

# **Planning, Design and Access Statement**

**External alterations and change of use to form Use Class E(g)  
(Offices), B2 (General Industrial) and B8 (Storage and Distribution)  
units**

**At**

**Copse Drove Dairy  
Copse Drove  
Ogbourne St George  
Wiltshire  
SN8 1RW**

**For**

**Reachswitch Ltd**

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### **1. Introduction**

BK Commercial Group is a privately-owned company, established in 1981 operating out of our own premises in Froxfield, Nr Marlborough in Wiltshire.

### **2. Planning**

This statement has been prepared in accordance with article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of Reachswitch Ltd (the applicant) and is submitted in support of a planning application for the *'External alterations and change of use to form Use Class E(g) (Offices), B2 (General Industrial) and B8 (Storage and Distribution) units'* at Barn at Drove Farm, Copse Drove, Ogbourne St George, Marlborough (the site).

This application will be supported by the following documents:

#### **Plans and drawings by BK Commercial Group, including:**

- |                  |                                                          |
|------------------|----------------------------------------------------------|
| • PP-15075534    | Completed application forms                              |
| • PP-15075534    | Completed ownership certificate                          |
| • BK-2623-101    | Location Plan                                            |
| • BK-2623-102-R1 | Block Plan                                               |
| • BK-2623-201    | Existing Agricultural Building F1 – Floor Plan           |
| • BK-2623-202    | Existing Agricultural Building F1 – Elevations           |
| • BK-2623-203    | Existing Agricultural Building F1 – Section and 3D View  |
| • BK-2623-301    | Proposed Commercial Building F1 – Floor Plan             |
| • BK-2623-302    | Proposed Commercial Building F1 – Elevations             |
| • BK-2623-303    | Proposed Commercial Building F1 – Section and 3D View    |
| • BK-2623-401-R1 | Existing Agricultural Building F2 – Floor Plan, 3D View  |
| • BK-2623-402-R1 | Existing Agricultural Building F2 – Elevations, Sections |
| • BK-2623-501-R1 | Proposed Commercial Building F2 – Floor Plan, 3D View    |
| • BK-2623-502-R1 | Proposed Commercial Building F2 – Elevations, Sections   |
| • BK-2623-601    | Context Plan – Existing                                  |
| • BK-2623-602    | Context Plan – Proposed                                  |
| • BK-2623-701    | 3D Views – Existing                                      |
| • BK-2623-702    | 3D Views – Proposed                                      |

Third party reports and surveys, including:

- Landscape and Visual Appraisal (Ref: 26.2159, WH Landscapes)
- Soft Landscape Mitigation Strategy Plan (Ref: 26.2159, WH Landscapes)
- Phase 1 Habitat Survey, Preliminary Bat Roost Assessment & HIS Survey (Ref: T-1278/001, Icon Ecology)
- Biodiversity Net Gains Assessment (Ref: T-1278/001, Icon Ecology)
- Highway Technical Note (Nick Culhane)

**3. Planning History****PL/2025/04393. Full planning permission.**

External alterations and change of use to form Use Class B8 (storage and distribution) units.  
Approve with Conditions 25/7/2025.

**PL/2022/07247. Full planning permission.**

External alterations and change of use to form E (g) (ii) – (iii) / B8 employment units.  
Approve with conditions 22/11/2025.

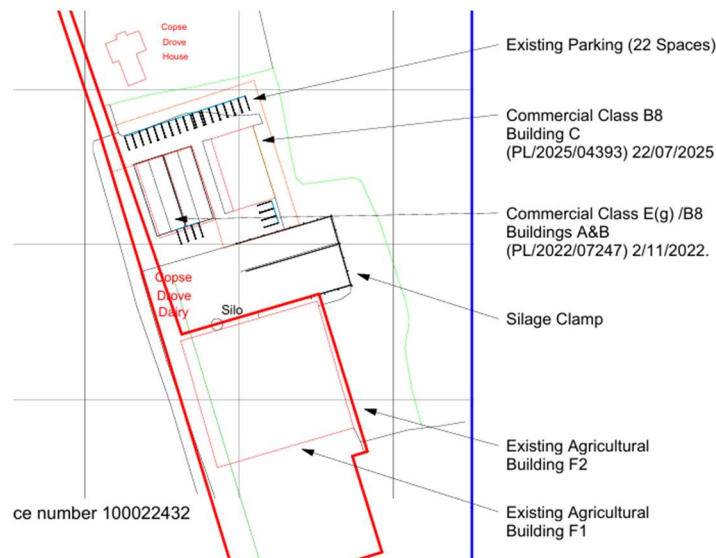


Figure 1: Planning History

**PL/2024/10085 Modification of Planning Obligation**

Discharge of Section 106 agreement dated 22nd February 2005, pertaining the grant of planning permission for the erection of herd managers dwelling reference K/50608/F. Approved 03/2/2026.

**PL/2022/09384 Approval of details reserved by a condition.**

Discharge of Condition 4 on PL/2022/07247 (External alterations and change of use to form E (g) (ii) - (iii) / B8 Employment units). Approved 03/1/2023.

**PL/2022/07247 Full planning permission.**

External alterations and change of use to form E (g) (ii) – (iii) / B8 employment units. Approved 22/11/2022.

**PL/2022/03630.** Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use  
Change the use of an agricultural building (Barn B) at Copse Drove Dairy to a flexible commercial use (Class B8 storage or distribution), in accordance with Schedule 2, Part 3 Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.  
Prior Approval not required 04/07/2022.

**PL/2021/10148.** Full planning permission.

The change of use from agricultural to Use Class E (small business units) and Class B8 (Storage and Distribution) together with alteration of existing buildings and yards at Copse Drove Dairy.  
Withdrawn by Applicant 23/12/2021.

**14/11093/FUL** Full planning permission

Erection of new steel frame cattle building. Approve with Conditions 13/1/2015

**K/52431/F** Phase Two. Replacement milking parlous/dairy building. Approved 10/9/2005

**K/52464/F** Replacement of existing cow cubicle building. Approved 10/10/2005.

**K/30637** Provision of a Bulk Hopper for Livestock Feed. Approved 27/4/1995.

#### **4. Planning Policy Context**

##### **National Guidance: National Planning Policy Framework and Planning Practice Guidance**

###### Chapter 1, Paragraph 1

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied to achieve a sustainable development defined as social progress, economic well-being and environmental protection.

###### Chapter 1, Paragraph 7

The purpose of the planning system is to contribute to the achievement of sustainable development in a sustainable manner. In summary, Sustainable Development will meet the needs of the present without compromising the ability of future generations to meet their own needs.

###### Chapter 2, Paragraph 8

The three objectives to achieve sustainable development and secure net gains:

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Chapter 2, Paragraph 9 states that

*‘decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.’*

Chapter 2, Paragraph 11

*The presumption in favour of sustainable development.*

*Plans and decisions should apply a presumption in favour of sustainable development.*

*For plan-making this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. For decision-taking this means:*
- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

This paragraph defines the presumption for plan-making and decision-making in favour of sustainable development.

Chapter 4, paragraph 39 requires local authorities to

*‘approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.’*

Chapter 6, paragraph 88. See Highway Technical Note.

Chapter 6, paragraph 89. See Highway Technical Note.

Chapter 9, paragraph 116. See Highway Technical Note.

Chapter 12, paragraph 131 states that

*‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable*

*development, creates better places in which to live and work and helps make development acceptable to communities.'*

Chapter 12, paragraph 135

Seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Section 12, paragraph 139

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Chapter 15, paragraph 189

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. The scale and extent of development should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts.

Chapter 15, paragraph 190

*'Permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) the need for the development,*
- b) the cost of, and scope for, developing outside the designated area*
- c) any detrimental effect on the environment'*

**The National Design Guide**

Paragraph 20, Components for good design:  
the context for places and buildings;

- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

Paragraph 21, Choices for a well-designed place:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

## Paragraph 22

*'All developments are made up of these components put together in a particular way. The choices made in the design process contribute towards achieving the ten characteristics and shape the character of a place.'*

## Paragraph 36

*'Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.'*

## Paragraph 37

*The ten characteristics set out in Part 2 are:*

- *Context – enhances the surroundings*
- *Identity – attractive and distinctive*
- *built form - a coherent pattern of development*
- *Movement - accessible and easy to move around*
- *Nature - enhanced and optimised*
- *public spaces - safe, social and inclusive.*
- *Uses - mixed and integrated*
- *homes and buildings - functional, healthy and sustainable.*
- *Resources - efficient and resilient*
- *Lifespan - made to last*

**Wiltshire Core Strategy****Wiltshire Core Strategy (Adopted) January 2015 (WCS)**

Core Policy 1 - Settlement Strategy

Core Policy 2 - Delivery Strategy

Core Policy 14 - Marlborough Community Area

Core Policy 34 - Additional Employment Land. See Highway Technical Note.

Core Policy 48 - Supporting Rural Life. See Highway Technical Note.

Core Policy 50 - Biodiversity and Geodiversity

Core Policy 51 - Landscape

Requires great weight be afforded to conserving and enhancing the landscape and scenic beauty of National Landscapes (AONBs).

Policy 51

Requires great weight be afforded to conserving and enhancing the landscape and scenic beauty of National Landscapes (AONBs).

Core Policy 57 - Ensuring High Quality Design and Place Shaping

Requires a high standard of design for all new development. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Development shall make a positive contribution to the character of Wiltshire by enhancing local distinctiveness and responding positively to the existing townscape and landscape features in terms

of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines.

Requires developments to have regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).

Core Policy 60 - Sustainable Transport. See Highway Technical Note.

Core Policy 61 - Transport and New Development. See Highway Technical Note.

Core Policy 62 - Development Impacts on the Transport Network. See Highway Technical Note.

Core Policy 64 - Demand Management

## **5. Background**

Copse Drove Dairy is the site of a discontinued commercial dairy farm. The application site is adjacent to an existing commercial complex where three former agricultural buildings were converted to Class E(g)(ii)-(iii)/B8 use (ref. PL/2022/07247) and B8 use (ref. PL/2025/04393). The site currently comprises an established agricultural and commercial complex with existing large-scale agricultural buildings and hardstanding areas. The application site comprises two modern steel-framed open-sided agricultural buildings.

The application requests planning permission for '*External alterations and change of use to form Use Class E(g) (Offices), B2 (General Industrial) and B8 (Storage and Distribution) units*'

## **6. Overview**

The application site comprises two modern steel-framed open-sided agricultural buildings. The development would retain the existing steel frames and roofs of the existing buildings whilst adding steel profile cladding to the four elevations. The eaves of building F2 would also be by 1 meter to raise the roof in line with existing building F1. The buildings are structurally sound and capable of conversion.

The proposed development incorporates external alterations and a change of use only, with no additional floor space proposed thus retaining the buildings existing agricultural character. The change of use would reflect the existing employment use adjacent to the site. The proposed change of use would therefore be in keeping with character and appearance of the landscape and would not be detrimental to the amenities of residential areas.

he proposals represent the continued diversification and modernisation of the existing agricultural holding and commercial operation at Copse Drove Dairy.

## **7. Location**

The site forms part of the wider Copse Drove Dairy complex located to the east of Ogbourne St George and accessed via Copse Drove.

The application site is located approximately 0.6km east of Ogbourne St George within rural Wiltshire. The site lies within the open countryside and the North Wessex Downs National Landscape.

The nearest residential property is Copse Drove House approximately 25 metres to the north. Both Copse Drove Dairy and Copse Drove House belong under the ownership of the applicant.

The site is positioned to the east of the A346 strategic road corridor between the town of Marlborough (6km south), linking Burbage and Swindon. The A346 provides onward connectivity to the strategic highway network including Junction 15 of the M4 motorway.

## **8. Construction and Design**

The proposed buildings have been designed with similar materials and colours to integrate in with the existing agriculturally related business buildings to the north.

### **Building F1 – 42.672m long x 35.071m wide x 4.020m to the eaves with a ridge height of 7.200m.**

The building will be of steel portal frame construction. The roof will be cladded with Kingspan 115mm insulated roof panels in farmscape anthracite. The sides and gables will be cladded with Kingspan 80mm insulated side panels in anthracite grey. These colours are dark and non-reflective, which will help to integrate them into the existing landscape and reduce the potential visual impact. The lower part of the walls will be formed from concrete panel walling which will be natural in colour.

A 87 kWp solar photovoltaic (PV) system will cover up to 80% of the west facing roof 350 panels (1x1.5) over 750 sqm.

Each panel can generate up to 355W of energy (in strong sunlight) and has an average of approximately 250W.

### **Building F2 – 42.672m long x 11.306m wide x 3.800m to the eaves with a ridge height of 5.400m.**

The building will be of steel portal frame construction. The roof will be cladded with Kingspan 115mm insulated roof panels in farmscape anthracite. The sides and gables will be cladded with Kingspan 80mm insulated side panels in anthracite grey. These colours are dark and non-reflective, which will help to integrate them into the existing landscape and reduce the potential visual impact. The lower part of the walls will be formed from concrete panel walling which will be natural in colour.

A 26 kWp solar photovoltaic (PV) system will cover up to 80% of the west facing roof 105 panels (1x1.5) over 750 sqm.

Each panel can generate up to 355W of energy (in strong sunlight) and has an average of approximately 250W.

## **9. Access**

The proposed development would utilise the existing site access, which would remain unchanged. This access currently serves the existing adjacent employment use and the wider farm complex, and can be considered adequate.

The proposals comprise a commercial building with a gross external floor area of approximately 1,496.5sqm to provide flexible Class E, B2 and B8 accommodation.

The size and scale of the proposed development is unlikely to significantly increase the vehicle movement to and from the site. See Highway Technical Note by Nick Culhane.

**10. Flooding and Drainage**

The site lies in flood zone 1 – at the lowest probability of fluvial flooding and is not susceptible to surface water flooding. This means there is an extremely low chance of flooding from the River Og to the west of the site, resulting in no impacts to the development or access to the location.

**11. Ecology**

Phase 1 Habitat Survey, Preliminary Bat Roost Assessment & HIS Survey (Ref: T-1278/001, Icon Ecology).

Biodiversity Net Gains Assessment (Ref: T-1278/001, Icon Ecology)

**12. LVA**

Landscape and Visual Appraisal (Ref: 26.2159, WH Landscapes) Soft Landscape Mitigation Strategy Plan (Ref: 26.2159, WH Landscapes)

Phase 1 Habitat Survey, Preliminary Bat Roost Assessment & HIS Survey (Ref: T-1278/001, Icon Ecology)

**13. Transport**

See Highway Technical Note (Nick Culhane).

In summary, the assessment demonstrates that

- The site benefits from an established and suitable vehicular access;
- The surrounding highway network is capable of accommodating the proposed development;
- The site already operates as an agricultural and commercial complex;
- The proposals would not result in severe highway impacts;
- The development would not prejudice highway safety; and
- The proposals accord with both national and local transport planning policies.

The proposals therefore represent a sustainable form of rural employment and agricultural development which is acceptable in transport and highway terms.