
Planning Design and Access Statement

Applicant: Work Rural Ltd

Date: September 2026

Site: Glove Factory Studios, 1 Brook Lane, Holt BA14 6RL

Proposal: Erection of replacement enclosed canopy structure with PV panels to existing café, provision of replacement servery and kitchen, storage and staff amenity and Welfare areas, and associated drainage works.



Contents

Sections

- 1.0 Introduction
- 2.0 Planning Context
- 3.0 Design and Access Statement
- 4.0 Planning Policy Context
- 5.0 Planning Assessment
- 6.0 Conclusions

1.0 Introduction

- 1.1 PlanningSphere act for Work Rural Ltd whose directors are the freehold owners of the Glove Factory Studios in Holt.
- 1.2 The proposal relates to the 'Wild Herb at The Field Kitchen Café', which is an integral part of the Glove Factory Studios rural workhub, and includes a coordinated package of works to improve the functionality, operational efficiency and environmental performance of the existing café business.
- 1.3 Full planning permission is sought for the erection of a new permanent enclosed canopy with photovoltaic (PV) panels, replacing the existing temporary structure (NB erected during the Covid pandemic), and provision of replacement preparation kitchen, storage and staff amenity / welfare areas, customer WCs, and associated foul and surface water upgrades.
- 1.4 The proposal will enable the café to continue successfully trading providing continuity of food and beverage provision to members of the rural work hub, the local community and visitors to Holt – including tourists visiting the Nation Trust gardens at The Courts.
- 1.5 The proposal has been designed to secure future financial, economic and climate resilience of the café as an integral part of the wider Glove Factory Studios rural workhub.
- 1.6 The full planning application submission comprises the following:
 - Planning application fee: £3,660.00¹ plus Planning Portal administration fee of £149.00
 - Application Form: PlanningSphere
 - Site Location Plan: MEG Architects
 - Architectural Drawing Pack (6 No. Drawings): MEG Architects
 - Drainage Plan (1 No. Drawing): Mann Williams
 - Drainage Strategy Report: Mann Williams
 - Planning Design and Access Statement: PlanningSphere
 - Photosheet: PlanningSphere
 - PowerPanel Product Data Sheet: Kingspan

¹ Application fee based on a total proposed floorspace of 398 sqm GEA

2.0 Planning Context

(i) Site Description and Surrounding Context

- 2.1 The application site of circa 0.06ha ha comprises the existing Field Kitchen café, at the Glove Factory Studios in Holt, Wiltshire. The current café accommodation comprises existing 'back of house' modular buildings used as a kitchen, storage and server, and a temporary open canopy structure, that was erected in 2021 during the Covid pandemic.
- 2.2 The application site is located within the previously developed Glove Factory Studios campus, a rural work hub, which was established in 2010 located. The Glove Factory Studios are accessed from The Midlands and includes a private car park that serves the workhub and existing café.

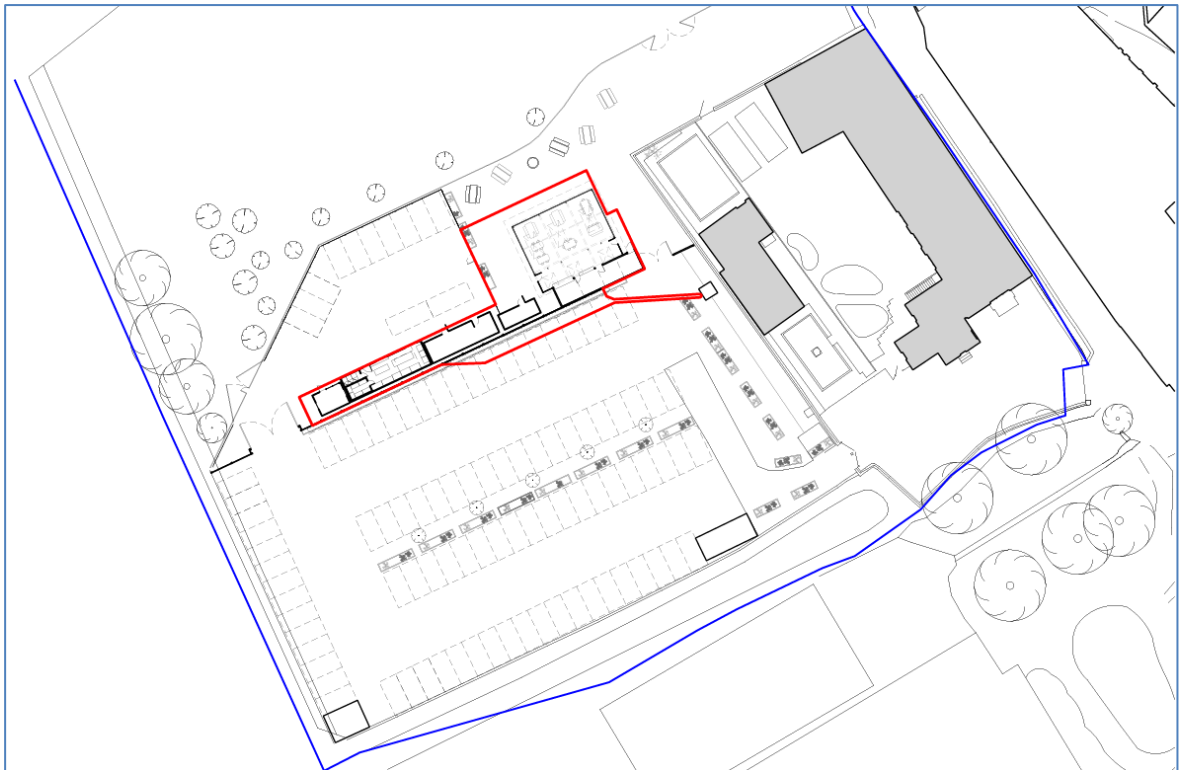


Figure 1. Extract from site location plan showing café area (red line) and wider Glove Factory Studios campus (blue line)

(ii) Planning History

- 2.3 Glove Factory Studios, i.e. the whole campus, is a lawfully established commercial use that falls within Class E (g) (i) of the Use Classes Order, as amended in 2020.
- 2.4 Relevant planning history includes the following decisions:

Reference	Description	Decision
17/03614/FUL	Change of use from temporary contractors' compound to overflow car park, associated boundary treatment, and storage container (retrospective) erection of storage shed (retrospective) and erection of store / event servery (proposed)	Permitted 27.06.2017
15/02117/FUL Fully implemented	Change of use of ancillary cafe permitted under planning permission W/13/01080/FUL to standalone cafe (class A3)	Permitted 01.06.2015
14/04187/FUL Fully implemented	Flood mitigation works including the formation of attenuation ponds, and associated land modelling and strategic landscaping (material revision to previously approved application 13/01082/FUL)	Permitted 24.06.2014
W13/01080/FUL Partially implemented	Extension to existing Glove Factory Studios workhub (Class B1) following the demolition of existing modern single-storey-buildings, and formation of ancillary car park and associated landscaping works	Permitted 16.10.2013
W13/01081/CAC Fully implemented	Demolition of 5 modern 20 th century single storey ancillary buildings	Consent 12.08.2013
W13/01082/FUL Not implemented	Flood mitigation works including the formation of an attenuation pond and basin, and associated land modelling and strategic landscaping	Permitted 21.08.2013
W/12/02154/FUL	Change of use of Studio 6, from a workshop/studio (Class B1) to retail (Class A1)	Permitted 16.01.2013
W/12/02052/CLE	Certificate of Lawfulness to regularise the existing cafe as ancillary to the Glove Factory Studios work-hub (Class B1).	Issued 12.12.2012
W/12/01013/FUL	Retrospective application for formation of communal refuse storage area, associated turning area and access to electricity substation and proposed 6 metre high pole for mounting a security camera	Permitted 10.08.2012
W/11/00446/FUL	Alterations to outbuilding comprising: re-roofing; new windows in blocked up openings; and waney-edge cladding (amendment to planning permission W/10/02683/FUL).	Permitted 05.04.2011
W/10/02682/FUL	Change of use of part of Workshop/Studio (Class B1) to a single retail unit (Class A1)	Permitted 05.04.2011
W/10/02683/FUL	Part retrospective application for external alterations to buildings, new drainage system and landscaping	Permitted 15.10.2010

(iii) Existing café use history and lawfulness

- 2.5 A café has been operational at the site since the workhub first came in to use in 2010. Originally the café was accommodated in a single storey detached building in the GFS courtyard. The café was subsequently relocated to a purpose-built facility of the ground floor of a new build extension erected pursuant to planning permission W13/01080/FUL
- 2.6 The café initially operated as ancillary and integral facility for workhub members. A standalone change of use permission for the café was secured under planning permission 15/02117/FUL to enable the café to operate as an independent planning unit from Glove Factory Studios – NB. this permission was secured before introduction of the new Class E commercial use that was introduced as amendment to the Use Classes

Order 1987.

- 2.7 During the Covid pandemic in 2020, and to enable the café business to continue trading, it was relocated to its present location with erection of temporary canopy structure.
- 2.8 The existing server building used by the café is authorised under planning permission 17/03614/FUL. The café structure is lawfully established by virtue of being erected in 2021. It is therefore immune from enforcement virtue of the four-year rule relating to 'operation development' that was substantially complete prior to 24th April 2024 under the transitional arrangements introduced under the Levelling-up and Regeneration Act 2023.

(iv) Pre-application consultation

- 2.9 During September, the applicant has held briefing meetings with: the local Wiltshire Divisional councillor; representatives of Holt Parish Council, and the nearest residential neighbours.

3.0 Design and Access Statement

(i) Scope of DAS

- 3.1 This section of the PDAS has been prepared having regard to the Design Council best practice guide 'Design and Access Statements: How to write, read and use them'. As such it explains the evolution and design thinking that has developed the application proposals into the submission scheme.
- 3.2 National Planning Practice Guidance advises that:
- "...a Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users".*
- 3.3 The NPG goes on to state that:
- 3.4 *"...the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long".*

(ii) Glove Factory Studios Background

- 3.5 Glove Factory Studios was established in 2010 as a rural work-hub providing space for business development and incubation. It is an inspirational work environment where people can meet, network, create and realise business ideas and is referred to as an exemplar by the Swindon and Wiltshire Local Economic Partnership.
- 3.6 The core aim of business incubators and accelerator hubs is that along with providing well managed affordable flexible serviced micro workspaces, there is on site business development support, events, CPD, and a thriving business community that encourages cross fertilisation and develops business synergies. After 18 years in business, the GFS is a significant resource for Holt (and Wiltshire) residents and businesses that improves lived experiences.
- 3.7 Following the successful completion of the attenuation ponds and associated landscaping pursuant to planning permission 14/04187/FUL, and completion of the carpark and 20 new studio spaces pursuant to planning permission W/13/01080/FUL, the Glove Factory Studios became financially self-sustaining and is fully let.
- 3.8 The parent company of Glove Factory Studios, Work Rural Ltd, took on the management of the commercial development approved at the adjacent Tannery site from 2021.
- 3.9 The GFS rural work hub currently provides 60 workspaces with 3 meeting rooms and a 40-person Co-working Clubroom with 4 car parks. It also provides a community space as a venue for events. Wild Herb at The Field Kitchen Café provides a place to eat and meet, and a venue for local events. The GFS site also includes a Health Club facility with a Gym and Classes that holds events for the community, a Cold Water Swim Club and inclusive use of the Holt Tennis Club for GFS members.

(iii) Need for permanent Café

- 3.10 One of the key elements of Glove Factory Studios is its café, which fulfils a vital function as a meeting and social space during business hours, and a community space for events during evenings and weekends. It is also a popular food and beverage venue for visitors to Holt including those visiting nearby National Trust properties – The Courts and Chalfield Manor.
- 3.11 The original café was established in 2010 when the GFS opened and occupied an outbuilding. A purpose-built indoor café was constructed in 2015 as part of the 20 No. studio space extension. While the café established a good local reputation for quality food and beverages, with Glove Factory Studio clientele, National Trust visitors and external patrons, it was not covid resilient and had to cease trading in 2020.
- 3.12 In 2020/2021 the applicant set up a temporary outdoor shelter adjacent to the existing outdoor servery as a covid resilient response. The café has been trading very successfully since and the regularisation of the café as a permanent facility will safeguard its future and its crucial contribution to the economic functioning of the wider GFS site.
- 3.13 The proposed development has been designed to respond to the operational requirements of the café whilst having regard to the character and appearance of the site and its surroundings, the amenity of neighbouring occupiers, accessibility and relevant planning policy.

(iv) Use

- 3.14 The proposal is for operational development to erect a new canopy structure with PV panels to the existing café and provision of replacement kitchen, storage and staff amenity / welfare areas, customer WCs and foul and surface water drainage infrastructure.
- 3.15 **Canopy Structure with Photovoltaic Panels:** the erection of a new permanent enclosed canopy structure to replace the existing temporary open canvas canopy will provide customer seating in an enclosed area that can be used all year round, providing shelter from adverse weather conditions. The canopy will incorporate photovoltaic panels within its roof arrangement which will generate renewable electricity for use by the café and wider GFS campus (refer to the enclosed Product Data Sheet).
- 3.16 **Replacement Kitchen Facilities:** the proposal includes replacement kitchen facilities to support the continued operation of the café, providing a suitable working environment for food preparation, cooking and catering activities. The building has been designed to facilitate an efficient workflow and movement of staff between food storage, preparation, cooking and service areas and will include appropriate ventilation, drainage and waste facilities.
- 3.17 **Replacement Storage Facilities:** replacement storage accommodation will be provided to accommodate café requirements, including food supplies, catering equipment and cleaning materials.
- 3.18 **Staff Amenity and Welfare Facilities:** replacement staff amenity and welfare facilities

including additional WC's have been proposed to support the needs of employees working at the café and to improve the working environment, reducing pressure on the adjacent studio facilities.

(iv) Amount

- 3.19 The proposed works include an increase in the café footprint together with the replacement of the existing side building to the west with a more functional space that has been designed to meet the operational needs of the café.
- Existing floorspace: 238 sqm (GIA) / 252 sqm (GEA) NB. the existing canopy is open sided structure not a building
 - Proposed floorspace: 372 sqm (GIA) / 298 sqm (GEA)
- 3.20 The new canopy structure, incorporating PV panels, has a roof area of 300 sqm whereas the existing roof structure is approximately 175 sqm.

(vi) Layout

- 3.20 The proposal has been designed to provide a practical and efficient arrangement for the café front and back of house activities, to improve amenity and welfare facilities for staff and to improve customer experiences. Refer to the proposed site layout in Figure 2 below.

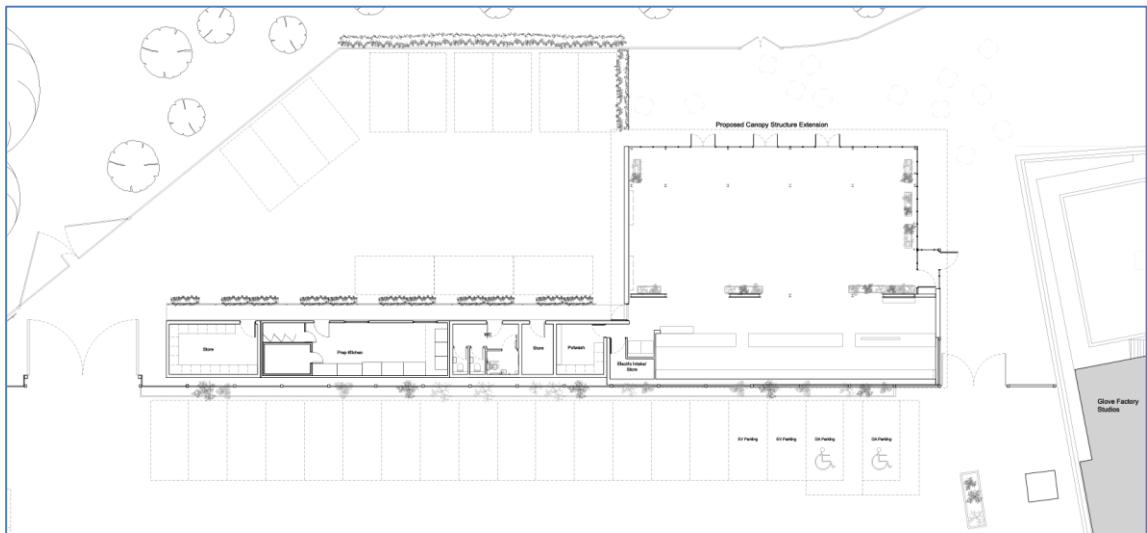


Figure 2. Extract from Proposed Ground Floor Plan.

(vii) Scale and appearance

- 3.21 The café proposal has been designed to create a functional all-year round glazed space for dining together with a practical arrangement for ancillary kitchen, storage and welfare spaces. The café will be built using simple quality materials including stone, glass, steel and cedar timber.
- 3.22 The café is an established feature in the Glove Factory Studios setting, comprising a single storey structure that is subservient in scale to the adjacent Studio Building extension. The single storey design will be replicated but with the previous open canopy

enclosed within a glazed envelope to create weather resilience. The open nature of the proposed glazing will diminish its massing from external views when viewed from public vantage points from outside the site to the north. The café buildings are well concealed within the already urbanised Glove Factory Studios campus.

- 3.23 The contemporary design will complement the adjacent modern studio buildings with a greenhouse aesthetic which relates both physically and visually to its landscaped setting, adjoining the carpark kitchen garden redolent of a traditional kitchen walled garden.
- 3.24 The steel frame will be expressed externally and has been designed to be functional and durable. The walls of the permanent canopy which will provide an enclosed seating area with a combination of lightweight glazing and fixed and glazed casement doors and pivoting windows. The PV panels will be incorporated into the roof design with their positioning and appearance as part of the cladding and overall architectural composition.
- 3.25 The Plan extracts in Figures 3-7 below illustrate the design, appearance and elevations.

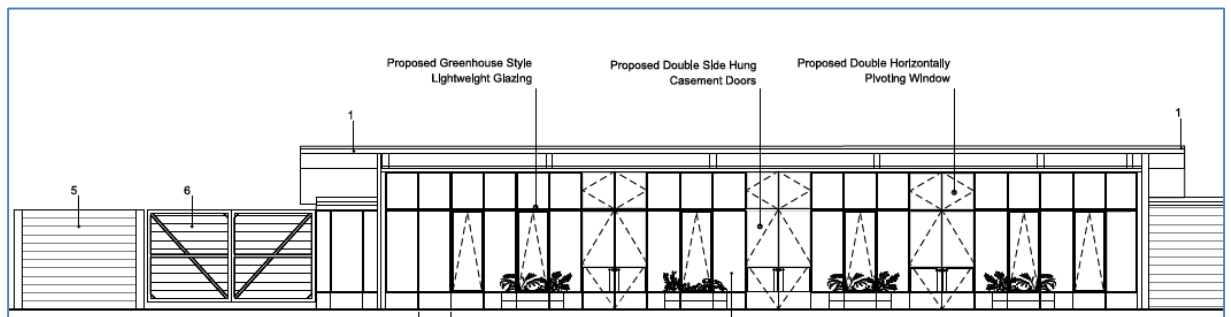


Figure 3: Extract of Northern Elevation (in part) showing proposed greenhouse style lightweight glazing

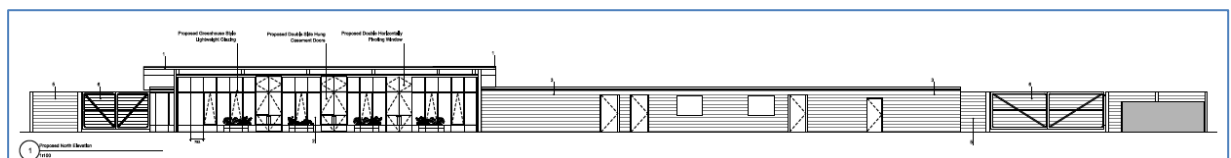


Figure 4: Extract of Proposed North Elevation

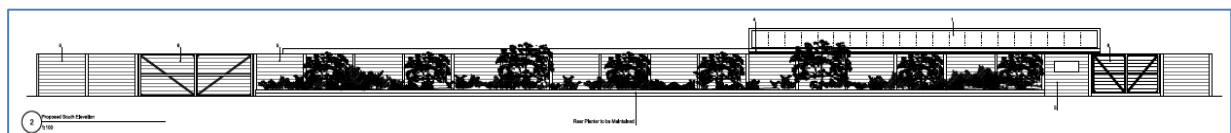


Figure 5: Extract of Proposed South Elevation

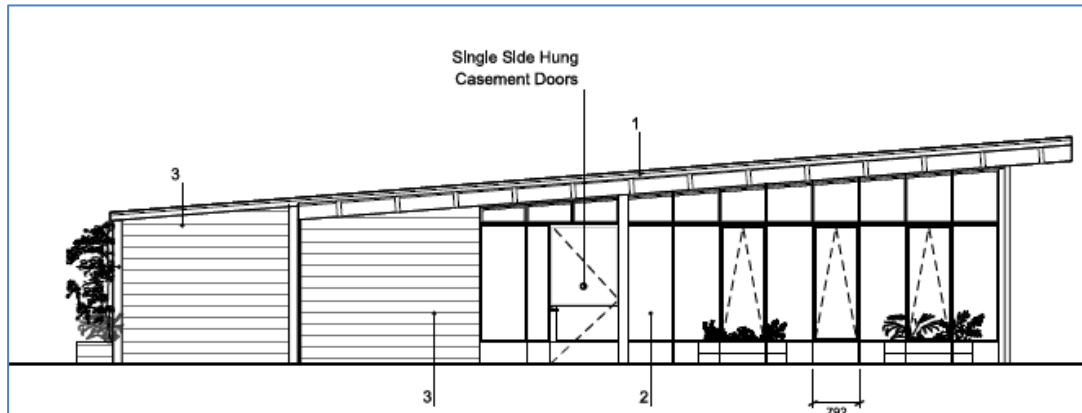


Figure 6: Extract of Proposed East Elevation

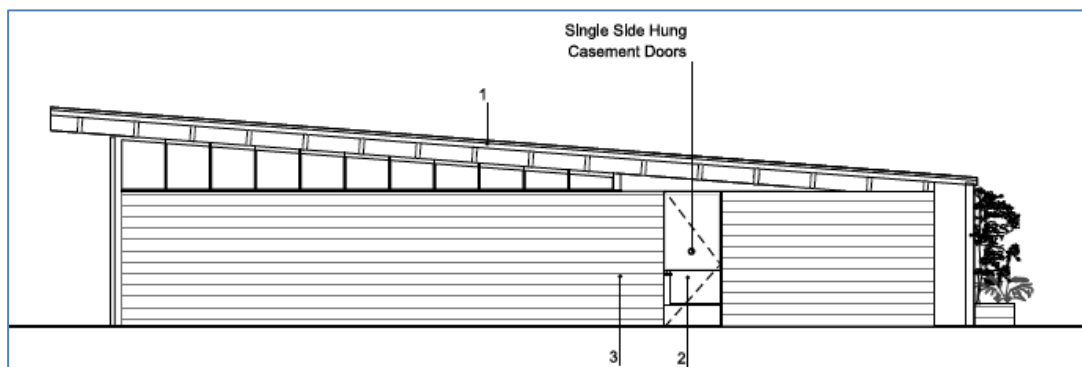


Figure 7: Extract of Proposed West Elevation

(viii) Operational Justification

- 3.26 No change in seating capacity (or covers) is proposed – only a move to more flexible seating / table layouts and improved customer access and circulation. This will eliminate pinch points associated with the current sub-optimal layout where there is a conflict with the entrance and serving line. The layout introduces a new entrance lobby allow for a more generous arrival area and servery space and makes provision for more circulation enabling a more effective cutlery collection / used crockery drop off area.
- 3.27 The existing canvas cladding has now reached the end of its 5-year practicable use. A more permanent solution that re-uses the existing steel frame has been designed. The new café space will utilise higher specification W20 Double Glazing, an insulated roof and stone paved floor.
- 3.28 The proposal will enable the café operation to move from disposable paper plates and bowls to crockery, and the provision of a pass-through pot wash. There will be a crockery store in the proposed servery.
- 3.29 The café will make provision for a new WC Block with disabled plus 2 No. unisex cubicles at high grade level.
- 3.30 Historically, cooking responded to order, but delivery was slow and staffing changes with seasonal fluctuations made it challenging to operate economically. The move to batch cooking has proven to be more efficient and quicker to service.

- 3.31 An off-site preparation kitchen was previously located 1-hour asway. This has recently been brought onto site and has yielded enhanced efficiency and quality arising from the close proximity of the preparation team to the servery.
- 3.32 The new preparation cabin has better ovens, larger walk-in chillers and more generous preparation and cooking areas. Carbon filters will be introduced to the kitchen extract canopy to reduce the potential for odours.
- 3.33 Expanded on site areas for storage will assist in improving margins through purchasing in larger quantities.

(viii) Access and Parking

- 3.34 The access and parking arrangements for the existing café will be retained as existing. Customers are able to use the existing GFS car park and there is other available parking provision in the wider locality. Existing secure cycle storage and parking facilities are available at the GFS, and the site is also accessible by foot from The Midlands and wider existing public rights of way network. The GFS is also in the process of increasing its existing EV charging provision. Inclusive design principles in relation to access to the café itself have been incorporated in line with the Building Regulation requirements.

(ix) Drainage Strategy

- 3.35 The drainage strategy has been informed by existing site conditions, the proposed roof area and floorspace and the existing drainage arrangements. The existing foul sewerage system of grease interceptor and pumping chamber cause operational issues and requires high levels of regular maintenance. The proposed foul sewerage system allows a gravity system to be utilised with outfall into the existing public foul sewer in Brook Lane. A new grease interceptor close to the source of the grease is proposed to improve grease collection and reduce any incidents of drain blockage. Emptying of the grease interceptor will be put on a regular maintenance contract.
- 3.36 The café area is not at risk of fluvial or surface water flooding. The surfaces around the café are to be maintained as self-draining surfaces, as currently installed.
- 3.37 The roof drainage is proposed to be diverted to the existing lake to the north, which does not attenuate storm flows from elsewhere, and is considered more than adequate to cope with storm water run-off from the proposed café roof area in an extreme rainfall event.
- 3.38 The ground water source protection is not compromised as only clean roof drainage will be deposited in the lake. The car park that serves the site is currently finished with free draining material and is not proposed to be altered.

(x) Landscaping and Biodiversity

- 3.39 The proposed development will be integrated into the existing café site, having regard to the existing landscaping, boundary treatments and wider setting which have been designed to include biodiversity enhancements. Additional boundary hedging will be incorporated into the proposals.

(xi) Sustainability

- 3.40 The cladding panels that comprise the roof structure will support photovoltaic panels to

provide renewable energy and shading. The glazed greenhouse envelope will facilitate 60KW of PV panels to be integrated within cladding panels. These are expected to produce 50KW of power during the daytime at maximum output and will provide resilience in ensuring that £/KW cost is controlled at a fixed cost.

- 3.41 In the event that gas prices become unviable, or gas is phased out, Air Source Heat Pumps will also be installed to provide winter heating as well as cooling, adding further climate resilience. Refer to the enclosed Product Data Sheet for details and the extract of the solar roof plan in Figure 8 below, which illustrates the proposed solar PV modules.

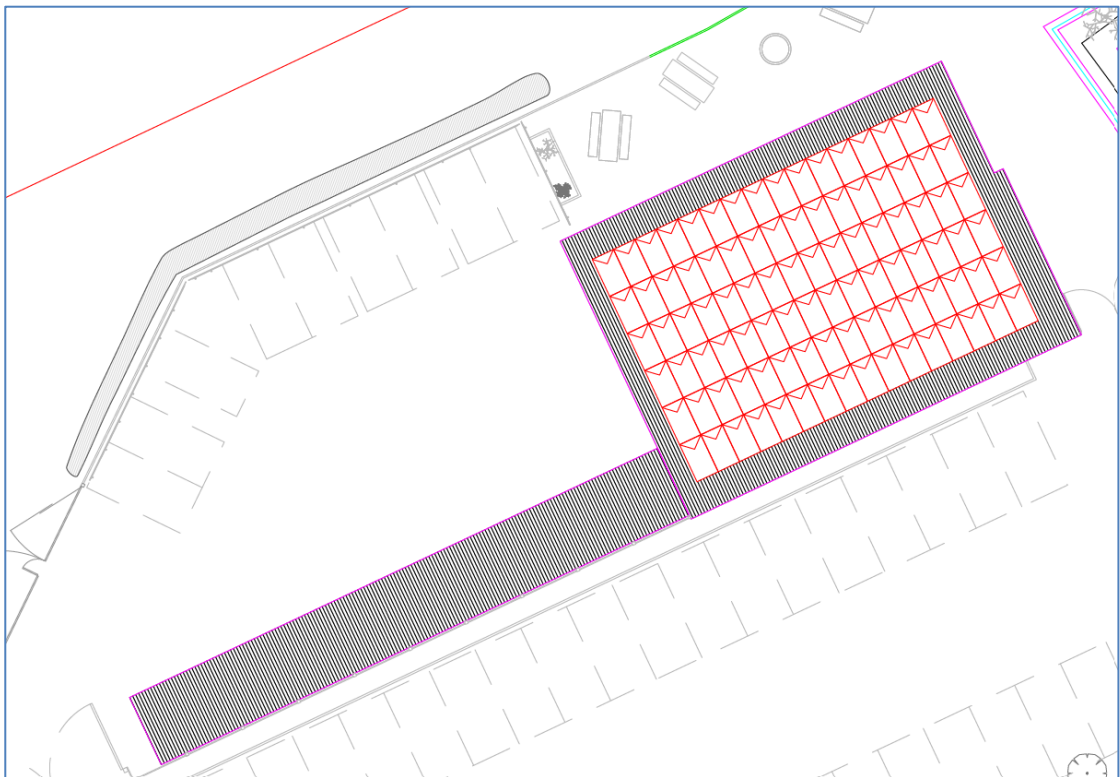


Figure 8: Extract of Solar Roof Layout Plan prepared by Your Eco showing the arrangement of solar roof modules

4.0 Planning Policy Context

(i) The Development Plan

- 4.1 The statutory development plan comprises: the Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocations Plan (2020); and the Holt Neighbourhood Plan (2016).

(ii) Applicable Designations

- 4.2 The site lies within the Holt conservation area and adjacent to the 'Area of Opportunity' - a saved policy from the West Wiltshire District Plan 1st Alteration.

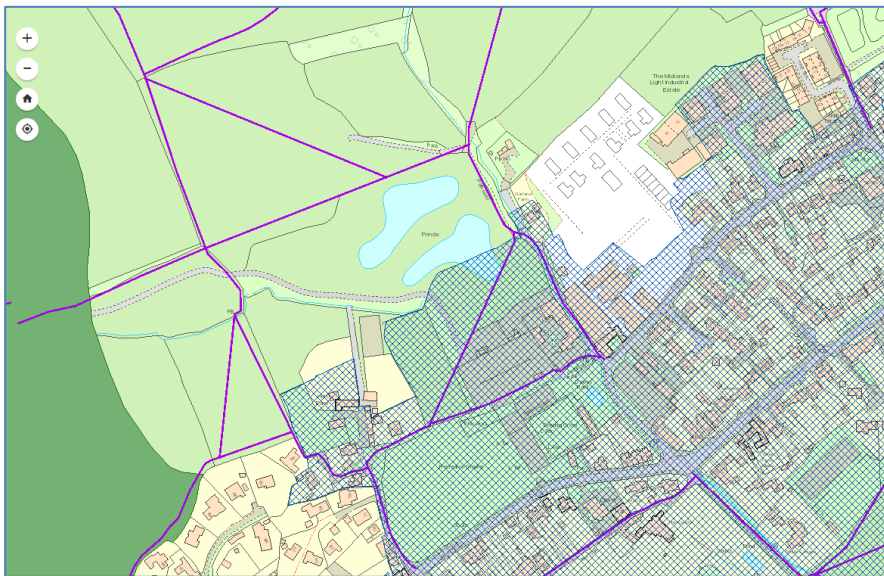


Fig 9. extract from Wiltshire Policy Map. The plan extract shows the extent of the Holt Conservation Area (blue hatch) and PROWs (purple lines). The Green Belt lies to the west.

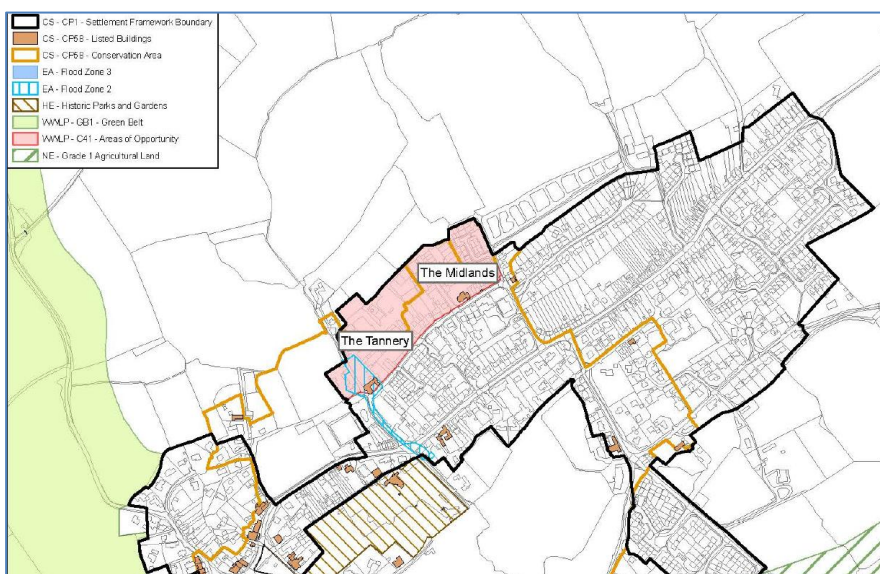


Fig 10. extract from Holt Neighbourhood Plan. The thick black line shows the extent of the settlement boundary, which runs through part of the GFS site.

(iii) Wiltshire Core Strategy (2015)

4.3 The following Core Strategy Policies are relevant to this application:

- CP7 – Bradford on Avon Community Area
- CP48 – Supporting Rural Life
- CP50 - Biodiversity
- CP51 – Landscape
- CP57 – Ensuring High-Quality Design and Place Shaping
- CP58 – Ensuring the Conservation of the Historic Environment
- CP61 – Transport and Development
- CP67 – Flood Risk

4.4 The adopted Core Strategy also includes a number of policies saved from the West Wiltshire District Plan 1st Alteration 2004, of which Policy C41 – Areas of Opportunity is relevant.

Policy C41 - Areas of Opportunity:

“In seeking to improve the local environment, proposals for the redevelopment and/or rehabilitation of the following areas, as defined on the Proposals Map, to the uses specified below will be permitted provided that design, access, traffic and parking issues are satisfactorily resolved:-

.....

D Land at the Midlands, Holt

Proposed uses: Light industrial, workshops, offices, and residential.”

(iv) Holt Neighbourhood Plan (2016)

4.5 The vision states that the plan will support a ‘...*thriving local economy, offering employment and facilities for residents*’.

4.6 The GFS is referenced in Section 3: Commercial and Economic Development. There are no applicable policies that directly relate to the proposal.

(v) National Planning Policy

4.7 The recently published August 2026 iteration of the National Planning Policy Framework (NPPF) is applicable. Under Annex A, Paragraph 1, its policies are material considerations which must be taken into account in decision-making from the date of publication.

4.8 The new Framework provides a clear and more comprehensive set of policies to support the government’s objective of economic growth that are directly relevant to the development proposal, in particular Policies E2 and E4. Annex A Paragraph 2, concerning the weight to be afforded to development plan policies which are materially inconsistent with the new national decision-making policies is also relevant.

- 4.9 The following national decision-making policies from the NPPF are relevant to the application:
- S3: Presumption in favour of sustainable development
 - S5: Principle of development outside settlements
 - CC2: Mitigation of Climate Change
 - E2: Meeting needs for business land and premises
 - E4: Rural business development
 - DP3: Key Principles for well-designed places
 - F8: Sustainable drainage systems and watercourses
 - HE4: Securing the conservation of heritage assets
 - HE5: Assessing effects on heritage assets
 - HE9: Conservation Areas
- 4.10 Policy S5(1) allows for the approval of certain forms of development outside settlements, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against national decision-making policies in the Framework including:
- (b) Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary.*
- 4.11 Policy E2(1)(a) gives substantial weight to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area.
- 4.12 Policy E4(1) in applying policy E2, supports the sustainable growth of businesses in rural areas, including through:
- (c) facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services.
- E4(2) confirms that development proposals to meet business needs in rural areas may need to be located outside settlements and in locations that are not well served by public transport: In these circumstances:
- (a) Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and*
- (b) The siting and design of development should be appropriate having regard to the character of its surroundings.*
- 4.13 NPPF Heritage policies, particularly policy HE9 are relevant in that they seek to preserve the special architectural interest and positive features of the Holt Conservation Area. The original GFS building is not listed and there are no proximate listed buildings.
- 4.14 NPPF CC2 requires development proposals where relevant to contribute to climate change mitigation and the transition to net zero through:
- (c) design approaches which conserve energy and other resources in accordance with policy DP3(2)(b).

- 4.15 NPPF DP3(2)(b) requires that to create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:

(b) Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating.

(vi) National Planning Practice Guidance

- 4.16 National Planning Practice Guidance (NPPG) was first published in March 2014 and provides a web-based source of supporting guidance to supplement policies in the NPPF.

(vii) Wiltshire Local Plan Review

- 4.17 A Regulation 19 iteration of the Wiltshire Local Plan Review (ELP) was submitted to the Secretary of State for Housing Communities and Local Government for examination on 28th November 2024. Following fundamental concerns raised by planning inspectors in respect of the spatial strategy, plan period and insufficient consideration of reasonable alternatives, the Council issued a Notice of Withdrawal of ELP pursuant to Section 22 of the Planning and Compulsory Purchase Act 2024 on 22nd May 2026. Accordingly, no weight can be ascribed to the development management policies and allocations contained within the now withdrawn ELP.
- 4.18 Wiltshire Council's Cabinet meeting of 25th June 2026 approved the commencement of the Wiltshire Local Plan in accordance with regulations introduced under the Levelling-up and Regeneration Act 2023 which came into force on 25th March 2026.
- 4.19 A Commencement Notice was published on 30th June 2026, which formally confirmed the comment of the new 'Wiltshire Local Plan'. The new local plan regulations mandate a faster 30-month digital-first plan-making system. A timetable has also been published, which advises the commencement of 'scoping consultation' in September 2026 followed by the various milestone stages of the plan making process culminating in anticipated adoption in April 2029.

5.0 Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.

(i) Principle of development

- 5.2 A café has operated at the GFS campus since its establishment in 2010. The café employs 2-3 No. cooks and 6 No. staff working in the servery with additional staff employed to support events. As noted above, in Section 2.0, the operational development and use of an outdoor café in this location has been established, in combination, by the approval of the servery buildings under planning permission 17/03614/FUL and relocation of the café during the covid pandemic in 2020.
- 5.3 The evolution of Glove Factory Studios as a rural work hub and its related food and health offers are supported via Policy C41 of the Saved Wiltshire Local Plan which identifies Holt as an Area of Opportunity. It is clear from the new NPPF section 7, that the government wants businesses to be able to expand, invest and adapt to support economic growth.
- 5.4 Glove Factory Studios provides a popular place to work, eat, meet and exercise locally in Holt and provides employment opportunities. The Field Kitchen is a key ingredient in providing future resilience for the wider GFS site. The food and health offers are popular facilities that are critical to keeping the workspace full and provide crucial financial resilience. The Café is an integral part of the GFS and the proposed improvement of the café making it a more sustainable environment will create further economic resilience. The proposal also seeks to create energy resilience through the incorporation of PV panels that will supply renewable solar energy.
- 5.5 The objective of the proposal is to replace the temporary canopy structure that was erected utilising the covid temporary permitted development provisions with a permanent enclosed facility to improve the dining experience and make it climate resilient. The café has been successfully trading since the pandemic but is vulnerable to weather conditions resulting in lower footfall during October to April due to the uninsulated nature of the existing canopy and its outdoor set-up.
- 5.6 The operational development proposed will improve the functionality and operational efficiency of the existing café which currently comprises a servery and canvas sided tent and will provide a practical and permanent dining area alongside upgraded staff welfare, storage areas and kitchen facilities. The proposal is therefore directly related to the successful ongoing operation of the existing business and its contribution to the wider GFS site.
- 5.7 The principle of development and the granting of planning permission is supported in the context of the new NPPF Framework policies as set out below:

NPPF Policy E1 and E2: Established economic use and provision of local employment

- 5.8 The site accommodates an established and successful café business serving the rural work hub, local residents and visitors to Holt including local National Trust properties.

The principle of development is supported by NPPF Policy E1, which requires the planning system to create the conditions for long-term economic growth, and to Policy E2, which directs decision-makers to give substantial weight to the economic benefits of commercial development.

- 5.9 The GFS site provides significant benefits to the rural economy in Wiltshire, and the café provides a range of permanent and casual employment and work experience opportunities. The operational development proposed will support the existing business with local expenditure benefits; helping to maintain a supply of local employment and reduce out commuting from the village whilst attracting higher skills into the county.

NPPF Policy E4 – rural business development

- 5.10 Policy E4 provides support for the sustainable growth of businesses in rural areas, including through the conversion and reuse of existing buildings and the use of previously developed land and that are physically well-related to existing development.
- 5.11 The development proposal is consistent with this approach because it makes use of an existing café site and supports an established rural business. It is physically related to the existing previously developed GFS campus, utilises existing access and parking arrangements; and provides employment and services in a rural area.
- 5.12 The proposal will help to secure the long-term future of the café business and wider site by increasing its efficiency and effectiveness. On this basis, proposed redevelopment and enhance of the existing café accords with applicable development plan policies and the NPPF.

(ii) Design and Heritage Considerations

- 5.13 The application site lies on previously developed land associated with the Glove Factory Studios campus within the Holt conservation area. The original GFS building is not listed. The nearest listed buildings to the site are Beaven House, 117 The Midlands, and its associated curtilage listed buildings on The Tannery site.
- 5.14 The contemporary designed canopy structure and ancillary kitchen, storage, amenity and welfare spaces will be subservient in height, mass and form to the principal GFS building. The proposals will upgrade the existing café structure and being within the heart of the GFS campus will be read as an ancillary subservient structure from the public views to the north of the site. The structure with its greenhouse / kitchen garden aesthetic and glazing will be barely discernible from views to the south within the car park and beyond. The existing GFS buildings will mask any intervisibility with the listed and curtilage listed buildings of the Tannery.
- 5.15 The proposal will preserve the character and appearance of this part of the Holt Conservation Area and will not adversely affect the setting of The Tannery. On this basis the proposal will accord with applicable heritage legislation, Section 20 of the NPPF, WCS Policies CP57 and CP58, and applicable heritage legislation.

(ii) Transport considerations

- 5.16 The provision of a café at the GFS has been established over a period of 16 years since it started trading in 2010. Traffic movements associated with the café, and associated parking and servicing provision, are factored into the established workhub use. The proposal will not give rise to any additional traffic movements over and above the established fallback use. There will be no increase in covers in the café and no change in existing parking arrangements.
- 5.17 The café already has safe and convenient access for customers and staff, but this will be enhanced by the proposals. On this basis, the proposal is compliant with WCS Policy 61 and the NPPF.

(iii) Residential amenity

- 5.18 The orientation of the proposals is such that the development will not give rise to any loss of privacy to existing and proposed residents at Garland Farm (c.85m) or on the Holt Tannery site (c.75m – i.e. the nearest apartment block). At these distances, the additional height and massing will be barely discernible.
- 5.19 The GFS's entertainment licence will provide continuing regulatory oversight in respect of events held at the GFS. On this basis, the proposal is compliant with WCS 57 and the NPPF.

(iv) Drainage Considerations

- 5.20 The site is located in Flood Zone 1. An improved foul sewerage solution is proposed via gravity connection to the public sewerage system with grease safeguards put in place. The surfaces around the café are to be maintained as self draining surfaces as currently installed. The roof drainage is proposed to be diverted to the existing lake to the north where the freeboard is more than adequate to cope with the storm water run-off from the proposed café roof area in an extreme rainfall event.
- 5.21 The management company at the Glove Factory Studios will be responsible for the maintenance and operation of the proposed foul sewerage and surface water sustainable drainage system. A full maintenance and operations schedule is to be prepared to identify the maintenance intervals for each SuDS feature present on site. On this basis, the proposal is compliant with WCS Policy 67 and the NPPF.

(v) Sustainability

- 5.22 The integration of renewable energy generation through the incorporation of PV panels will provide electricity to supply the café to aid cooling of the glazed envelope, helping to reduce the cafes reliance on electricity supplied from the national grid, and helping to improve its environmental performance. This will align with NPPF policy CC2 and NPPF policy DP3(2)(b) supporting the transition to a low-carbon economy and the deployment of renewable energy as well as achieving well-designed places that respond appropriately to their context.

(vi) Ecological considerations

- 5.23 The application site is entirely previously developed. The proposals will not result in the loss of any existing green infrastructure or priority habitat. The demolition relates to the

existing canopy compromising a steel frame and canvass with no potential to accommodate roosting for bats. No additional, or intensified external lighting, is proposed. Therefore, it was judged that it was not necessary to commission an ecological assessment to support the application proposal.

- 5.24 The application site area of 0.05 ha falls beneath the requirement for mandatory biodiversity net gain under the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024, as amended.
- 5.25 On this basis, the application proposals are compliant with WCS Policy 50 and the NPPF.

6.0 Planning Balance and Conclusions

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The application proposal seeks planning permission for operational development comprising the erection of a new canopy structure with PV panels to the existing café and the provision of replacement kitchen, storage and staff amenity / welfare areas.
- 6.3 The proposed development would provide integrated and practical improvements to the existing café with a relatively modest increase in roof area and footprint, providing substantial qualitative benefits without increasing the number of existing covers.
- 6.4 The contemporary design approach, while modestly increase the overall quantum of development will however retain and enhance the kitchen garden aesthetic and will preserve the character and appearance of this part of the Holt conservation area.
- 6.5 The existing café fulfils an integral role for GFS members, the local community and visitors to Holt as well as providing local employment and contributions to the rural economy. The proposal constitutes a significant upgrade to the existing café facility and will deliver a multitude of benefits, which form part of the overall planning balance:
- Retention of the existing café business to protect existing employment and the potential creation of new full and part time employment opportunities
 - Enhanced customer experience including comfort through enclosure, temperature regulation, more space and a clearer operational flow, and new customer WCs.
 - Enhanced 'back of house' kitchen, storage facilities and welfare facilities
 - Renewable electricity generation through solar PV.
 - An upgraded and more resilient drainage system
 - Local expenditure and supply chain benefits during the construction phase
- 6.6 These benefits should be given substantial weight under NPPF Policies E1, E2 in terms of supporting business growth and JPolicy E4 which supports sustainable rural business development and the reuse of existing buildings and previously developed land. Annex 2, Paragraph 2 of the new NPPF also makes it clear that any materially inconsistent element of the local policy framework should be given very limited weight.
- 6.7 In accordance with the policies S5, E1, E2, E4 and CC2 of the NPPF and in alignment with relevant local plan policies and legislation, the Council is respectfully requested to grant planning permission, having regard to the submitted plans and supporting technical information.