



Planning Statement

Wood Shed Barn, New Manor Farm, Pitton Road, West Winterslow,
Salisbury SP5 1SE

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1.0 Introduction

- 1.1. This Planning Statement is being submitted on behalf of the Mrs Jowett (applicant) and seeks full Planning Permission to change the use of an agricultural building from agricultural use to B2, general industrial. No physical works are required to the building or the surrounding area.
- 1.2. Wood Shed Barn was previously and is currently used as a general agricultural building. However, from May next year it will no longer be required for agriculture.

2.0 Site Description

- 2.1. The building in question is situated on the southeastern edge of New Manor Farm farmyard, approximately 0.7 miles from the A30 road from Salisbury to Andover.
- 2.2. The farmyard is actively used for farming and there are several other buildings within the farmyard which are used for agricultural purposes and one other building which is let commercially and falls under use class B2.
- 2.3. The site is surrounded by land on all sides.
- 2.4. The site is accessed off Pitton Road.

3.0 Proposal

- 3.1. This application is submitted in full and seeks to change the use of an agricultural building which, from May 2026, will no longer be required for the purposes of agriculture. It is proposed to change the use of the barn to B2, general industrial.
- 3.2. The proposed building is a secure steel framed construction, approximately 214m² with concrete flooring, a tin roof and a sliding tin door and will not require any external or structural works to make it fit for the change of use. We consider the building to be in a good state of repair and well suited to be a light commercial unit in terms of practicality and situation within the farmyard and the local area.
- 3.3. The proposed unit will not require any external space with regards to the proposed change of use as it will be used in conjunction with the Herbage Seed barn which falls under use class B2 and has external space for parking.
- 3.4. The existing access will be retained.

4.0 Planning History

4.1 None

5.0 Planning Policy

Wiltshire Local Plan

- 5.1. The current local plan for Wiltshire is the Wiltshire Core Strategy which was adopted in 2015. Relevant policies include:
- 5.2. Core Policy 48: Supporting rural life
- Proposals to convert or re-use buildings for employment, tourism or residential uses, community uses, meeting rooms or places of worship will need to fulfil the requirements set out in Core Policy 48. Proposals must not lead to subsequent applications for replacement buildings elsewhere. It is recognised that the insensitive re-use of rural buildings can be damaging to the character of the building and its rural setting. Furthermore, additions and extensions should normally be avoided.
 - Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:
 - I. The building is structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
 - II. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
 - III. The building can be served by adequate access and infrastructure.
 - IV. The site has reasonable access to local services.
 - V. The conversion or re-use of a heritage asset would lead to its viable long-term safeguarding.
- 5.3. The proposed building is structurally sound and will not require any development works or alterations to make it suitable for a change of use to B2. The re use of the building will provide a rentable space for the community to benefit from without changing the character of the farmyard. The building is not a heritage asset and the change of use will not affect residential areas.

5.4. Core Policy 34: Additional Employment Land

- Core Policy 34 aims to support the rural way of life through the promotion of modern agricultural practices, appropriate diversification of the rural economy and provision of broadband. The policy includes criteria to be met for proposals relating to the retention or expansion of existing businesses within or adjacent to the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.
- Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.
- Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:
 - I. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
 - II. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
 - III. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
 - IV. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.
- Where they:
 - I. meet sustainable development objectives as set out in the policies of this Core Strategy and
 - II. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
 - III. are supported by evidence that they are required to benefit the local economic and social needs and
 - IV. would not undermine the delivery of strategic employment allocations and
 - V. are supported by adequate infrastructure.

5.5. The proposed change of use from agriculture to use class B2 will support sustainable farming and food production by providing the agricultural business the ability to diversify and gain a secondary income and thereby, supporting a new or existing business (depending on the future tenant). The change of use will not affect nearby buildings or the residential amenity.

5.6. Core Policy 36: Economic regeneration

- The Core Strategy supports regeneration opportunities and aims to maximise the re-use of previously developed land. The provision of economic development on previously developed land will therefore be supported.

5.7. The proposed building is an existing agricultural building which is no longer required by the agricultural business and is therefore will not be in use after. Changing the use of the barn to B2 provides an opportunity for re-use without the need for additional development or alteration and will provide a secondary income.

5.8. Core Policy 57: Ensuring high quality design and place shaping

- A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

5.9. The building is an existing steel framed agricultural building which is in keeping with a typical farm building as well as the other farm buildings on site. The exterior of the building will not change and therefore it will remain in context and complementary to the locality.

The National Planning Policy Framework (NPPF)

5.10. The National Planning Policy Framework was adopted in December 2024. Relevant policies include

5.11. 11.Making effective use of land

- Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.
- Planning policies and decisions should:
 - I. promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

5.12. From May 2026 the building will not be in use and will therefore be an under-utilised building. The building does not require any development to be fit for a change or use and we deem the building to be in good condition and suitable for use under B2, general industrial.

5.13. 6. Building a strong, competitive economy; Supporting a prosperous rural economy

- Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Planning policies and decisions should enable:
 - I. the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;
 - II. the development and diversification of agricultural and other land-based rural businesses;
 - III. sustainable rural tourism and leisure developments which respect the character of the countryside; and
 - IV. the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

- 5.14. The proposed change of use to B2 would allow the agricultural business to diversify and gain a secondary income from a building which will soon be under-utilised. The sustainable re use of the existing building will promote the economic growth of the applicant as well as supporting the commercial, tenanted market and the local economy.

6.0 Planning Considerations

Principle of Development

6.1. The Council will no doubt be aware of the challenges modern agriculture faces, with rising costs there is a greater need to diversify and ensure land and buildings are used efficiently. From May the applicants building will no longer be required and does not form part of the future plan for the agricultural business and as such, an alternative use is sought. This alternative use would provide a new ancillary revenue stream for the farm. Given no physical works are required the building can be repurposed back to agriculture in the unlikely event that it is required in the future.

6.2. Paragraph 88 of the NPPF states:

“...Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;...”

6.3. Core Policy 34 of the adopted local plan supports development that allows for agricultural diversification that supports sustainable farming and adapt to modern agricultural practices. As set out above the agricultural industry faces many challenges and being able to easily adapt and make best use of the farm assets is essential. As set out above the barn is no longer required and as such an alternative use is required. The conversion would not prevent it from reverting back to agriculture in the future if this was necessary. It simply allows the farm business to adapt and secure a revenue stream from what will be, an unused asset.

6.4. Core policy 48 (supporting rural life) states that the conversion and reuse of rural buildings is acceptable where they are capable of conversion (no works are proposed), would not detract from the character or appearance of the landscape (there will be minimal perceivable impact) and where there is suitable infrastructure and access to local services. Again the building is not part of the future plan for the farm an alternative use is necessary.

- 6.5. As set out above there is considerable policy support for the reuse of rural buildings and the diversification of agricultural businesses. The proposed change of use is only a modest part of the business and would support the main farming function.

Noise Impacts

- 6.6. Any noise created from the change of use will be contained within the building and predicted to be reasonably low level. The building is far enough away from any local residents or public rights of way, that noise would not be considered as an issue.

Transport and Highways

- 6.7. The building will be accessed via the main driveway to New Manor Farm. This is an existing access off Pitton Road which is frequently used by farm machinery, HGV's and other vehicles and therefore poses no risk to any additional transport. The access can operate safely.
- 6.8. The building will be used in conjunction with an existing commercial unit at New Manor Farm, and therefore this proposal will not cause any additional traffic.
- 6.9. There is room on site to manoeuvre and park.

Flood Risk

- 6.10. There are no flood risks associated with this site or the local area.

Ecology

- 6.11. The proposed building is not being altered or developed and therefore we do not consider there to be any ecological risks.
- 6.12. BNG is not applicable.

7.0 Planning Balance and Conclusions

- 7.1. In conclusion, the applicant seeks to change the use of a building from an agricultural use to B2, general industrial. From May the building will no longer be required for agriculture, it is in good condition and therefore will be a wasted asset to the applicant. The proposal to change the use of the building to B2 will allow the building to be re used in a sustainable way, without any alterations to the culture of the farmyard or the locality.
- 7.2. This planning statement shows that the proposed change of use complies with both the national and local planning policies and will positively contribute to the applicant's personal/ business economies as well as providing a suitable building to the local commercial renting market.
- 7.3. There are no known reasons why the application should not be approved.