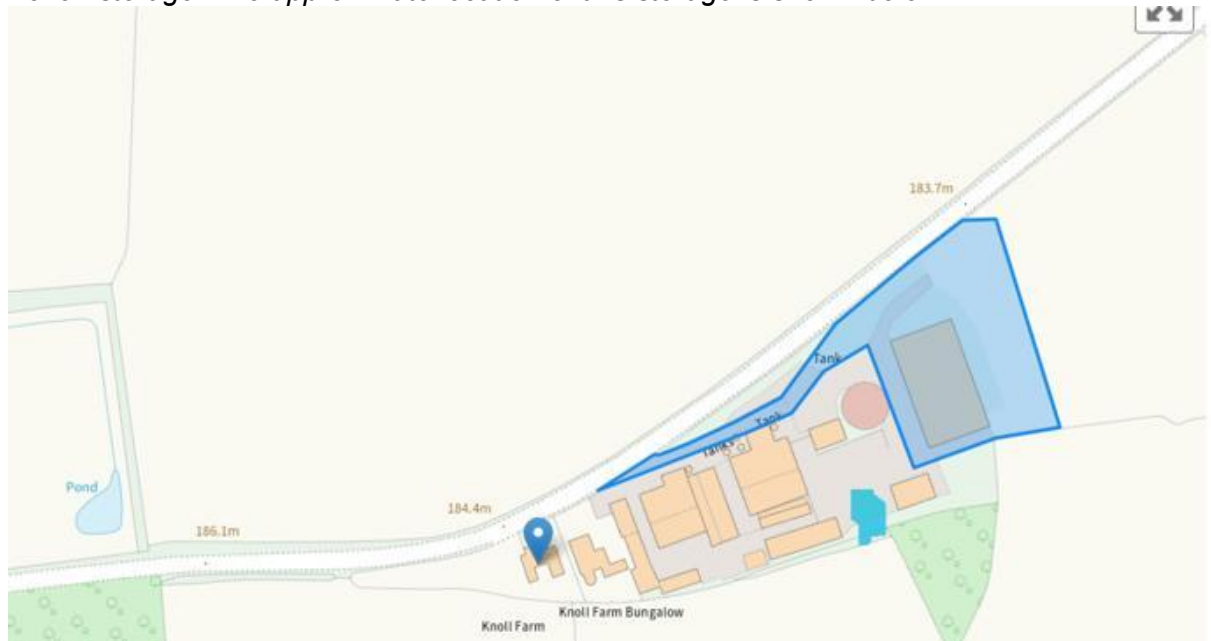
Following EA comments and a site visit, further comments received 07.07.2026:

Following my visit to Knoll Farm on 01 July 2026, I wanted to update you on my findings and clarify Public Protection's current position.

During the visit, the applicant outlined the proposed operation for the collection, sorting, storage and transfer of Animal By-Products (ABPs) from the site.

The proposal is for collection vehicles to return to the site and unload ABPs within units 1 and 2 of the building. The building would be upgraded to meet APHA standards, with Category 1 and 2 materials separated from Category 3 material by an internal wall. Each section would have its own drainage channel and effluent pit. The proposal also includes the washing of wheelie bins, containers and vehicles used to collect ABPs within units 1 and 2. The units would not be fitted with mechanical extract ventilation.

ABPs would be sorted within units 1 and 2 before being transferred to refrigerated or frozen storage. The approximate location of this storage is shown below.



The applicant advised that any ABP's moved outside the building would be covered in accordance with APHA requirements. Once sufficient material has been collected, it would be loaded onto vehicles and transported off site for further processing.

Whilst the information provided during the site visit has been helpful in understanding the proposed operation, there is currently insufficient information available to fully assess the potential environmental impacts of the development, particularly in relation to odour generation and control.

To this end, I request that the applicant develops and submits an Odour Management Plan prior to this application being determined. This shall include, but is not limited to:

- A specification demonstrating how the building and associated infrastructure will be upgraded to meet the relevant APHA requirements and standards.
- A site layout plan and/or process flow diagram clearly identifying where each odorous activity associated with the operation will take place.
- Details of the categories and anticipated quantities of ABPs to be received, handled and stored at the site.
- Information on the proposed storage arrangements for all materials, including maximum storage capacities and retention periods.
- Details of temperature control measures throughout the process, from collection and receipt through to storage and onward transportation.
- Operational procedures for the handling, sorting, segregation, storage and transfer of materials.
- Cleaning and disinfection arrangements for vehicles, containers, equipment and refrigerated/frozen storage facilities.
- Details of the surface water and foul drainage systems, together with arrangements for effluent collection, treatment and disposal.
- Measures proposed to prevent, minimise and manage odour emissions arising from site operations.
- Contingency procedures for managing equipment breakdown, refrigeration/freezer failure, collection delays, power outages and other abnormal operating conditions.

- Details of any proposed odour monitoring, record-keeping, complaint investigation, and corrective action procedures.
 - Information on site management arrangements, including staffing levels, roles and responsibilities, staff training and operational oversight.
- This information is required to enable a full assessment of the proposed operation and its potential impacts on residential amenity.*

Final comments following receipt of Odour Management Plan 13.08.2026:

Further to my email of 07 July 2026, I note that an Odour Management Plan (OMP) has now been submitted in support of the proposal.

Whilst the OMP demonstrates that consideration has been given to odour management and identifies a number of potentially appropriate operational control measures, the document remains high-level in nature and does not provide sufficient detail to enable a robust assessment of the likely odour impacts arising from the proposed activity.

Clarification and/or further information is required in relation to the following matters:

- 1. A site layout plan and/or process flow diagram clearly identifying where each potentially odorous activity associated with the operation will take place.*
- 2. Details of the anticipated quantities of Animal By-Products (ABPs) to be received, handled and stored on site.*
- 3. The maximum storage capacity of each cold store and freezer.*
- 4. The maximum storage retention periods for each category of ABP.*
- 5. The temperature range within which ABPs will be stored in the cold stores and freezers, together with details of the temperature thresholds that would trigger corrective action.*
- 6. Details of how the cold stores and freezers will be cleaned and maintained, including how any temporary reduction in storage capacity during cleaning operations will be managed.*
- 7. Details of how adequate ventilation will be achieved within the building to maintain a safe and comfortable internal environment whilst ensuring external doors remain closed at all times when not in use.*
- 8. Details of the measures proposed to minimise odour emissions from the effluent pits, including details of their design.*
- 9. Full details of the proposed odour monitoring regime, including:*
 - the monitoring methodology to be employed;*
 - the location of monitoring points around the site;*
 - who will undertake the monitoring, together with any relevant training or competency requirements;*
 - the criteria that would trigger corrective action;*
 - how monitoring results will be recorded and reported;*
 - whether relevant meteorological conditions (for example wind direction, wind speed and temperature) will be recorded during assessments;*

and

- how monitoring records will be reviewed and audited.

WC Drainage - Objection on the following grounds:

It should be noted that our comments below are reliant on the accuracy and completeness of documents & information provided by the applicant – we do not take any responsibility for incorrect data or interpretation made by the authors.

It is noted this planning application is titled 'retrospective', however in the Site Plan drawing, the bund is annotated as 'proposed'. The applicant should clarify which proposals have been installed, and which are yet to be constructed, but are proposed. This response is produced on the assumption all features have been constructed.

We note there are several comments from the public on the planning application portal relating to existing surface water flood risk on the highway and potential contamination of watercourses & groundwater. As part of this application, the applicant will have to demonstrate there is no increased flood risk to adjacent land, including the highway, and that any pollution risk to groundwater & watercourses is appropriately mitigated.

Objections:

The drainage team in their capacity as Lead Local Flood Authority have the below objection to the application; these must be overcome before a drainage objection can be removed:

1. Surface water drainage strategy:

a. The applicant must submit a surface water drainage strategy for the site. Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753). The applicant is referred to the informatives for further details on the information required.

b. It is noted the applicant is proposing, or has installed, a bund on the boundary of the highway and Knoll Farm. The applicant must provide the following information related to the bund:

i. The materials used to construct the bund

- i Pre and post-development overland exceedance drawings for the 1 in 100+CC*
- i year event. The drawing must include flows from the highway, adjacent land and*
- . he farm itself.*

Reason: to demonstrate there is no increased surface water flood risk to adjacent property or the highway.

2. Mitigating pollution / contamination to groundwater & watercourses:

a. The applicant must outline the mitigation measures proposed to prevent hazardous materials polluting groundwater or adjacent watercourses.

b. The applicant is proposing, or has installed, a drainage run off for wheel wash area that is directed offsite and discharges into the adjacent land. The applicant must outline the treatment proposed to prevent polluting the adjacent land.

c. The applicant must outline how pollution will be mitigated in the event of a 'spill incident'.

Reason: to demonstrate there is no increase pollution risk to groundwater or watercourses.

Following submission of revised information, objection with comments received 06.01.2026:

It should be noted that our comments below are reliant on the accuracy and completeness of documents & information provided by the applicant – we do not take any responsibility for incorrect data or interpretation made by the authors.

It is noted this planning application is titled 'retrospective', however in the Site Plan drawing, the bund is annotated as 'proposed'. The applicant has stated in section 4.8 of the FRA that "a bund was located to prevent overspill towards Knoll Farm". Then in section 5.37 the applicant has stated "the development includes the installation of a earth bund... the bund is to be constructed from existing site won material and landscaped accordingly. The applicant is required to state whether the bund has been constructed or is proposed but currently not constructed.

This response is produced on the assumption all features have been constructed, given the retrospective nature of the application.

We note there are several comments from the public on the planning application portal relating to existing surface water flood risk on the highway and potential contamination of watercourses & groundwater. As part of this application, the applicant will have to demonstrate there is no increased flood risk to adjacent land, including the highway, and that any pollution risk to groundwater & watercourses is appropriately mitigated.

It is noted in sections 5.38-5.43 of the FRA the applicant has detailed how pollution to groundwater & watercourses will be mitigated following amendments to the drainage strategy.

It is noted in sections 5.47-5.49 of the FRA the applicant has outlined how the risk of spill incidents will be mitigated, and the proposed steps to mitigate the impact of any spill on the environment.

Objections:

The drainage team in their capacity as Lead Local Flood Authority have the below objection to the application; these must be overcome before a drainage objection can be removed:

1. Surface water drainage strategy:

a. The applicant must submit a surface water drainage strategy for the site. Any proposals should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753):

i. The applicant must submit a construction management plan which demonstrates how flood risk to people, property & the highway, and pollution to groundwater & watercourses will be mitigated throughout construction.

b. It is noted the applicant is proposing, or has installed, a bund on the boundary of the highway and Knoll Farm. The applicant must provide the following information related to the bund:

i. The applicant must confirm if the bund is constructed, or proposed but unconstructed.

ii. It is noted the applicant has provided post-development overland exceedance routes, however pre-development overland exceedance routes are required to demonstrate there will be no increase in flood risk elsewhere following the bund construction & development.

Informatives:

• It is noted in section 5.64 of the FRA that the site owners will be responsible for maintaining the drainage network. The applicant must ensure a copy of the drainage

strategy and the proposed maintenance regime are included in the title deeds of the property.

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.*

Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

If needed to progress, and aid mutual understanding of the issues, we are happy to have an MS Teams meeting with the applicant's drainage engineers.

Following meeting no objection:

It should be noted that our comments below are reliant on the accuracy and completeness of documents & information provided by the applicant – we do not take any responsibility for incorrect data or interpretation made by the authors.

We note there are several comments from the public on the planning application portal relating to existing surface water flood risk on the highway and potential contamination of watercourses & groundwater. The applicant has provided evidence that the existing surface water flood risk on the highway will not be increased as a result of the development. The mapped flood risk is primarily on the northern lane of the highway. The applicant has provided a cross section of the bund, and a post-development exceedance flow path drawing displaying surface water flowing south east will be intercepted by the bund and collected by 2x gullies. Surface water will then be positively drained, channelled through the drainage system and outfalling into the watercourse, south east of the site. This demonstrates surface water will be safely managed in accordance with the National Standards for SuDS: Standard 3: management of extreme rainfall and flooding, without increasing flood risk from the pre-development scenario.

The applicant has commented on the risk of watercourse & groundwater contamination in sections 5.38-5.43 of the FRA the applicant has detailed how pollution to groundwater & watercourses will be mitigated following amendments to the drainage strategy. In sections 5.47-5.49 of the FRA the applicant has outlined how the risk of spill incidents will be mitigated, and the proposed steps to mitigate the impact of any spill on the environment. This demonstrates that there pollution risk to watercourses & groundwater is appropriately mitigated in accordance with the National Standards for SuDS: Standard 4: water quality.

Informatives:

- It is noted in section 5.64 of the FRA that the site owners will be responsible for maintaining the drainage network. The applicant must ensure a copy of the drainage strategy and the proposed maintenance regime are included in the title deeds of the property.*

- The applicant must ensure the maintenance plan is adhered to, and the gullies adjacent to the bund/highway are inspected monthly, or after any flood event, to mitigate against blockages that could undermine the drainage system (CiRIA C753, Table 16.1/ Standard 7: design of drainage for construction, operation, maintenance, decommissioning and structural integrity).*

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. Wiltshire*

Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).

Environment Agency - no objection, comments received as follows:

Environment Agency position

We have **no objection** on the above application but have the following comments to make.

Advice to Applicant - Environmental Permit (Waste)

The proposed activity involves returning animal by-products to the site for storage, transfer, and consolidation prior to onward transport. The animal by-products are transported to a range of sites for disposal, including incineration plants, composting facilities and anaerobic digestion plants. This suggests that the animal by-products are considered waste and the operations therefore constitute a waste transfer activity, requiring an environmental permit.

The applicant should ensure that the appropriate waste management licence/permit and any necessary animal by-product approvals are in place before the facility becomes operational. The Environment Agency offers both basic advice (free) and enhanced (paid for) advice prior to application of an environmental permit. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised.

Note to Applicant – Removal of bunds

The Design and Access Statement further indicates that the applicant intends to remove the bunds located outside the land edged red. Any such material must be managed in accordance with waste legislation and disposed of at an appropriately authorised waste facility if removed from site.

Advice to Applicant – Environmental Permit (Foul Drainage)

It is not clear from any of the plans if any foul drainage is proposed from toilets etc. If there is any foul drainage then the development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the End 2 Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: [Check if you need an environmental permit - GOV.UK](#).

Advice to Applicant - Pollution prevention during construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:

- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste.

Please note, a permit to discharge (Environmental Permit) will be required if the construction period is greater than 3 months and the discharge is to surface waters.

Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

Note to LPA – Waste Carrier

The applicant is currently registered as an upper-tier waste carrier which is suitable for the transport of animal by-products.

If you have any questions about our response please get in touch.

Ecology – no objection, comments received as follows:

Matters Considered:

Habitat Regulations Assessment

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC. The development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects. A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. **The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment**

Biodiversity Net Gain

Based on the information available the biodiversity gain planning condition is not considered to apply to this application because it is retrospective.

Note to case officer: you should be satisfied that the proposals meet the above criteria and act accordingly. Further information will be required from the applicant prior to determination in the event the application is considered to be subject to mandatory biodiversity net gain.

Protected Habitat and Species

The development has resulted in impacts on and the loss of hedgerow sections. This loss could be mitigated through the planting of hedgerows as shown on the Site Plan Drawing no: RC_JH- 02 (Willis & Co., Oct 2025). A Hedgerow Management Scheme is required to demonstrate that these hedgerows will continue to function within local ecological network. If not provided in advance of a permission this scheme must be required by the suggested, or similarly word, condition.

CONDITIONS:

1. Compliance with submitted Documents

The development will be carried out in strict accordance with the following documents:
- Site Plan Drawing no: RC_JH-02 (Willis & Co., Oct 2025) Details Of Planting for New Sections of Hedgerow

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

2. Hedgerow Management Scheme

Prior to occupation, a Hedgerow Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme will specify long term management responsibilities and maintenance schedules for the hedgerows for the

purpose of maintaining a coherent hedgerow network together with detailed planting schedules,

The Hedgerow Management Scheme shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of biodiversity for the lifetime of the scheme.

Protected Species Informative

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Cranbourne Chase National Landscape – comments received as follows:

This application has been brought to the attention of this National Landscape team. I can confirm that neither the applicant nor the agent have sought pre-application advice from the NL team.

The application appears to be for a change of use for waste processing proposes involving an existing agricultural barn and works in the associated farmyard. The Partnership has the following comments on this application.

- 1. The Cranborne Chase and West Wiltshire Downs NL (formerly AONB) has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles one County, three county scale Unitary, and one District Council. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage.*
- 2. It is also recognised that in relation to their landscape characteristics and quality, National Parks and National Landscapes are equally important aspects of the nation's heritage assets and environmental capital.*
- 3. This NL/AONB's Management Plan 2019-24 (extended to 2025) is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' policies for the management of this nationally important area and the carrying out of their functions in relation to it, as required by section 89 (2) of the CROW Act.*

*The National Planning Practice **Area of Outstanding Natural Beauty 1981 International Dark Sky Reserve 2019** Guidance [Natural Environment paragraph 040 (21.07.2019)] confirms that the NL and its Management Plan are material considerations in planning.*

- 4. The National Planning Policy Framework (February 2025) states (paragraph 187) that planning policies and decisions should contribute to and enhance the natural and*

local environment by protecting and enhancing valued landscapes, which include NLs, commensurate with their statutory status. Furthermore, it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within NLs, as confirmed by paragraph 11 and footnote 7, due to other policies protecting NLs elsewhere within the Framework.

5. For decision making the application of NPPF policies that protect a NL 'provides a clear reason for refusing development proposals' (paragraph 11[d]). Furthermore paragraph 11(b) explains that, for plan making, being in a NL provides 'a strong reason for restricting the overall scale, type or distribution of development in the plan area'.

6. It also states (paragraph 189) that great weight should be given to conserving and enhancing landscape and scenic beauty in NLs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are important considerations in these areas. This paragraph is also clear that the scale and extent of development within all the designated areas of NLs and National Parks should be limited. Furthermore, development within their setting should be sensitively located and designed to avoid or minimise impacts on the designated areas.

7. Paragraph 190 is explicit that when considering applications for development planning permission should be refused for major development, other than in exceptional, public interest, circumstances. Footnote 67 also provides for the decision maker to regard development less than the threshold defined in the NPPF glossary as 'major' in the context of a NL or National Park.

8. The National Planning Practice Guidance Natural environment - GOV.UK paragraph 042 highlights the importance of NL and National Park settings, their contributions to natural beauty, and the harm that can be done by poorly located or designed development especially where long views from or to the NL are identified. Paragraph 041 is clear that NPPF policies for protecting NLs may mean that it is not possible to meet objectively assessed needs for development, and any development in a NL will need to be located and designed in a way that reflects its status as a landscape of the highest quality.

9. The NPPG explains [Natural Environment paragraph 039, (29.01.2025)] the statutory duty in section 85 of the CRow Act, and confirms it applies to the setting of a NL. The duty applies to Local Government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office. The recent change in s.85(1A) of CRow Act 2000 applies equally across the Local Authority functions. The Levelling Up and Regeneration Act 2023 s.245 amended and strengthened s.85 of the Countryside and Rights of Way Act 2000 whereby a 'relevant authority', when carrying out any functions that may affect land in a NL, must seek to further the **Area of Outstanding Natural Beauty 1981 International Dark Sky Reserve 2019** purposes of designation [namely, conserving and enhancing natural beauty]. The Council, its Councillors, and statutory undertakers all fall within the definition of 'relevant authority', as does the LPA and Planning Inspectorate. Government has provided guidance on this matter Guidance for relevant authorities on seeking to further the purposes of Protected Landscapes - GOV.UK as has the National Landscapes Association CRow-s.85-duty-guidance-for-LPAs_NLA-Briefing-Nov-24.pdf on how relevant authorities demonstrate how they have sought to conserve and enhance the natural beauty of the designated area.

10. More detailed information in connection with NL matters can be found on our NL website where there is not only the adopted NL/AONB Management Plan but also Position Statements and Good Practice Notes (Planning Related Publications). In particular when considering construction within the NL attention is drawn to our Good Practice Note on Colour in the Countryside.

11. This NL is, as I expect you know, in one of the darkest parts of Southern England and hence the visibility of stars and, in particular, the Milky Way, is a key attribute of this NL. On the 18th October 2019 this NL/AONB was designated the 14th International Dark Sky Reserve in the world. Elements of a development that could contribute to light pollution, and hence impact adversely on those dark night skies, have to be designed out or modified so that such impacts are eliminated.

12. This NL is, therefore, concerned about light pollution. Within the NL or on its periphery any external lighting should be explicitly approved by the Local Planning Authority and comply with the NL/AONB's Position Statement on Light Pollution and the more recent Good Practice Notes on Good External Lighting and Paper by Bob Mizon on Light Fittings. In this location that means all lighting complying with Environmental Lighting Zone E0 as defined by the Institute of Lighting Professionals 2021.

13. On the 30th May 2022 the Cranborne Chase Area of Outstanding Natural Beauty Board endorsed a Position Statement on Biodiversity Gain (Position-Statement- 12-Biodiversity-Net-Gain.pdf), and the Board looks to that guidance having immediate effect. That means that each home, or comparable sized development, should have at least one bird box, one bat box, and one bee brick incorporated into the structure. That level of provision is, nevertheless, fairly basic but it is our Board's position that this National Landscape should, without delay, make a contribution to environmental net gain whenever and wherever there is development approved, at whatever scale, within this NL. The Board has confidence that you will take this guidance on board if you are minded to consider an approval, even if the proposed development is below the threshold for a formal BNG assessment.

14. The site is in the Kilmington Greensand Terrace landscape character area of the Greensand Terrace landscape character type of the NL's landscape character assessment. Greater details of the landscape, buildings and settlement characteristics can be found in Sustaining Landscape Character 2025, the Landscape Character Assessment 2024, and Cranborne Chase and Chalke Valley LCA 2018 Planning Resources - Cranborne Chase National Landscape. Those, and other relevant documents can be viewed on our website. **Area of Outstanding Natural Beauty 1981 International Dark Sky Reserve 2019**

15. The proposal appears to be for waste management processing and back in 2016 our Partnership Board [it was called 'Panel' then] considered waste treatment proposals and 'The Panel endorsed the **principle** that the nation's finest landscapes, which have the highest status of protection in relation to landscape and scenic beauty, are not places for the importation of waste for treatment, processing, or disposal'.

16. There is nothing in the statement from the agent to demonstrate awareness of the site being within this National Landscape and therefore the importance of complying with the adopted Management Plan and Wiltshire Core Strategy Policy 51.

17. Clearly Chapter 15 of NPPF applies, particularly 187, 189 and 190. I have not found any justification why a waste management facility is required within this NL and at this location.

18. The submitted details do not demonstrate awareness of CCNL guidance on planning matters that is readily available on our web site.

19. There appears to be a PRow in close proximity to the site so public awareness of the proposed use seems to be a matter to consider.

20. There does not appear to be any consideration of the need to avoid light pollution or the need to ensure external lighting complies with our Good Lighting guidelines and IDSR criteria.

21. On the basis of the information available this NL partnership cannot support the application as submitted.

I hope those comments are helpful to you and I would, of course, be happy to consider any further information you may receive.

Following submission of revised information, objection with comments received 08.01.2026:

Thank you for consulting CCNL on this revised application.

I will not repeat the information about the status of this National Landscape set out in my letter of 29th October 2025 nor the relevant planning policy matters.

Whilst the revised application is clearer, it still has considerable confusion surrounding important issues. For example, the applicant has submitted an extended document on his business and why it performs a valuable service to the farming and associated communities but then the agent's letter appears to describe that business using the open space around the 42 x 24m barn rather than the barn itself. Indeed, the agent emphasises not his client's business but third party tenants as occupiers of the modified space within the repurposed barn for light industrial use. The agent emphasises that light industrial use [Class E (g)(iii)] and appears to overlook the 'general industrial' Class B2 use. Whilst the former has been approved elsewhere in this NL, the latter would be inappropriate as it includes within its scope noisy, smelly, and otherwise intrusive activities.

There also appears to be an element of confusion about the rest of the applicant's holding. He refers to a piggery but the agent only mentions it in the past tense, indicating the rest of the site is no longer in agricultural use. The agent does not, however, explain what happens on the rest of the holding.

Furthermore, the application form gives the area of the site as 1,008sqm, but that is only the floor space of the barn. The red line area is significantly larger, and the agent specifically refers to areas for external storage. I also note that the submission is very quiet on the issue of opening hours, and for business activities that seems remiss. Normally one would expect limitations on daily operations, together with weekend and bank holiday closures.

The infilling of the northern and southern ends of the barn do not appear to follow our guidance on agricultural style buildings or colour in the countryside. If those aspects did follow that guidance the side covering would come down to within 1m of ground level, and the roller shutter doors would be coloured BS 12B21 matte finish.

It is also disappointing that the agent has not addressed points 15 - 20 of my letter. The landscape and planting works are poorly specified and inadequate; there is neither an existing landscape plan nor a detailed proposed landscape scheme and specification. The submitted view of hedge planting lacks vital information and for such an obvious location the proposal is inadequate and does not achieve a quick and effective hedge screen that would be necessary in a nationally important, and nationally designated, landscape. The issues of flooding and bunds, or rather the lack of them, is illustrated in the Google Street View sequence of March 2024. Those pictures also demonstrate the lack of screening of the site and the intrusive nature of the open storage and features of the site.

It is appropriate to remind everyone of the position taken by this NL Partnership that a NL is not the place for the importation of waste for treatment, processing, or onward transfer. Furthermore, a waste change of use would be a major development, and the statement by the applicant is clear that the business is performing a waste removal operation. That means NPPF 190 comes into effect, which includes a presumption against such development in a NL. Whilst the agent refers to Core Strategy Policy 51 he does not demonstrate how the development would comply with the aims and objectives of the NL / AONB Management Plan.

Although the locations of PIR lights are marked on a plan, there is no information on the type of light source, the CCT, or lumens. All those factors are important in this IDSR, and do need to be addressed before a decision is made, unless that decision is to refuse. Furthermore, changes to any approved lighting scheme should not be made without the specific approval of the LPA.

As submitted, the proposal does not demonstrate how the LPA would be complying with its s85 of CROW Act 2000 duty if it issues an approval. Putting to one side the basic policy objections, the application as submitted lacks the clarity and attention to detail, particularly on landscape and control of light pollution matters, that are necessary to gain support for development within this NL.

I hope those comments are helpful to you and I would, of course, be happy to consider any further information you may receive.

Kilminster Parish Council - 27.10.2025 Objection on the following grounds

Kilminster Parish Council would like to inform the Wiltshire Council Case Officer that it is in agreement with the details and objections Peter Brimble has made in his letter of 16 October as follows:

- 1. Environmental Risk to the River Wylye and Hampshire Avon SAC/SSSI*
- 3. Public Health Risks – Zoonotic Disease Transmission, Mains Water Contamination & Biosecurity*
- 6. Impact on Protected Dark Skies – International Dark Sky Reserve*
- 7. Odour Nuisance, Pest Issues and Workplace Health Impacts*
- 8. Application Form Errors and Inaccuracies*

Following submission of revised information, no objection:

At their meeting on 19 Jan 26, Kilminster Parish Council resolved to raise No Objection to Planning Application PL/2025/07191, subject to the imposition of strict

and enforceable conditions. The Council emphasises that this is a retrospective application for an operation that has been running for a considerable period without planning permission, and residents have expressed understandable concern that regulatory requirements have not been fully adhered to. The Council therefore considers it essential that any approval is contingent upon full compliance with all relevant planning, environmental, transport and public health regulations, both now and in the future.

In particular, the Council expects the applicant to provide all mandatory assessments required for a major waste management development within the Cranborne Chase National Landscape. These include a Landscape and Visual Appraisal, a Transport Assessment with swept-path analysis for articulated vehicles, an Air Quality Assessment, and a professionally prepared Odour Impact Assessment. These documents are necessary to demonstrate compliance with the development plan, to safeguard residential amenity, and to ensure that the site's sensitive landscape and environmental setting—including its position above a principal aquifer—are properly protected.

The Council also expects the applicant to demonstrate that all activities involving animal by-products, waste handling, storage and transfer are carried out in accordance with the relevant regulatory regimes, including oversight by the Animal and Plant Health Agency (APHA). Given the nature of the operation, the Council considers it essential that the planning authority consults the Environment Agency and that any approval includes conditions ensuring that no waste materials, fuels or contaminants can adversely affect the water environment.

Residents have raised concerns that the operator may continue to act outside regulatory frameworks if permission is granted. The Council therefore requests that any consent includes clear, enforceable conditions governing the type and scale of activities on site, the management of odour and air quality, the control of vehicle movements, and the prohibition of external storage or activities that would harm the character of the National Landscape. Compliance monitoring should be robust and ongoing.

The Parish Council recognises that the type of operation proposed is valuable and necessary within the wider agricultural and food-production sector. The Council is supportive of the business continuing to operate at this location, provided that it does so within a properly regulated framework that protects residents, the environment and the landscape. Ensuring that all required assessments are submitted, reviewed and approved before the use continues is essential to achieving this balance.

The consultee responses have been carefully considered. Whilst significant weight is afforded to specialist technical advice, the decision remains a matter for the Local Planning Authority and the officer assessment below reaches an independent planning judgement on the issues raised.

7 REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Each material planning issue raised is addressed within the assessment below.

7.1.1 Letters of Objection

Total letters of objection received: 32

Highways and Traffic

- More lorries going in and out would make the road more dangerous for drivers and pedestrians
- Local groups have been trying to get a weight limit on this road due to noise, vibration and damage to cars.
- Smell from existing traffic and increased HGV will make this worse.
- Increased vehicle use on an already dangerous stretch of road
- There would indeed be an unacceptable impact on the B3092 which already suffers an undue volume of heavy goods vehicles due to the 7.5-ton vehicle weight limit not being enforced (there is an ongoing county-wide campaign regarding this issue). The blind bend by the Coombe Barn Lane junction and the bend on the slopes towards Knoll Farm are accident hot spots and any increase in traffic volume especially heavy goods vehicles would increase the dangers to road users.
- people living on the B3092 report these vehicles start travelling at around 4:30 am thus disturbing residences during the night
- Although drainage improvements have been made by highway engineers, the road still floods when heavy rain occurs causing great danger to road users travelling from the A303 towards Maiden Bradley, the sharp bend concealing the flooded road.

Environmental and Ecological Harm

- Risk of contaminated water (animal by-products and chemicals) into River Wylfe
- Mains water pipe runs under the barn where waste is being stored
- Site is close to Long Knoll SSSI
- Existing unauthorised use represents a high risk of environmental damage

- Increased risk of polluting a valuable chalk stream
- A full environmental and ecological impact statement should be included in this application.
- This area is demonstrably within the groundwater recharge area and surface water catchment for the River Wylye. The River Wylye is one of few precious chalk streams in the world, and in this case forms part of the River Avon which is designated at a special area of conservation (SAC).
- It is critical that the environmental impact of the effluent from the operations on this site are quantified and understood before permitting these activities to continue.
- This development risks contaminating the watercourse through surface runoff, chemical leachate, and groundwater pollution — particularly damaging in a chalk aquifer system
- The site is situated some 300 metres from Long Knoll, an 83-acre Biological SSSI designated for its species-rich chalk grassland and associated wildlife, including rare butterflies, pollinators, wildflowers, and birds. This type of unimproved grassland is increasingly rare and extremely sensitive to environmental disturbance.
The handling, storage, and processing of animal by-products on this site introduces significant biosecurity and ecological risks to Long Knoll, given its direct adjacency to the SSSI. Waste material of this nature often harbours pathogens, emits noxious gases, and attracts vermin and scavengers, all of which can degrade the ecological condition of protected habitats. Runoff or airborne particles containing biological contaminants pose a threat to the sensitive chalk grassland soils and rare flora that define Long Knoll's SSSI status. Insects and scavenger species such as gulls and foxes, attracted by waste material, can spread pathogens or disturb ground-nesting birds and other sensitive fauna. Without stringent containment, monitoring, and mitigation, the risk to this nationally important habitat is unacceptably high.

Flooding, drainage and surface water

- Land is prone to flooding
- The road between the 2 knolls frequently floods in winter and with climate change this occurrence is likely to continue with high risks of flash downpours , it is ridiculous to place a facility handling any toxic waste that could be spreading lethal virus with every vehicle that may drive through overflow.
- Concern regarding drainage from hose down areas
- The floor of the barn has been excavated and drainage pipes have been laid away from the site towards the water table.

Visual impact and harm to the National Landscape

- As application site is within NL, should be subject to a high level of scrutiny.
- Bins of waste in full view waiting to be recycled.
- The site is untidy and littered
- This proposal is NOT sensitive to its surroundings or the delicate natural environment of the very nearby source of the rare chalk stream River Wylye in the AONB that is Cranbourne Chase.
- This unsightly mess has blotted this area of the Cranborne Chase Protected Landscape for far too long.

- Creation of hardstanding and external storage will result in loss of Grade 2 agricultural land. An Ecological Impact Assessment, BNG metric report and bat survey should be submitted.
- The site is prominent in the landscape and clearly visible from nearby roads, public footpaths, and elevated viewpoints. It sits within the setting of the Cranborne Chase National Landscape, where development must be carefully controlled to avoid landscape harm. The proposed industrial operations and infrastructure will: Introduce a harsh visual intrusion into a rural setting, significantly degrade views from multiple public rights of way, fail to integrate with the surrounding landform or character
- A soil heap from barn excavations has created an eyesore visible from Long Knoll and Whitesheet Hill and gives the impression of fly tipping.
- The landscaping proposals are inadequate
- The site currently has permanent artificial lighting that has an impact on the International Dark Sky Reserve
- Spoil from the excavations has been littered around the field with drainage pipes installed ad hoc. Permits are required from the EA for these activities.
- External lighting does not show awareness of the Dark Skies environment.
- The application is an opportunity to reduce the impact of an unattractive site on the AONB.
- A more substantial bund or tree screening would be better.

Amenity

- The application seems not to make any mention of the likely smell from the facility, which surely will be noticeable especially to near neighbours and residents of Norton Ferris.
- Site has been operating without permission and there are putrid smells and increase in rats and flies
- Smell affects the enjoyment for people walking on the footpath.
- There is constant digging, lights at night and lorries.
- the smell emanating from the site is unpleasant at all times but particularly terrible in hot weather
- an increase in (already identified) unacceptable putrid smells from the site stated, the new reports do not address this adequately
 - an increase in (already identified) unacceptable quantities of rats and flies, the new reports do not address this adequately
 - Lack of any Environmental Impact Statement, (EIS) the new reports do not address this adequately
- Handling and storing animal by-products poses well-documented risks of zoonotic disease transmission. Pathogens of concern include: Leptospirosis – spread through contaminated water or soil, Q Fever – airborne and highly infectious, E. coli O157, Campylobacter, and Salmonella – gastrointestinal infections, Anthrax spores – which can persist in animal waste and soil.
- The smell of putrefaction emanating from Knoll Farm is, at times, overwhelming. My staff have frequently reported feeling nauseous and physically sick due to the odours, especially during hot weather, when the situation becomes intolerable.

- Increase in vermin and flies, negatively impacting staff's welfare, morale and overall job satisfaction.

Quality of submission

- Application is vague and incomplete
- More information on drainage, flood risk, odour, noise, air quality and ecology required
- EA, DEFRA, Wessex Water and Environmental Health must be consulted
- Retrospective submission suggests deliberate attempt to avoid scrutiny.
- Original site location plan inaccurate and errors with the application form.

Other

- Lorries carrying waste are not adequately sealed and do not have appropriate signage.
- Business is unlawful and illegal activities are carried out
- There is currently a pig rearing enterprise at Knoll Farm. The risk that decaying offal and meat products might be fed to the pigs and thus enter the human food chain will need to be taken seriously.
- danger of ABPs entering the food chain, the new reports do not address this adequately
- a retrospective submission suggests at least negligence or even, (in a worse-case scenario) the avoidance of reparations for pre-existing breaches of environmental regulations.
- Of particular concern is the fact that a mains drinking water pipe runs directly beneath the proposed site and supplies water to local residents — including my own home and workplace.
- Given the nature of the material being stored, and the history of these activities occurring on-site since 2019, I would like formal confirmation from Wessex Water that there is no risk to public health should the surrounding soil or groundwater become contaminated. This is a matter of basic public safety.
- No business signage on the site or vehicles.

7.1.2 Letters of Support

Total letters of support received:2

Support

- WestCorn Enviro Waste Ltd. Provide an exemplary service in the locality and obviously need their planning consent approved as it enables them to alter and refine their business. We collect fallen stock from local farms and deal with injured and aged animals which after preparation are fed to the hounds. The offal and inedible meat is collected by WestCorn who arrange incineration. Without this service we would be unable to operate as regular removal of such perishable material is essential. WestCorn are highly efficient and diligent in their collections and maintain this removal to enable the whole process to exist. We are members of the National

Fallen Stock Scheme who coordinate and invoice the farmers for their fallen stock within which WestCorn are an integral member. Allowing their planning application to successfully proceed is essential for the running of this probably ill understood and unknown service and enabling it to continue.

- I am a director of Wilton Fallen stock Ltd and we use Westcorn Enviro Waste Ltd. To collect our fallen stock from our site. They want to improve their site to make them more efficient.

We collect fallen farm livestock and equines from farms and equine yards from all around us at Wilton, giving customers peace of mind that their animals are treated with respect and in accordance with APHA inspections.

Westcorn collect all the waste that we cannot feed directly to our hounds at the Wilton Hunt every week and we carry out substantial business with them.

Prices for fallen stock are rising all the time making it more costly for us and customers so any efficiency savings would be most welcome. Westcorn are also by far the most local collection site for us if we had to use other businesses it will be a much longer journey with lorries.

8 ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the NPPF (NPPF) as a material consideration in the assessment.

The assessment below considers each of the main issues identified above. Each topic is assessed in turn with reference to the relevant policy context, the evidence submitted, consultee responses, and all other material considerations, before a conclusion is reached.

8.1 Principle of Development

8.1.1 Policy Context

Core Policies 1 and 2 of the Wiltshire Core Strategy establish the overarching spatial strategy for Wiltshire and provide the primary Development Plan framework for determining whether development is appropriately located. Together, these policies seek to direct growth towards the most sustainable locations whilst protecting the intrinsic character and beauty of the countryside. The strategy prioritises development within Principal Settlements, Market Towns, Local Service Centres and larger villages, whilst development in the countryside will only be supported where it accords with specific development plan policies or where material considerations indicate otherwise.

The NPPF also contains national policies relating to the location of development. Policies S3-S5 distinguish between development within settlements and development in the countryside, support sustainable patterns of growth, and require decisions to have regard to the role and

function of settlements, accessibility to services and facilities, and other site-specific considerations.

The principle of development should be assessed having regard to the Development Plan as a whole, the NPPF and all other material considerations. The weight afforded to individual policies will depend upon the nature, scale and location of the development proposed.

8.1.2 Planning History

The planning history of the site has been reviewed. No previous decisions, appeal outcomes, extant permissions or other planning history have been identified that materially influence the assessment of the principle of development in this case.

8.1.3 Assessment

The application form and proposed site plan sets out that the proposal seeks full planning permission for change of use of existing barn and yard to storage (class B8), general industrial (Class B2) and light industrial uses (class E (g) (iii)). Retrospective permission is sought for a bund along the northern boundary and excavation of the ground to lower the floor level of part of the barn and create an access track. The proposals also include for parking, landscaping and external storage.

However, the Design and Access Statement and further discussions with the agent, applicant and consultees has led the Council to understand that the proposed use, subject to APHA requirements, is for the collection, sorting, storage and transfer of Animal By-Products (ABPs) in relation to the applicant's business.

This may include vehicles unloading ABPs within units 1 and 2 of the building. The building would be upgraded to meet APHA standards, with Category 1 and 2 materials separated from Category 3 material by an internal wall. Each section would have its own drainage channel and effluent pit. The proposal also includes the washing of wheelie bins, containers and vehicles used to collect ABPs within units 1 and 2. The units would not be fitted with mechanical extract ventilation. ABPs would be sorted within units 1 and 2 before being transferred to refrigerated or frozen storage.

It is not considered, despite a revised set of information being supplied, that there is sufficient information to enable the Council to determine this application as submitted due to inconsistencies between the documentation.

If the application were for the purposes outlined above, the following policies would need to be considered:

Core Policy 48 of the Wiltshire Core Strategy seeks to support rural life within communities outside of the limits of development in Principle Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages.

Core Policy 48: Conversion and re-use of rural buildings

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services.*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.*

Whilst the building is structurally sound, considered capable of conversion and there is adequate access and infrastructure for the site, the site does not have reasonable access to local services, located approximately 5km north of closes Local Service Centre, Mere. The proposed uses (albeit confused) of haulage, storage, industrial and waste transfer, within the sensitive setting of the Cranbourne Chase National Landscape would detract from this special landscape settlement (see Landscape and Visual Impact section below).

Core Policy 34: Additional Employment Land outside of Principal Settlements, Market Towns and Local Service Centres will be supported that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or*
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or*
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or*
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.*

The site is located in the open countryside, therefore contrary to (i) and (iii), not related to adaptation to modern agricultural practices to support sustainable farming and food production (ii) and are not considered essential to the wider strategic interest of the economic development of Wiltshire (iv). Core Policy 34 is therefore not applicable.

Policy C21, saved from the SDLP, states that proposals for diversifying employment opportunities and traditional farming activities will be permitted provided that access is suitable at all times of the year, the proposal will not prejudice the viability of nearby village shops, the proposal does not result in inappropriate levels of traffic generation, there is no adverse impact of the activity or any building associated with the activity on either the landscape, the local built environment or nature conservation interests. It is considered that the siting within the sensitive setting of the Cranbourne Chase National Landscape would be contrary to this policy.

In August 2026 the Government published a revision to the NPPF. The application site lies outside a defined settlement. Policy S5(1)(c) of the NPPF recognises the reuse, extension, alteration or replacement of existing lawful buildings outside settlements as a form of development that may be acceptable in principle, provided that the existing building is lawful, of permanent and substantial construction and the proposal would not result in a

disproportionate increase in size, or in the case of replacement buildings, would comply with the requirements of the policy.

Policy E2: Meeting the need for business land and premises, 1.b sets out that substantial weight should be given to benefits for domestic food production, animal welfare and/or the environment which can be demonstrated through proposals for development for farm and agricultural modernisation. As the application is for generic B8 etc use it is not considered that this policy of E4: Rural business development are applicable in this instance.

The application relates to the change of use of an existing lawful building. The principle of the proposed development is therefore capable of being supported under Policy S5(1)(c), subject to ensuring compliance with the specific requirements of that policy and the detailed assessment set out below.

Accordingly, whilst the proposal conflicts with the Development Plan, Policy S5 indicates that development of this nature may be acceptable in principle outside settlements.

8.1.4 Neighbourhood Plan

The site is not located within a neighbourhood plan area, or there are no neighbourhood plan policies relevant to the principle of development.

Accordingly, neighbourhood plan considerations attract neutral weight in the assessment of the principle of development.

8.1.5 Conclusion

The proposal conflicts with the Development Plan when read as a whole. However, the proposal falls within Policy S5(1)(c) of the NPPF and is therefore capable of being supported in principle outside a defined settlement.

The proposal must nevertheless be assessed against all other relevant Development Plan policies, national policy and material considerations.

Whether the benefits of the proposal are substantially outweighed by any adverse effects, having regard to the requirements of Policy S5, is considered within the planning balance section of this report.

8.2 Design and Impact on the Character and Appearance of the Area

Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design that responds positively to local character, context and distinctiveness.

Policies DP1-DP4 of the NPPF seek to ensure that development is well-designed, visually attractive, sustainable and responsive to its surroundings. Development should contribute positively to local character, create high quality places and support healthy and inclusive communities.

The Wiltshire Design Guide provides further guidance on achieving high quality, context-led design and should be taken into account where relevant.

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

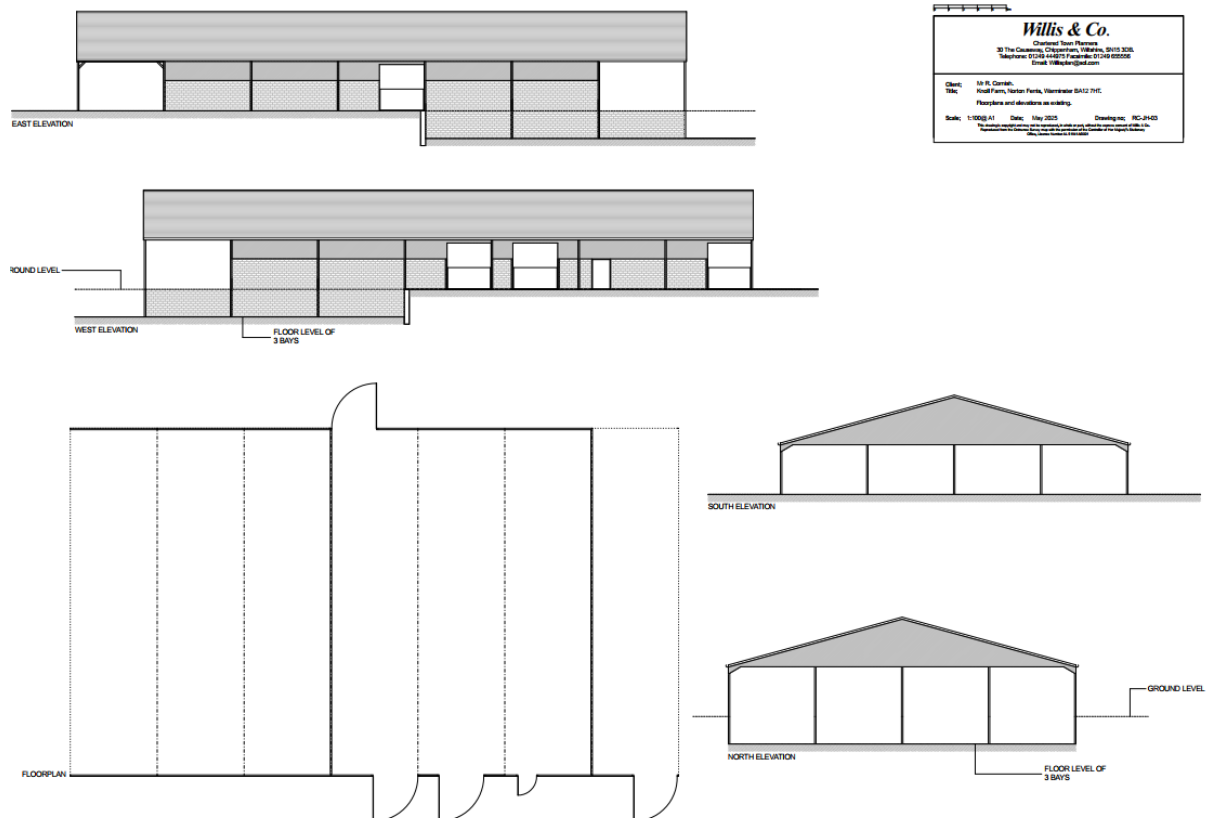
The proposals are for the change of use of an existing agricultural barn and land, excavations works, parking, external storage and landscaping. The acceptability of each of the proposals is discussed in turn as follows:

Change of use of existing agricultural barn

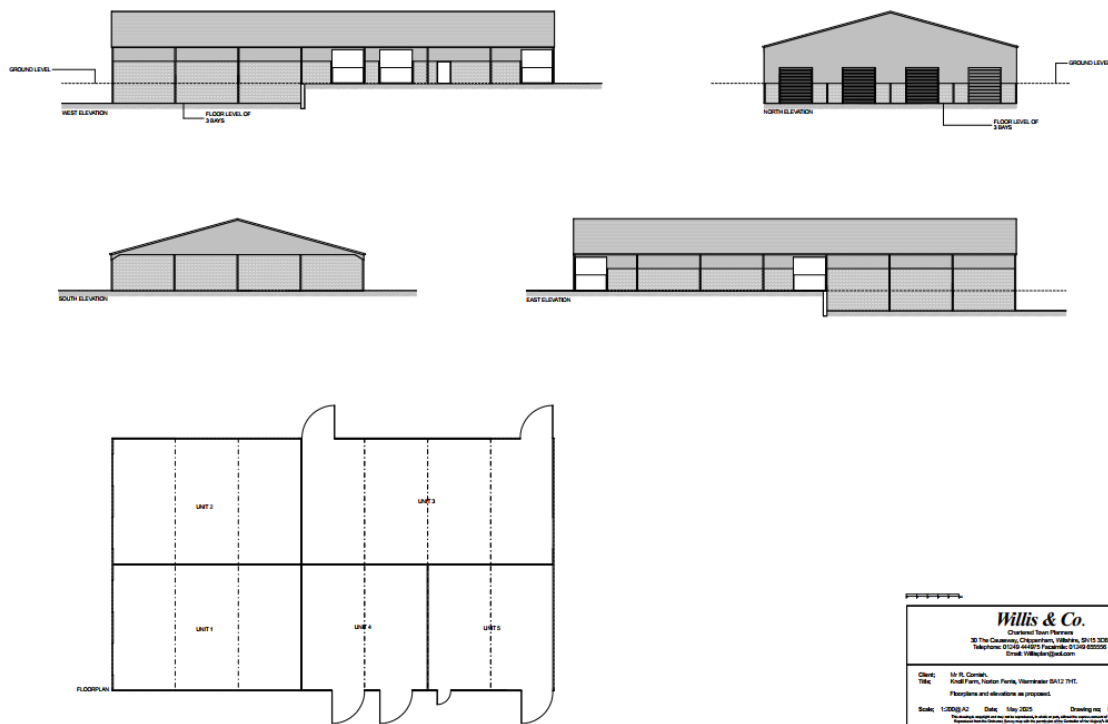
It is proposed that the existing barn will be split into 5 units; unit 1 and 2 are proposed for Class B8 storage use for lorries, trailers and other equipment associated with the applicant's business and an HGV workshop. Units 3 – 5 are proposed for E (g) (iii) (light industrial) that would be rented out to third parties.

No extensions to the existing barn are proposed. Open parts of the existing barn envelope are proposed to be infilled with blockwork and fibre cement sheeting to match the existing cladding. Four new roller doors are proposed to be included in the north elevation. A materials schedule has been submitted in support of the application confirming that the new roller doors will be 'Green Moorland BS12B21' and proposing that the pre-cast concrete panels could be painted to match the roller doors if required.

Existing plans and elevations



Proposed plans and elevations



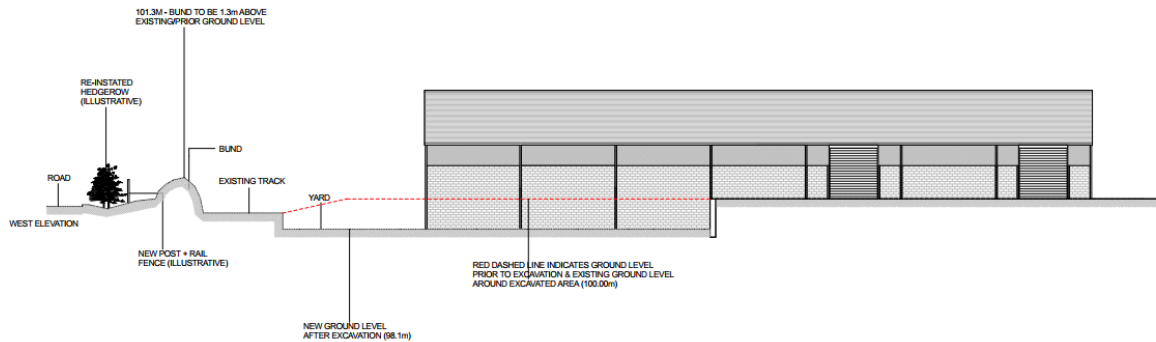
The site is within an agricultural setting, with barns, agricultural buildings, and agricultural land, surrounding the barn. This barn is of a large scale, and given the external agricultural appearance, the change of use is not considered of harm to the landscape setting.

The barn is not proposed to be enlarged in any way as part of this application. CP51 of the WCS states that development should protect, conserve, and where possible enhance landscape character, with any negative impacts mitigated as far as possible through sensitive design and landscape measures. The change of use would not alter the scale or design of the barn and is therefore considered in compliance with the relevant policy.

Change of use of land, excavation works and landscaping

The proposals seek retrospective permission for the use of the land within the red line boundary to change from agricultural to storage (B8), general industrial use (B2) and light industrial use (E (g) (iii)), as well as permission for excavations to the north of the existing barn to lower the ground level and create an area of yard to the north of the barn.

Section through the site



The areas of hardstanding included in this application will remain as such, with existing parking and storage areas used, additional parking and storage along the southern boundary of the application site. The DAS confirms that items would be no more than 3m in height and typically storage containers/ trays/ pallets.

Objections have been received regarding the untidy nature of the site. It is noted that the application site has a mix of agricultural structures, notably three tall silos that are unattractive and a various vehicles and storage containers but it is considered that this is typical of an agricultural unit. The overall appearance and upkeep of the site is not a matter to be considered in this application

The initial proposal included for additional external storage on the east side of the existing barn, this has been removed and replaced with a hedgerow due to its visibility from wider public views. The proposed external storage areas will be set among the existing agricultural buildings, providing screening.

The existing track is proposed to be extended to provide vehicle access to the north elevation of the barn. A new post and rail fence with native hedgerow is proposed along the eastern site boundary, a bund has been constructed and a section of hedgerow is proposed to be reinstated along the north boundary.

The application includes for retrospective permission for engineering works to lower the ground level of half of the existing barn and excavate a service yard to the north of it to enable the barn to accommodate HGV within it. It is not considered that this excavation work will be visible from outside of the site and is therefore acceptable. The applicant must be mindful of Building Regulations requirements and the need to ensure that the engineering works are compliant and safe, as well as making sure that any waste material is managed in accordance with waste legislation.

The farm and farm yard are visible from the B3092 and from the footpaths KILM9 and KLIM11. But the proposals are not considered of harm to the character or appearance of the area, as they are within the existing farm yard, which comprises several barns, silos and agricultural equipment. External storage and parking is proposed to be located to the south of the application boundary, surrounded by existing farm buildings and the landscaping of the bund and hedge to the north and hedgerow to the east will provide additional screening.

Having regard to the above, it is considered that the proposals comply with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy.

8.3 Landscape and Visual Impact

8.3.1 Policy Context

Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve and enhance landscape character and quality and requires development to respond appropriately to its landscape setting.

Policy N2 of the NPPF seeks to conserve and enhance the natural environment and requires development to take account of landscape character, local distinctiveness and the natural beauty of the countryside.

The Wiltshire Design Guide promotes a context-led approach that integrates development with landscape features and local character.

Policy N4 of the NPPF affords significant protection to National Landscapes and requires **substantial weight** to be placed on the importance of conserving and enhancing the natural beauty of these areas.

Under Section 245 of the Levelling-up and Regeneration Act 2023, the Council must seek to further the purposes of National Landscapes when exercising its planning functions.

8.3.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The application site lies within the Cranborne Chase & West Wiltshire Downs National Landscape (formally AONB). The change of use from Agriculture to storage (class B8), general industrial use (class B2) and light industrial use (Class E (g) (iii)) is considered to be 'major development' within a Protected Landscape. Policy N4.2 says that major development should be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest. Policy N4.4 states that Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape. It is not considered that the proposed change of use of the agricultural barn or the proposed external storage/parking areas would meet this requirement.

Objections were received relating to the site's location within the NL and comments were received from Cranbourne Chase National Landscape for both the original and revised proposals. They raised concerns regarding the proposed use, business hours, infilling of the barn elevations, the national landscape not being a place for waste treatment, processing or disposal, lack of justification of the proposals or demonstration of awareness of CCNL guidance, the PRoW and the need to avoid light pollution. The comments conclude that *"putting to one side the basic policy objections, the application as submitted lacks the clarity and attention to detail, particularly on landscape and control of light pollution matters, that are necessary to gain support for development within this NL."*

In response to the comments received from the CCNL, a materials schedule has been submitted in support of the application confirming that the new roller doors will be 'Green Moorland BS12B21' in accordance with the CCNL guidance.

As the proposals relate to an existing barn, it is not considered that the infilling of the barn will have a detrimental effect on the national landscape as no extension is proposed. Whilst it would be preferable for the external appearance of the barn to follow the CCNL guidance on agricultural style buildings, with cladding coming down to within 1m of the ground, it is acknowledged that the works are to an existing barn and as the areas of infill are minimal, it is not necessary for the entire barn to be reclad. It is also considered that the infilling of the open sides will help to screen the contents of the barn from wider views. The proposed roller doors are at a low level and not easily visible from the public realm.

The Cranbourne Chase National Landscape was designated as an 'International Dark Skies Reserve' and light pollution is therefore a concern. The proposals include for 3 PIR lights, a condition, requiring details of the external lighting to be submitted for approval prior to the commencement of development to comply with Environmental Lighting Zone E0 as defined by the Institute of Lighting Professionals 2021, could be included.

A section of new hedgerow is proposed along the eastern site boundary. This would provide screening to the site and improve the setting within the national landscape. A condition to ensure the maintenance of the hedgerow could be included with the permission.

Concerns were raised regarding the proposed use and business hours. The existing site is an agricultural farm, a use found with National Landscape. The proposed uses (albeit confused) of haulage, storage, industrial and waste transfer, within the sensitive setting of the Cranbourne Chase National Landscape would detract from this special landscape settlement.

8.3.3 Conclusion

Having regard to the above, it is considered that although the proposed development does not include for any encroachment into the open countryside, the proposed development would result in an unacceptable adverse impact upon the character, quality and visual amenity of the designated National Landscape through the change of use of the site. The proposal would fail to conserve and enhance the natural beauty, landscape character and special qualities of the designated area.

Accordingly, the proposal conflicts with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the National Planning Policy Framework, which require development proposals within and affecting National Landscapes to conserve and enhance their natural beauty and special qualities.

The application must therefore be refused on landscape grounds.

8.4 Amenity

8.4.1 Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

Policy P3 of the NPPF requires development to be appropriate for its location, taking account of its likely effects on health, living conditions and the environment. In particular, Policy P3(2)(b) requires development to avoid giving rise to unacceptable impacts on the living conditions of neighbouring residents and occupiers. In assessing amenity impacts, regard should be had to matters including daylight and sunlight, outlook, privacy, overbearing impacts and other effects on residential amenity.

These policies guide the assessment of amenity impacts. Each of the below matters has been assessed having regard to the specific site context and layout of the proposal.

The site is surrounded by agricultural land, there are two residential dwellings, 'Knoll Farm' and 'Knoll Farm Bungalow' within the applicant's ownership. 'Knoll Farm Bungalow' is currently used as holiday accommodation. The closest neighbour to the site outside of the applicant's ownership is 'The Highlands' 165m north east of the site, this is a residential dwelling and a commercial premises. The next closest neighbours are within the village of Norton Ferris, approx. 580m south west of the site.

Due to the proposals being for a change of use for an existing barn, there are no concerns regarding overlooking/loss or privacy/ loss of light/ overbearing impact on residential neighbours. There is the potential for noise impacts through increased activity of vehicle movements, this is discussed further below.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity, Appendix D of the Wiltshire Design Guide and Policy P3(2)(b) of the NPPF.

8.5 Highways Impacts and Parking

8.5.1 Policy Context

Policies TR3-TR8 of the NPPF seek to ensure that development is supported by safe, suitable and sustainable transport arrangements. Development should provide appropriate access, promote sustainable travel choices where possible and avoid unacceptable impacts on highway safety and the operation of the transport network.

Core Policies 60-64 of the Wiltshire Core Strategy require development to provide safe access, promote sustainable transport, minimise transport impacts and provide appropriate parking arrangements.

Where relevant, regard should also be had to the Wiltshire Local Transport Plan, the Council's parking standards and any applicable Local Cycling and Walking Infrastructure Plans (LCWIPs).

8.5.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The existing vehicular access remains unchanged under this proposal, with access via the existing private driveway which leads from the B3092. Several objections were received from representatives raising concerns about HGVs, increased traffic, early morning movement of vehicles and the road being dangerous. Kilmington Parish Council have requested a Transport Assessment and swept-path analysis but this is not considered necessary as the existing access is not proposed to be altered.

The highways consultee responded to the application with no objection, noting that the site has an extant use and an extant level of traffic associated with it in planning terms. There is adequate means of access directly to the B3092 which is sufficient to accommodate the level and size of vehicles associated with the proposals. The proposed change of use is not considered to have a significant detrimental impact to highway safety on the local network.

8.5.3 Conclusion

Having regard to the above, it is considered that the proposed development would not result in any adverse impact on highway safety. Adequate parking and turning provision is provided and access arrangements are acceptable.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

8.6 Ecology and Biodiversity

8.6.1 Policy Context

Core Policy 50 of the Wiltshire Core Strategy requires development to protect and, where appropriate, enhance biodiversity and geodiversity interests.

Policy N2 of the NPPF seeks to conserve and enhance biodiversity, support nature recovery, protect habitats and species, and strengthen ecological networks.

Where relevant, proposals should assess impacts upon protected species, habitats, ecological networks and green and blue infrastructure and demonstrate that any adverse impacts can be appropriately avoided, mitigated or compensated for.

Biodiversity Net Gain (BNG) is mandatory for most development and proposals should demonstrate compliance with the statutory requirements unless an exemption applies.

8.6.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

The application site is within the catchment of the River Avon SAC. The development therefore has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. An Appropriate Assessment (AA) under Section 63 of the Habitats Regulations must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the development, there is no mechanism for adverse effect. The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of Appropriate Assessment

The site is 350m south of Long Knoll SSSI. Objections have been raised that biological contaminants could “degrade the ecological condition of protected habitats”. It is considered that due to the distance from the site of the SSSI and the applications proposed use for B8, B2 and E(g)(iii) this is not a material consideration. An informative relating to protected species will be included with the approval.

Previous development on the site has resulted in impacts on and the loss of hedgerow sections. A new hedgerow is proposed on the east and north site boundaries. The council’s Ecologist has suggested that a Hedgerow Management Scheme be conditioned to demonstrate that the hedgerows will continue to function within local ecological networks.

8.6.3 Conclusion

No objections have been raised by the Council’s Ecologist. As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

8.7 Flood Risk and Drainage

8.7.1 Policy Context

Core Policy 67 of the Wiltshire Core Strategy seeks to ensure that development is appropriately located and designed to avoid increasing flood risk on-site or elsewhere. Sustainable drainage measures should be incorporated where appropriate.

Policies F4-F8 of the NPPF require flood risk to be taken into account in planning decisions and seek to ensure that development is safe for its lifetime, does not increase flood risk elsewhere and incorporates appropriate drainage measures.

8.7.2 Assessment

In assessing this aspect of the proposal, regard has been had to the site context, the details of the proposed development, the relevant development plan policies, and all other material considerations. The key considerations are set out below.

Objections were received from members of the public stating that the road is prone to flooding and that the floor to the barn had been excavated and drainage pipes have been laid that may increase run off and therefore pollution of the water table.

A Flood Risk Assessment was submitted with the revised proposals. No objection was received from the Drainage Consultee with comments noting that the mapped flood risk is primarily on the northern lane of the highway and the applicant has provided evidence that the

existing surface water flood risk of the highway will not be increased and surface water will be safely managed in accordance with the National Standards for SuDS.

The FRA contains information regarding the risk of watercourse and groundwater contamination and how pollution to groundwater and watercourses will be mitigated, as well as management of spill incidents. This demonstrates that pollution risks have been appropriately mitigated. Informatives have been provided by the consultee.

Objections were raised by representatives regarding risks of contamination and pollution of the nearby chalk stream and discharge into the River Wylye. The Environment Agency were consulted and raised no objection. They have provided advice to the applicant regarding appropriate waste management licences/registration, waste legislation, the need for environmental permits and the prevention of pollution during construction. These informative will be included on the decision notice.

The original submission included for a wheel washdown area, this has been removed from the application and any future wash down area would be subject to a new application. It is noted that during a site visit with the Public Protection Officer they noted that the applicant proposed:

'The building would be upgraded to meet APHA standards, with Category 1 and 2 materials separated from Category 3 material by an internal wall. Each section would have its own drainage channel and effluent pit. The proposal also includes the washing of wheelie bins, containers and vehicles used to collect ABPs within units 1 and 2.'

The application, as submitted and reviewed by WC Drainage does not include for any washdown/drainage. Their comments note:

It should be noted that our comments below are reliant on the accuracy and completeness of documents & information provided by the applicant – we do not take any responsibility for incorrect data or interpretation made by the authors.

8.7.3 Conclusion

Having regard to the above, it is considered that as submitted (with no washdown /effluent pit) the proposals are acceptable.

8.8 Environmental Considerations (Including Noise, Air Quality, Lighting and Ground Conditions)

8.8.1 Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy seek to ensure that development does not give rise to unacceptable environmental impacts and that any risks associated with pollution, land contamination or other environmental effects are appropriately mitigated.

Policy P3 of the NPPF requires development to be appropriate for its location having regard to pollution, living conditions and public health. Development should avoid unacceptable impacts arising from noise, air quality, contamination, artificial lighting and other sources of pollution and should provide appropriate mitigation where necessary.

Where relevant, regard should also be had to the Council's Air Quality SPD and any other site-specific environmental guidance.

8.8.2 Assessment

In assessing the environmental impacts of the proposal, consideration has been given to potential effects arising from noise, air quality, artificial lighting and ground conditions.

The site is surrounded by agricultural land, there are two residential dwellings, 'Knoll Farm' and 'Knoll Farm Bungalow' within the applicant's ownership. 'Knoll Farm Bungalow' is currently used as holiday accommodation. The closest neighbour to the site outside of the applicant's ownership is 'The Highlands' 165m north east of the site, this is a residential dwelling and a commercial premises. The next closest neighbours are within the village of Norton Ferris, approx. 580m south west of the site.

Many objections were received commenting that the odour from the site was unpleasant and affected the enjoyment of people using footpaths, driving past the site or carried on the wind towards local villages. They also raised concerns about the handling and storage of animal by-products, the risk of disease transmission, vermin and flies.

Kilmington Parish Council requested an Air Quality Assessment and an Odour Impact Assessment to safeguard residential amenity.

Initial comments were received from Public Protection with no objection but following comments from the Environment Agency they were asked to clarify their position. A site visit was undertaken and where the applicant outlined the proposed operation of the collection, sorting, storage and transfer of Animal By-Products from the site. This was understood to include for drainage channels and an effluent pit. None of these proposals have been supported by documentation to allow the Local Authority to fully assess the environmental impacts of the development. An Odour Management Plan was subsequently submitted by the applicant. Whilst the OMP demonstrates that consideration has been given to odour management and identifies a number of potentially appropriate operational control measures, the document remains high-level in nature and does not provide sufficient detail to enable a robust assessment of the likely odour impacts arising from the proposed activity.

As the precise nature of the development is unclear it is not possible to consider if operating hours should be restricted.

8.8.3 Conclusion

Having regard to the above, it is considered that insufficient and conflicting information has been provided in support of the application such that it is not possible for the Local Authority to determine the application.

8.9 Other Issues

Parts of the application are retrospective; objections and comments were received from representatives and the Parish Council raising concerns that the applicant may continue to act outside of regulatory frameworks if permission is granted. Comments were received as follows:

The Council therefore requests that any consent includes clear, enforceable conditions governing the type and scale of activities on site, the management of

odour and air quality, the control of vehicle movements, and the prohibition of external storage or activities that would harm the character of the National Landscape. Compliance monitoring should be robust and ongoing.

The Parish Council recognises that the type of operation proposed is valuable and necessary within the wider agricultural and food-production sector. The Council is supportive of the business continuing to operate at this location, provided that it does so within a properly regulated framework that protects residents, the environment and the landscape. Ensuring that all required assessments are submitted, reviewed and approved before the use continues is essential to achieving this balance.

This is not a matter to be considered in this application. Existing activities on site are not part of this planning application. The above assessment has assessed all relevant points based on the submitted information.

It was noted during a site visit and by objections received that there are some other bunds outside of the red application boundary that do not form part of this application. It is stated in the DAS that these will be removed. The Environment Agency have commented that “*Any such material must be managed in accordance with waste legislation and disposed of at an appropriately authorised waste facility if removed from site.*”

9 Public Sector Equality Duty (PSED)

In reaching this decision, due regard has been had to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. This requires the Local Planning Authority to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons who share a protected characteristic and those who do not.

The Local Planning Authority is satisfied that the proposal would not result in any unlawful discrimination and that any impacts on protected groups have been appropriately considered as part of this assessment.

10 PLANNING BALANCE AND CONCLUSION

In reaching a decision, all identified harms and benefits must be weighed in the overall planning balance, having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the provisions of the Development Plan and the NPPF.

The NPPF contains a presumption in favour of sustainable development. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The weight to be afforded to any identified benefits must be considered alongside all other material considerations, including whether the proposal accords with the Development Plan and whether any other policies of the NPPF indicate that development should be refused or that substantial weight should be attributed to identified harms.

The proposal conflicts with the Development Plan when read as a whole. Accordingly, the statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004

requires that planning permission be refused unless material considerations indicate otherwise.

The application seeks full planning permission for the change of use of an existing agricultural barn and associated land, together with retrospective engineering works, parking, landscaping and external storage. However, throughout the course of the application significant inconsistencies have remained regarding the nature of the proposed use. Whilst the application has been described as involving Class B8, B2 and Class E(g)(iii) uses, information provided by the applicant and discussions with consultees indicate that the intended operation may involve the collection, sorting, storage and transfer of animal by-products, together with associated washing and drainage infrastructure. The application documentation does not clearly and consistently define the proposed development, and essential details required to assess the likely impacts of the scheme have not been satisfactorily provided.

Limited weight is afforded to the benefits of the proposal, including the reuse of an existing rural building and the potential support for an existing business. However, these benefits are outweighed by the identified concerns.

The site is located within the Cranborne Chase National Landscape, where “substantial” weight must be given to conserving and enhancing landscape character and scenic beauty in line with the NPPF. The proposed change from an agricultural use to industrial, storage, haulage and potentially waste-related activities would introduce a significantly different land use into this sensitive rural location. It has not been demonstrated that the proposal would conserve and enhance the special qualities of the National Landscape, and the development is therefore contrary to Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF.

Furthermore, the Local Planning Authority has not been provided with sufficient information to properly assess the environmental effects of the development, particularly in relation to odour, noise, pollution control, drainage arrangements and the handling of animal by-products. The submitted Odour Management Plan lacks the level of detail necessary to undertake a robust assessment, and the inconsistencies between the submitted plans, supporting information and description of development prevent a full understanding of the nature and extent of the proposed operations. As a result, it has not been demonstrated that the proposal would safeguard residential amenity or avoid unacceptable environmental impacts, contrary to Core Policies 55, 56 and 57 of the Wiltshire Core Strategy and Policy P3 of the NPPF.

Whilst no objections have been raised on highway, ecology or flood risk grounds based on the information submitted, these matters do not outweigh the fundamental concerns identified above.

For these reasons, the proposal is considered to conflict with the Development Plan when read as a whole and there are no material considerations that indicate a decision other than in accordance with that Plan.

Accordingly, planning permission should be refused.

RECOMMENDATION:

That Planning Permission be REFUSED.

1. The proposed change of use of the agricultural barn and adjoining land to storage (Class B8), general industrial (Class B2) and light industrial (Class E(g)(iii)) uses, together with associated external storage, parking and operational activities, would introduce an industrial and potentially waste-related use within the open countryside and within the Cranborne Chase National Landscape. The applicant has failed to provide sufficient information to enable the Local Planning Authority to fully assess the environmental effects of the proposed development, including the potential impacts arising from the handling, storage and transfer of animal by-products, odour generation, noise, pollution prevention, drainage arrangements and the implications for residential amenity and the surrounding environment. Consequently, the Local Planning Authority cannot be satisfied that the proposal would not result in unacceptable harm to residential amenity or environmental quality.

The proposed development, by reason of its nature, scale and operational characteristics, would fail to conserve and enhance the natural beauty, landscape character and special qualities of the designated National Landscape and would result in an unacceptable urbanising and industrialising influence within this sensitive rural location. The proposed development therefore conflicts with Core Policies 1, 2, 48, 51, 55, 56 and 57 of the Wiltshire Core Strategy (January 2015), Saved Policy C21 of the Salisbury District Local Plan, and Policies N2, N4 and P3 of the National Planning Policy Framework.