

Planning Registration Team
Wiltshire Council
Our reference: 24041.App2.cb
15th January 2026

Dear Sir or Madam

Full Planning and LBC Applications: Buildings 2 & 3, Manor Farm, Erlestoke SN10 5UE
Planning Description: change of use from agricultural to a 1 No. holiday-let unit with associated works

LBC Description: Internal and external works associated with change of use from agricultural use to residential annexe ancillary to Manor Farmhouse

1.0 Introduction

PlanningSphere act for the freehold owners of the application site, Mr and Mrs Colenso. Planning permission and parallel Listed Building Consent (LBC) is sought for the proposal, as described above. The application submissions compromise the following:

- Application fee: £588.00 plus £85.00 PP administration fee
- Site Location Plan: Chalk Architects
- Architectural Drawing Pack (20 No. Plans): Chalk Architects
- Bat Access Sketch: Chalk Architects
- Design, Heritage and Access Statement: Chalk Architects
- Ecology (Bat Survey) Statement: Jan Freeborn (Ecologist)
- Photosheet: Chalk Architects
- Planning Statement: PlanningSphere

2.0 Planning Context

The application buildings comprise vacant curtilage listed former agricultural buildings ancillary to the principal grade II listed Manor Farmhouse, which lies to the north. To south, former agricultural buildings are now in commercial use as part of the CDL Business Park, which has its own access.

The application site, comprising Buildings 2 and 3 as annotated on the Existing Site Plan, lies approximately 1km to the north of Erlestoke and approximately 7km to the southwest of Devizes.



Figure 1. extract from Site Location Plan. Buildings 2 and 3 are outlined in red

A full description of the application buildings, site photographs and a summary of the site wide planning history is set out in the accompanying DASH. There is no previous planning history relating directly to the application buildings.

3.0 Summary of Proposals

The proposals seek to sensitively convert the Building 2 (Former Tractor Shed) and Building 3 (Former Stable 1) into 2-bedroom holiday-let unit with a single allocated parking space. Further details relating to the conversion are set out in the accompanying Design Access and Heritage Statement (DASH).

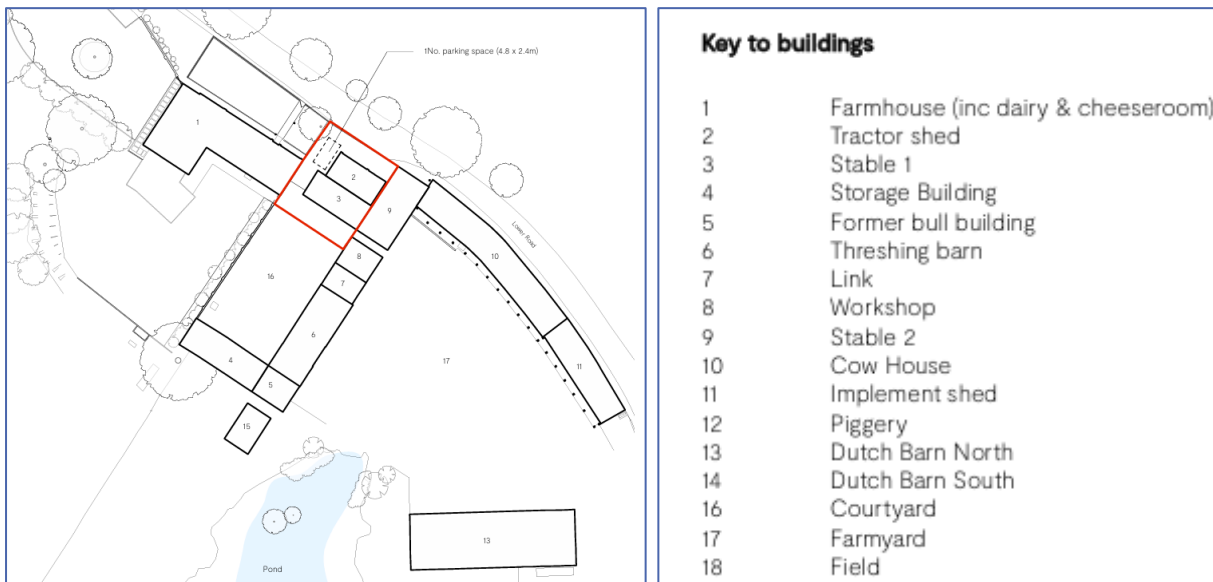


Figure 2 and 3. Extract from Existing Key Plan

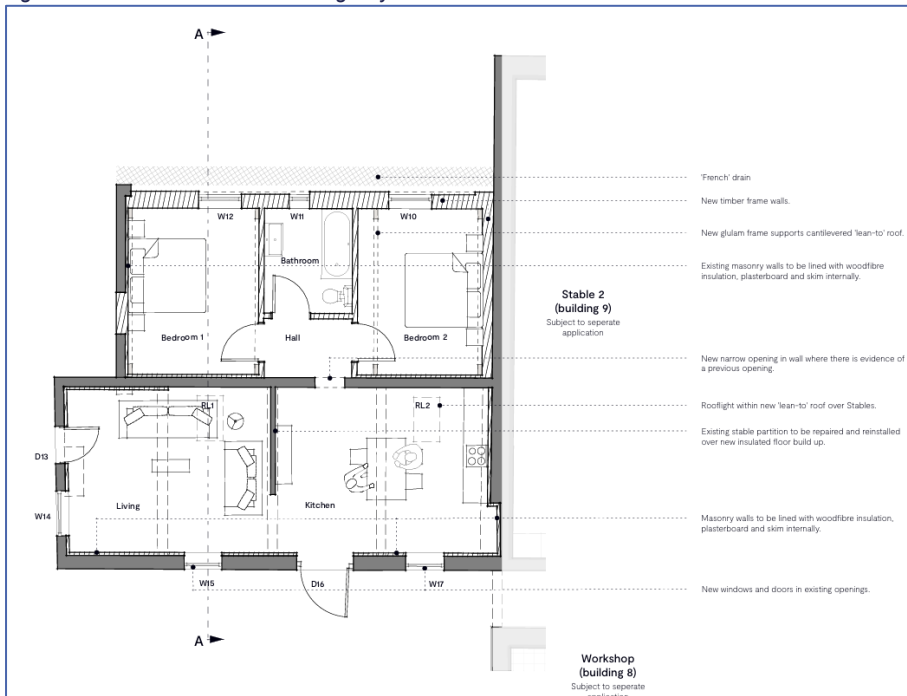


Figure 4. Extract from Proposed GF Plan showing the arrangement of the proposed holiday-let unit

4.0 Planning Policy

(i) Development Plan

The statutory development plan comprises: the adopted Wiltshire Core Strategy (2015); and the Wiltshire Housing Site Allocation Plan (2020). There is no Neighbourhood Plan. Applicable Core Strategy policies include:

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP12: Devizes Community Area
- CP41: Sustainable Construction & Low Carbon Energy
- CP48: Supporting Rural Life
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place-shaping
- CP58: Ensuring the Conservation of the Historic Environment
- CP 61: Transport and Development

The application site lies in open countryside and is not subject to any development plan or national landscape designations. site lies in Flood Zone 1 on the Environment Agency's Flood Map for Planning.

As noted in Section 2.0. Manor Farmhouse is grade II listed (List Entry Reference: 1033870) and the pre-1948 historic farm buildings are curtilage listed.

(ii) National Planning Policy Framework – NPPF

National planning policy and guidance is set out in the NPPF (December 2023) and web-based guidance in the NPPG (from 2014). There is a strong focus upon housing delivery and bringing vacant previously developed land and buildings back into beneficial use.

The following paragraphs within the NPPF are relevant:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 15: Conserving and enhancing natural environment
- Section 16: Conserving and enhancing the historic environment

A consultation draft NPPF was published on 30th July 2024. The new NPPF is expected to be published prior to the end of 2024. None of the changes in the consultation draft NPPF are considered to be directly applicable to this proposal.

(iii) National Planning Policy Guidance – NPPG

National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. The relevant guidance linked to the NPPF policy referred to above has been reviewed.

(vi) Other Legislation and Supplementary Planning Guidance

The following is relevant to the application:

- Environment Act 2021
- Planning (Listed Building and Conservation Areas) Act 1990
- Historic England Guidance: Conservation Principles, Policies and Guidance (2008); Advice Note 12: statements of Heritage Significance (October 2019); Historic Environment Good Practice Advice in Planning Note 3: The setting of heritage assets (December 2017); Farmsteads Assessment Framework; Adapting Traditional Farm Buildings: Best Practice for Adaptive Re-use; and Advice Note 9: the Adaptive Re-use of Traditional Farm Buildings.
- Wiltshire Design Guide (December 2023)
- Wiltshire and Swindon Farmstead Guidance: Farmsteads Assessment Framework: Wiltshire Council and Historic England

5.0 Planning Assessment

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

The conversion of redundant rural buildings in open countryside locations is assessed under Wiltshire Core Strategy (WCS) Policy 48. The policy provides explicit support for the change of use to tourism facilities subject to compliance 5 No. criteria. These are assessed in the table below:

WCS Policy 48 Criteria	Compliance commentary
1.The building is structurally sound and capable of conversion without major rebuilding and with only necessary extension and modification which preserves the character of the original building.	The application buildings have been fully inspected by the project conservation architect who specialises in the conversion of existing buildings. The traditionally built application buildings are in poor condition and have been subject to emergency repairs. The proposed conversion will require structural intervention and a degree of re-building, but this level of intervention is essential to secure the long-term future of the curtilage listed buildings, which is clearly in the public interest.
2.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.	Buildings 2 and 3 form a group of former agricultural outbuildings. Their conversion will preserve the existing farmyard character. The proposed holiday-let use will introduce new vitality and active use. Use of the application buildings for tourism purposes will not adversely affect the amenity or privacy of the nearest third-party occupied dwellings to the application site which are located on the east side Lower Road.
3.The building can be served by adequate access and infrastructure.	The site benefits from adequate vehicular access from Lower Road, which connects to the B3098 at Erlestoke. There is an adequate electricity supply. The proposal will connect to the existing onsite foul and surface water drainage systems which were implemented pursuant to the adjacent business units.
4.The site has reasonable access to local services.	The site lies approximately 1km from the centre of Erlestoke and 7km from Devizes. As such, there is a reasonable level of accessibility to existing facilities, services and public transport in the form of bus services through Erlestoke. The nearest railway station is at Westbury approximately 9km to the west.
5.The conversion and re-use of a heritage asset would lead to its viable long-term safeguarding.	The design detailing of the proposal has been sensitively formulated in response to a heritage evaluation. The proposal will present a coherent design that will preserve the rural character of the building albeit with C21 modern detailing required to

	adapt the building to the proposed holiday-let use. The proposal will create a viable long-term use that will continue the diversification of Manor Farm. This in turn will ensure that the heritage assets are maintained in a viable use and preserved for the benefit of future generations.
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On the basis of the analysis set out above, the proposal is in full compliance with WCS Policy 48. The proposal also accords with Paragraph 88 of NPPF, which provides explicit support for rural diversification, conversion of rural buildings, and rural tourism proposals that respect the character of the countryside.

(ii) Heritage

The DASH describes the significance of the curtilage listed application buildings, which form part of a typical C19 Wiltshire farmstead. Although not at risk of imminent collapse, due to emergency repairs that have been done on adhoc basis, it is clear that the buildings need to be brought into a viable use through conversion and part re-building to secure their long-term future. The proposals have been sensitively designed to preserve the spatial form and character. Details and materials can be controlled through the imposition of appropriately worded planning conditions.

On this basis, it is submitted that the proposals are in compliance with WCS Policy CP58. In the parlance of the NPPF the proposals will result in 'less than substantial harm'. Public benefits arising from the proposal will include the long-term preservation of curtilage listed buildings, installing a new use which will allow future visitors to engage with the heritage assets and contribute to the local tourism economy.

(iii) Ecology

The enclosed report from the project Ecologist explains that seasonal surveys were carried out in 2023 and were augmented by additional surveys that were carried out September 2024. The survey confirmed the continuing presence of Lesser Horseshoe bats in the existing bat loft in Building 9, which is used as a summer roost. No bat activity was recorded in Buildings 2 and 3. The poor condition of the existing buildings is threatening the functionality of bat roost in the loft space in Building 9, which is accessed via the roof space in Buildings 2 and 3 as illustrated in the Bat Sketch (Drawing 22-03.08-SK01) and shown in Figure 5 below:

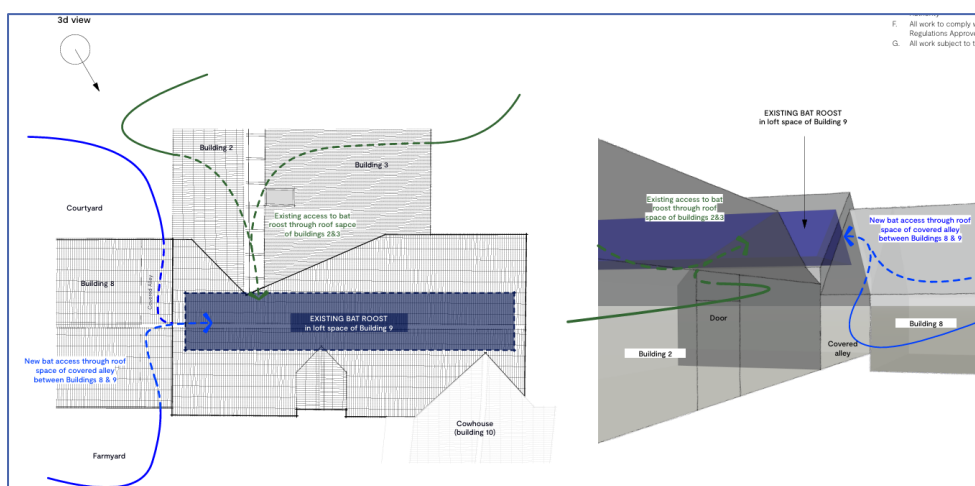


Figure 5. Extract from the explanatory Bat Sketch

The proposal creates an opportunity to safeguard and optimise the functionality of existing bat roost. It is acknowledged that the existing roost will need to be protected during the construction phase and will require an EPS licence from Natural England, which will control the timing and scope of the works. Post-development, it will be necessary to ensure that when occupied the roost will continue to function without disturbance from occupiers of the building to design out any light spill that could affect the entrance/exit to the roost. In this regard, the application proposes the installation of automated blinds to all windows and rooflights to ensure that light spill from the building will not adversely affect bat roost entrance and exit points.

Given the particular circumstances of this case, it is recommended that following registration of the application, a site meeting is arranged with the Council's ecologist to discuss and agree the level of information that will be required to inform a Habitat Regulations Assessment that will need to be approved by Natural England before the application can be determined.

The application proposal is exempt from mandatory biodiversity net gain requirements under the '*de minimis*' exemption.

(iv) Transport

A single parking space is proposed for the proposed holiday-let unit on the site frontage as shown on the Proposed Site Plan and illustrated in Figure 6 below. Secure cycle storage will be available in the existing outbuildings upon guest request. On this basis the proposal is compliant with WCS Policy 61.



Figure 6. photograph of site frontage. The white car is parked in the space that will be allocated for the proposed holiday-let unit.

6.0 Planning Balance and Conclusion

This proposal forms a continuation of a diversification strategy to bring vacant former agricultural buildings back into a beneficial use that will contribute to the local tourism economy whilst also preserving a heritage asset for future generations.

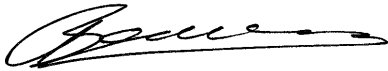
The occupancy of the proposed holiday-let unit can be controlled by the Council's standard short stay holiday-let condition, which restricts occupancy to 28-days.

The ecology context in relation to Lessor Horseshoe bat presence and mitigation is complex. It is acknowledged that more work will need to be undertaken post-submission in consultation with the

Council's ecology team to understand the impact of the proposals and agree a detailed scope of mitigation.

Subject to the approval of a Habitat Regulation Assessment by Natural England, the Council is respectfully requested to grant planning permission and Listed Building Consent on the basis that the proposals are in full compliance with applicable development plan policies.

Yours faithfully



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