

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

APPLICATION REFERENCE:	PL/2026/05090
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Street Farm, The Street, Kilmington, Warminster, BA12 6RW
DEVELOPMENT DESCRIPTION:	Erection of a Single Storey Extension to an Existing Agricultural Barn (retrospective)
RECOMMENDATION:	Planning Permission be GRANTED, subject to conditions

1 SITE DESCRIPTION/CONTEXT

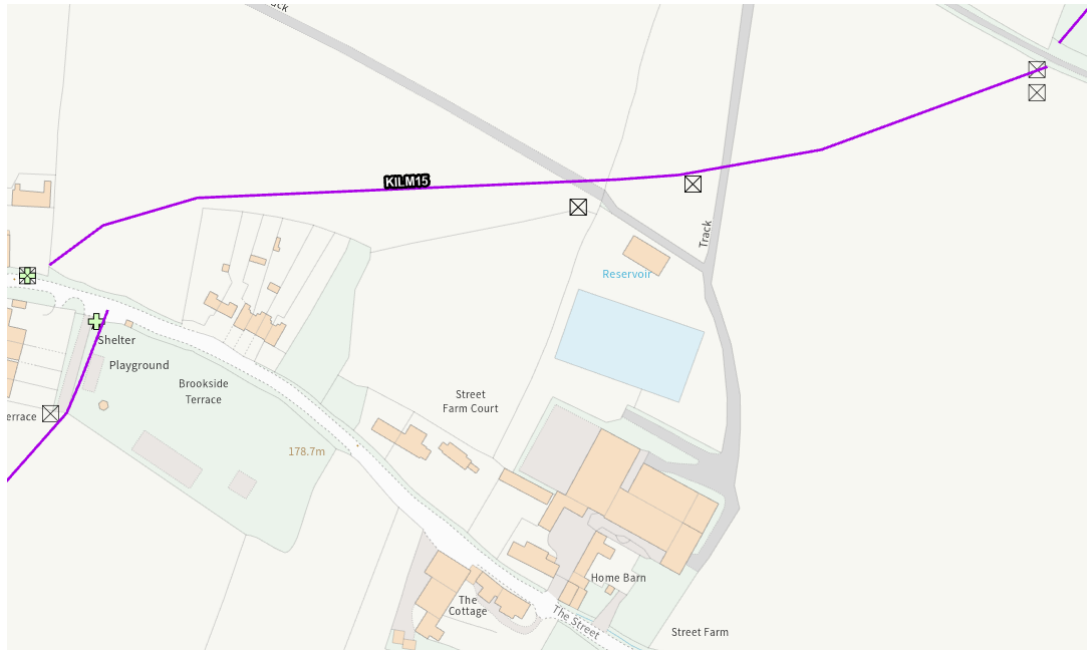


Street Farm is located close to the small village of Kilmington, approximately 400m west of the junction of The Street and the B3092, in the open countryside, as defined by Wiltshire Core Strategy (WCS) core policies 1 (Settlement Strategy), 2 (Delivery Strategy) and CP 17 (Spatial Strategy for the Mere Community Area). The agricultural unit covers 100 hectares and is a beef and arable farm.

The application site is part of an arable field that also contains a large slurry pit and an existing agricultural building. It lies to the north of the farmyard. There is an access track that forms the north and east boundaries and a hedgerow to the west. This track was historically used to bring the dairy cows down to the farmyard for milking, but the farm is now only beef and arable and this track is no longer in use.

The site is within the Cranbourne Chase and West Wiltshire Downs National Landscape, Blackmore Vale and Vale of Wardour Countryside Character Area and Hampshire River Avon catchment. Public right of way KILM15 runs to the north of the application site.

Snip showing PRow KILM15



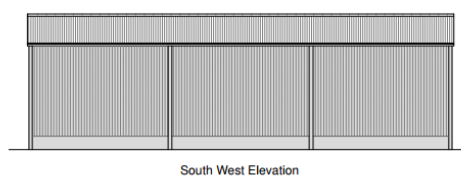
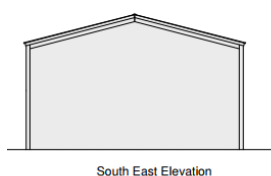
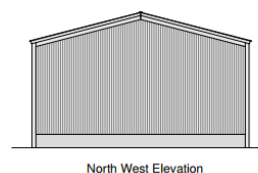
2 **PROPOSAL**

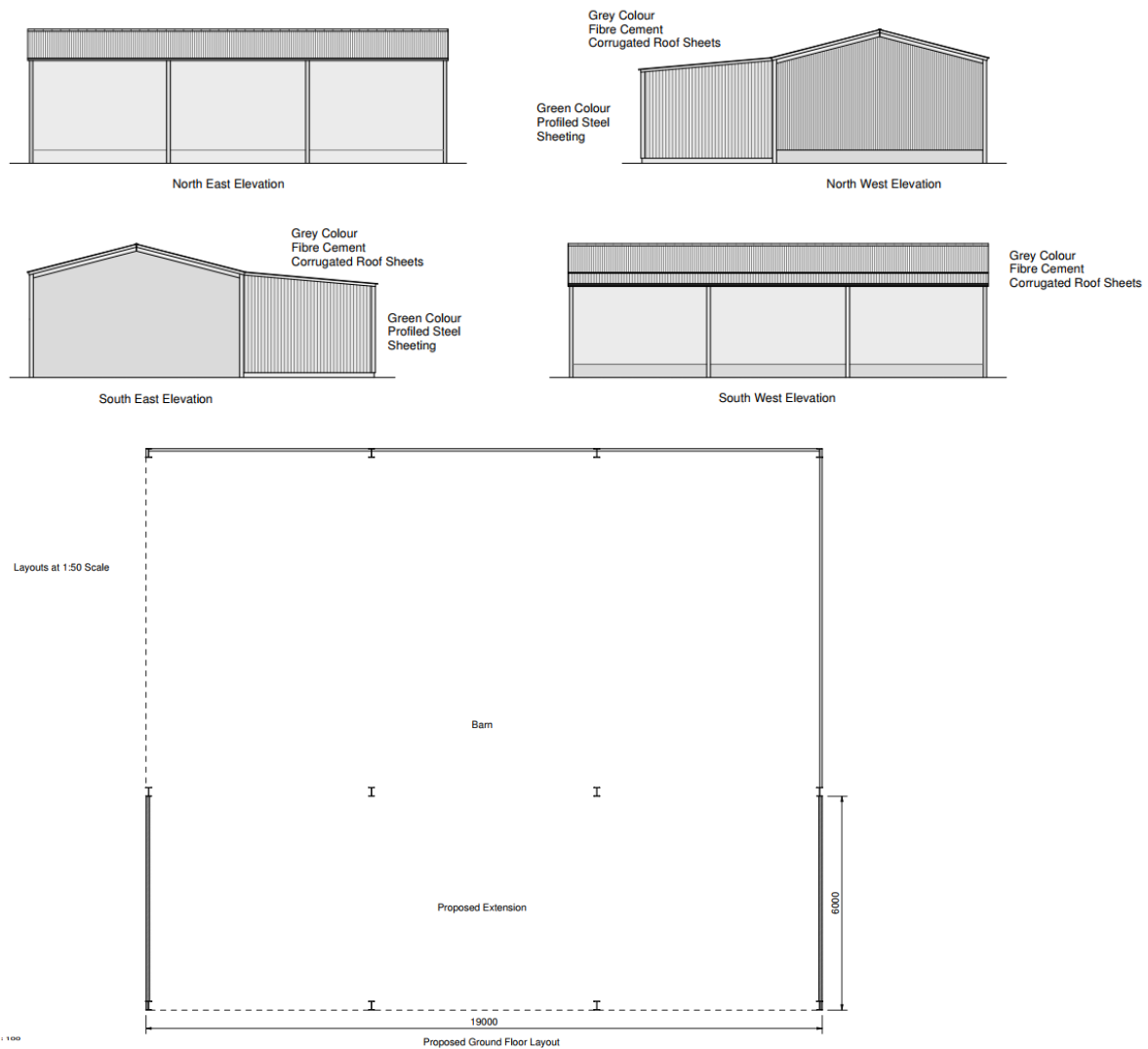
The application follows the withdrawal of Prior Notification application PL/2026/03009 as works had already commenced.

The application seeks retrospective planning permission for an extension to an existing agricultural barn. The existing barn measures 19m x 9.1m and the extension measures 19m x 6m, with a ridge height 4.8m and the eaves height 4.2m. The extension is on the north side, over an area of existing farm track. The extension is open on the north elevation, the east and west walls are corrugated metal sheeting in green colour to match the existing barn and fibre cement roofing sheets, also to match the existing. Access is through existing farm gateways.

The building is required for the storage of hay, straw and fodder for the farm, to improve operational efficiency.

Materials are dark green profiled steel sheeting to the walls and a grey fibre cement profiled sheet roof, to match the existing building.





Officer site photos



3 PLANNING HISTORY

Proposal / Summary

S/2010/0195 - Full planning permission Decision - Approve with Conditions Date: 26/3/2010 – COVERED FEED AREA OVER AN EXISTING CONCRETE YARD REVISED POSITION

S/2009/1225 - Full planning permission Decision - Approve with Conditions Date: 6/11/2009 – SLURRY LAGOON (REVISED POSITION) AND SOIL DISPOSAL AREA AND ASSOCIATED WORKS
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20/08739/APD - Agricultural & Forestry - Detailed matters Decision - Approve with Conditions Date: 21/10/2020 – Proposed agricultural storage building.

4 RELEVANT LEGISLATION, POLICIES AND GUIDANCE

4.1.1 Statutory Legislation:

Section 85 of the Countryside and Right of Way Act 2000 (CRoW Act)

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 17 (Spatial Strategy for the Mere Community Area)
- Core Policy 34 Additional Employment Land
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- 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:

Kilmington - undesignated

4.1.6 Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- National Design Guide
- The Cranbourne Chase & West Wiltshire Downs AONB Management Plan

5 ISSUES

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

- Principle of Development
- Design and Impact on the character and context of the area
- Amenity
- Landscape and Visual Impact
- Ecological & Biodiversity
- Biodiversity Net Gain

6 CONSULTATION RESPONSES

Rights of Way – no comment

Kilmington Parish Council – Support

Kilmington Parish Council resolved to support this application at its meeting held on 14 September 2026. The Council has no additional comments to make and recommends that the Local Planning Authority determine the application accordingly.

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.

No representations were received.

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

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.

WCS Core Policy 34 makes provision for development outside of the Principal Settlements, Market Towns and Local Service Centres which would support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification. The proposals are for an extension to an existing farm building and is proposed to be used for grain storage in association with the applicant's farming business. The development is therefore capable of support in principle.

The proposal must nevertheless be assessed against all other relevant Development Plan policies, national policy and material considerations. However, in principle, the proposed development is considered acceptable.

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.

Core Policy 51 of the Wiltshire Core Strategy seeks to protect, conserve, and where possible enhance the character and quality of Wiltshire's landscapes. It requires that development should be informed by and sympathetic to the distinctive character of the landscape, including natural features, views, and visual amenity.

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

The proposed development is an extension to an existing agricultural barn to store hay, straw and fodder for the farm. The extension matches the length of the existing barn and extends the width by 6m, the form is a lean-to roof, open sided along the length of the barn. The materials are corrugated metal sheeting in green colour to match the existing barn and fibre cement roofing sheets, also to match the existing.

The extension form is subservient and viewed in the context of the existing barn, within an agricultural unit, the siting is therefore acceptable. Regarding the design and external appearance, the design and materials are considered acceptable for this rural location, and the buildings appearance would be typical of modern agricultural buildings in the area.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 51 and 57 of the Wiltshire Core Strategy.

8.3 Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

Policy P3 of the National Planning Policy Framework 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.

There are no neighbouring properties immediately adjacent to the site and given that the proposals are the extension to an existing barn, set away from residential neighbours, it is not considered that the agricultural use of the building would materially the amenities of the nearest residential properties.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity.

8.4 Landscape and Visual Impact

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.

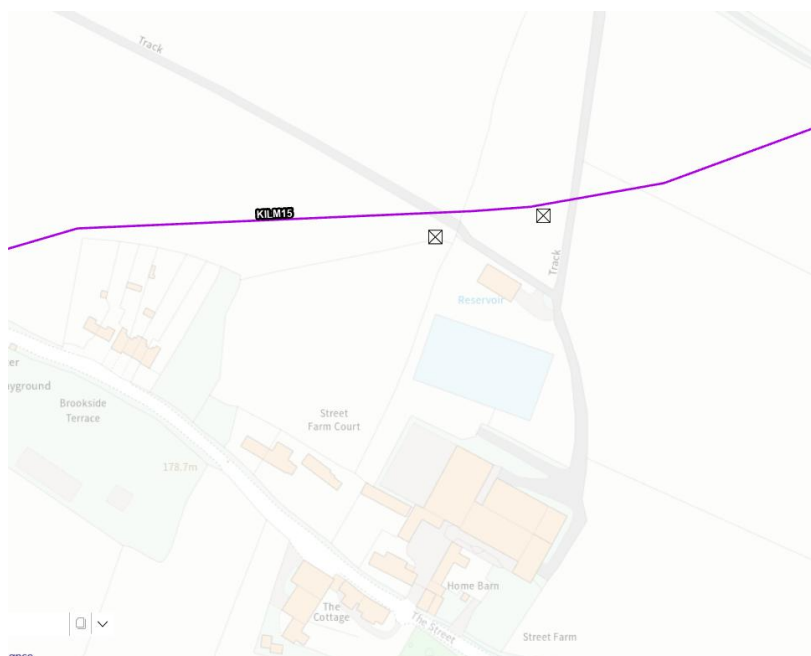
Policy N2 of the NPPF seeks to conserve and enhance the natural environment and requires development to take account of landscape character, local distinctiveness and the natural beauty of the countryside.

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 development proposals to conserve and enhance their natural beauty and special qualities.

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.

The application site lies within the Cranborne Chase and West Wiltshire Downs National Landscape. The existing barn, approved under application 20/08739/APD is not visible from the road/farm yard but is visible from Public Rights of Way KILM15 that crosses to the north of the application site:



The proposal relates to an extension to an existing agricultural building. It is not considered that the development would materially increase the visual prominence of the building when viewed from the public right of way. The extension would be seen in the context of an existing

barn, close to the working farmyard, where large agricultural buildings are a characteristic feature of the landscape. Consequently, the proposal is considered to have a limited and acceptable visual impact on the character and appearance of the surrounding rural landscape.

The proposal, by virtue of its scale, siting, and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Policy N4 of the NPPF in conserving and enhancing the National Landscape.

8.5 Ecology and Biodiversity

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.

The site is situated within the catchment of the River Avon SAC. WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. The SAC is designated for several species of wildlife that depend on pristine water quality that is typical of chalk rivers such as the Avon. It is part of a network of sites across Europe designated in order to protect these and other species vulnerable to man-induced habitat change. This SAC is particularly vulnerable to the effects of pollutants including phosphate and nitrogen which may enter the river for example at sewage treatment works or from fertilizers applied to farmland throughout the catchment.

All European sites are protected under the Habitats Regulations 2017. Under these Regulations, where a land use authorisation has the potential to adversely affect a European site, it is necessary for the “competent authority” to consider whether the activity being authorised would impact on any of the designated features and if so to undertake an appropriate assessment to determine whether there is a risk it could lead to a loss of the integrity of the site either alone or in combination with other plans and projects. The ‘competent authority’, for planning applications is ‘the Local Planning Authority’.

The Local Planning Authority therefore has a duty to give greater scrutiny to the effects of development on such sites. As explained by WCS policy CP69 (Protection of the River Avon SAC), currently, phosphate concentrations exceed the appropriate targets required by the conservation objectives for the River Avon SAC.

In this instance however the proposals, involving an extension to an existing barn, for the storage of hay, straw and fodder, are unlikely to result in any additional phosphate runoff into the River Avon. It is not therefore considered that the Local Planning Authority needs to undertake an AA in this instance and is satisfied that the proposals satisfy the requirements of WCS policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC) accordingly.

Biodiversity Net Gain

As of 2 April 2024, the requirement for Biodiversity Net Gain (BNG) on all new sites came into force. Any small scale (non-major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

However based on the information available the biodiversity gain planning condition is not considered to apply to this application as the development meets the following exemption criteria and is therefore below the de minimis threshold, meaning the development:

- **Development no larger than 0.2 hectares (applies from 6 August 2026).** Development is exempt where it is carried out on a site with an area no larger than 0.2 hectares and it does not impact an onsite priority habitat. This exemption applies only where the application for planning permission was made on or after 6 August 2026.

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 CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the national landscape or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

All conditions imposed have been assessed against the tests set out in Policy DM6 of the NPPF and are considered to be necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan 26/049/01, received 12.08.2026

Proposed Block Plan 26/049/03, received 12.08.2026
Proposed Arrangements 26/049/04, received 12.08.2026
Planning Statement, received 12.08.2026

REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a. a Biodiversity Gain Plan has been submitted to the planning authority, and
- b. the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

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