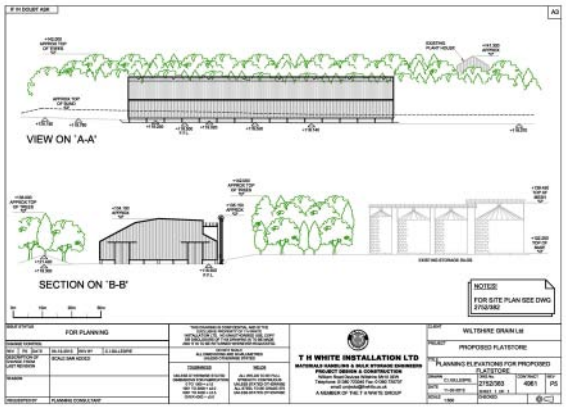
GP PLANNING LTD

ENVIRONMENTAL CONSULTANTS

Case Study>> Rural Agricultural>>Rollestone Camp, The Packway, Shrewton, Wiltshire

Client>>Wiltshire Grain Ltd

Project>>Erection of a Flatstore to extend the centralised grain storage facility for a farmers co-operative



GP Planning Ltd successfully obtained planning permission for the erection of a 3620sqm flat-store building for the storage of 20,000 tonnes of grain for a County wide farmers co-operative on Salisbury Plain, near to the Stonehenge World Heritage Site.

Centralised storage is beneficial to the economics of arable production; farmers have more control over their investment, conditions under which products are stored are professionally controlled, and the co-operative system results in fewer silos and/or grain store buildings being necessary across the broader countryside. Changes in the farming of grain and seed crops, due to developments in the global economy, and in the production of biofuels, means that agricultural production must increase; meanwhile there is an acknowledged shortage of on-farm storage and a demand by end-processors to take their inputs on a just-in-time basis.

A flatstore is needed to
• Provide a facility for the increase in members of the co-operative who have very large amounts of the same variety / quality of grain; and
• To accumulate very large amounts of the same variety / quality of grain for delivery of large orders.

The site is on Salisbury Plain, with military areas in close proximity. The location is also close to the Stonehenge World Heritage Site with its related ancient monuments and historic landscape. There are also wide areas of land nearby comprising Sites of Special Scientific Interest and Special Protection Areas. In order to successfully secure planning permission GP Planning Ltd engaged in an extensive pre-application process with Wiltshire Council, English Heritage and the National Trust. In addition, the proposals were presented to the local community at a Parish Council meeting. The planning application was supported by a detailed Ecological Survey, Landscape and Visual Appraisal, and Heritage Statement informed by both geophysical survey and archaeological investigations. It was demonstrated that the proposed building would not have an undue adverse impact on the landscape quality and visual amenity of the area, nor would it harm existing archaeology, the heritage landscape or the setting of the Stonehenge World Heritage Site and its Outstanding Universal Value.

Planning Permission was granted in December 2014. Subsequently, conditions attached to the planning permission in relation to archaeology, ecology, landscape and drainage were discharged in June 2015. Construction is due to take place following harvest in 2016.