

Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

Our Ref: ALL/6272

31 October 2025

Dear Sirs

Applicant: Mr M Head
Site: Lower Cowesfield Farm, Whiteparish, Salisbury, Wiltshire, SP5 2QZ
Development: Prior approval for change of use of an agricultural building under Class R to flexible commercial use

This letter accompanies the above Prior Approval application for the change of use of an agricultural building under Class R to flexible commercial use.

Background

Lower Cowesfield Farm comprises approximately 162.29 acres of agricultural land and a further 13.53 acres of woodland along with a variety of ancillary agricultural buildings.

The building in question, subject to this application, was utilised as part of the mixed farming enterprise at Lower Cowesfield Farm, with the main building being used for grain drying/storage/milling and the lean-to on the southern elevation used for general agricultural storage.

Class R Legislation

Under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015, agricultural buildings and any land within its curtilage can change use to flexible commercial use subject to complying with certain criteria. We have set out below the relevant criteria along with our analysis of this proposal against these criteria:

Use Class

The proposed change of use will fall within Class E (commercial, business or service) of Schedule 2, Part A of the Use Classes Order.

Class R1 Considerations:

Criteria (a) – Agricultural Use

The building subject to this application was used for agricultural use as part of an established agricultural unit on 3 July 2012 with no intervening non-agricultural uses since that date.

Criteria (b) – Floor Space

No other buildings at Lower Cowesfield Farm have changed use under Class R and the proposal in this application will not exceed the limit of 1,000 m².

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The floor area proposed for change of use under this application equates to approximately 315.84 m² overall and is shown hatched yellow on the accompanying Block Plan.

A corresponding outdoor curtilage area is proposed, which will be used for parking, outdoor storage and loading/unloading. For the avoidance of doubt, the external curtilage area extends to approximately 315.84 m² and is shown hatched green on the accompanying Block Plan.

Criteria (c) – Military Explosives Storage Area

The site is not and does not form part of a military explosives storage area.

Criteria (d) – Safety Hazard Zone

The site is not and does not form part of a safety hazard zone.

Criteria (e) – Listed Building or Scheduled Monument

The building is not and does not fall within the curtilage of a listed building or scheduled monument.

Class R3 Considerations:

Criteria (1)(b) – Cumulative Floor Space Exceeds 150 m²

Where the cumulative floor space of the building proposed for change of use under Class R exceeds 150 m², individuals must apply to the local planning authority for a determination as to whether prior approval will be required in relation to:

i. transport and highways impacts of the development;

The proposed change of use will utilise an existing vehicular access from the south, off the A27 Romsey Road. This is represented by the grey dashed line on the accompanying Block Plan and Location Plan. The access is constructed of a hard surface and which is suitable for accommodating all types of vehicles that may require access to the building in question.

There is adequate space within the farmyard for vehicles to turn/manoeuvre, allowing for all vehicles accessing the site to arrive and depart safely.

ii. noise impacts of the development;

The building in question subject to this application is located to the north of the farmyard at Lower Cowesfield Farm to which the closest residential dwelling is located approximately 260 m south of the Application Site, beyond other farm buildings. Bearing in mind this building's previous use as a grain store (and for grain drying), it is not anticipated that the proposed development will generate any greater noise impact than its current agricultural use.

In addition, the proposed access to this building has been chosen to avoid vehicles travelling past any residential dwellings and to reduce any potential impact on the amenity in this area as a result of this change of use.

iii. contamination risks on the site; and

There are no apparent contamination risks or concerns on the Application Site.

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iv. flooding risks on the site,

The Application Site is located within a Flood Zone 1 and is not at risk of surface water flooding.

Landscaping & External Appearance

The building subject to this application at Lower Cowesfield Farm has limited private views and is well screened by other agricultural buildings and the surrounding landscape. There is a public footpath that runs through the centre of Lower Cowesfield Farm, past the building proposed for change of use but the proposed development is not expected to have any detrimental impact on this footpath and there are no external changes proposed as part of this application which would have a negative impact on its visual appearance.

Summary

It is considered that this application complies with the relevant criteria for change of use under Class R and would not create any adverse highway, amenity, contamination or flooding impacts as a result of the proposed flexible commercial use.

We would be happy to provide any additional supporting information should it be necessary. Otherwise, we look forward to receiving your feedback in due course.

Yours faithfully

The signature is handwritten in blue ink and reads "Woolley & Wallis".

Woolley & Wallis LLP