

Benchmark

Benchmark Development Planning Ltd

Chartered Town Planners & Development Advisers

PLEASE READ FIRST: PLANNING, DESIGN AND ACCESS STATEMENT (20/01/26)

- **Application Details**

- Reference: PP-14449172
- Type: Full Planning permission
- Site: Parkwater Farm, Parkwater Lane, Cowesfield Green, SP5 2QS – see separate Planning Statement: [Appendix 1](#).
- Proposal: Replace Class Q Barn with a self-build house, car parking, EV charging, landscaping, removal of c.650 sqm tarmac/fenced tennis court and re-wilding all that Previously Developed Land (PDL), pre-packaged treatment works (PPTW) and drainage field, nutrient neutrality and associated works: ([Appendix 2](#)).
- Recommendation: Planning Permission be GRANTED subject to several conditions and Informatives ([App 3](#)).

- **Site Context**

- Located in designated countryside, 1.2km (south) east of The Parish Lantern PH Whiteparish, within a Special Landscape Area
- Surrounded by farmland, in the style of parkland, tree belts, and public rights of way (nearest 250m away)
- Not in a conservation area or near listed buildings; no protected trees
- Within catchments for several protected ecological sites (River Test, Solent Maritime SAC, New Forest buffer, Mottisfont Bat SAC)

- **Planning History**

- Prior approval exists for conversion of the same barn into a single dwellings (PL/2025/00767 Class Q approved 17/03/25), which is a material fallback ([App 4](#)).
- Various previous barely relevant approvals for minor changes, to the farm house

- **Proposal Details**

- Demolish existing Class Q barn (approved GEA inc mezzanine c. 225 sqm offering 3 bedrooms), a new modest, self-build, 2-storey, 3-bedroom dwelling (GEA c. 200 sqm)
- Traditional brick and tile, new landscaping, and driveway
- Slightly smaller footprint and volume than the existing barn
- Overlaps significantly with Class Q barn – so, the barn has to be demolished to allow the new house to be built, extinguishing the Class Q consent

- **Policy Context**

- Assessed against National Planning Policy Framework (NPPF), Wiltshire Core Strategy, Salisbury District Local Plan, and other local policies (App 5).

- **Key Issues Considered**

- Principle of development (replacement dwelling in countryside)
- Character & design (impact on landscape and visual amenity)
- Neighbouring amenities (distance and screening from other dwellings)
- Highway safety (reduced impact compared to fallback scheme)
- Ecology (protected species, habitats, and mitigation)
- CIL/S106 (developer contributions for mitigation)

- **'Old' PL/2025/00767 Consultation Responses**

- Highways: No objection to Class Q 03/02/25
- Ecology: No known objection subject to Informative: recreational pressure on New Forest
- Trees: No known comment.
- Archaeology: No known comment /not relevant
- Parish Council: No comment / objection 19/02/25
- Natural England: No known comment.
- Public: Nobody commented, at all.

- **Assessment & Conclusion**

- Principle: Replacement dwelling acceptable due to fallback position, despite unsustainable location
- Design: Smaller footprint and volume, higher quality design compared to very utilitarian 1970s steel frame and crinkly steel sheeting walls and roof – a more sustainable option than fallback
- Landscape: Well-contained, minimal visual impact, consistent with area character
- Amenity: No significant impact on neighbours
- Highways: acceptable access and parking (4 new spaces shown)
- Ecology: Mitigation and enhancement measures to be secured by condition
- Biodiversity Net Gain: as SELF_BUILD (see submitted Unilateral Undertaking) no statutory +10% BNG required. However, replacement of c.650 sqm tennis court – removing fencing – and lighting – for wildflower meadow is a significant biodiversity net gain proposed on-site
- Developer contributions are NOT required for nitrogen and recreational mitigation – see detailed report and metric, by Holbury Environmental
- CIL may apply
- Recommendation: Grant planning permission subject to conditions

- **Key Conditions (App 3)**

- Complete demolition of whole barn before first occupation of new dwelling
- Approval of materials, landscaping, tree protection, ecological enhancements, and mitigation payments before development
- Restrictions on permitted development rights and garage conversion
- Compliance with water efficiency, drainage, and biodiversity gain requirements

Richard Greenwood BA (Hons) BPI MRTPI

Director

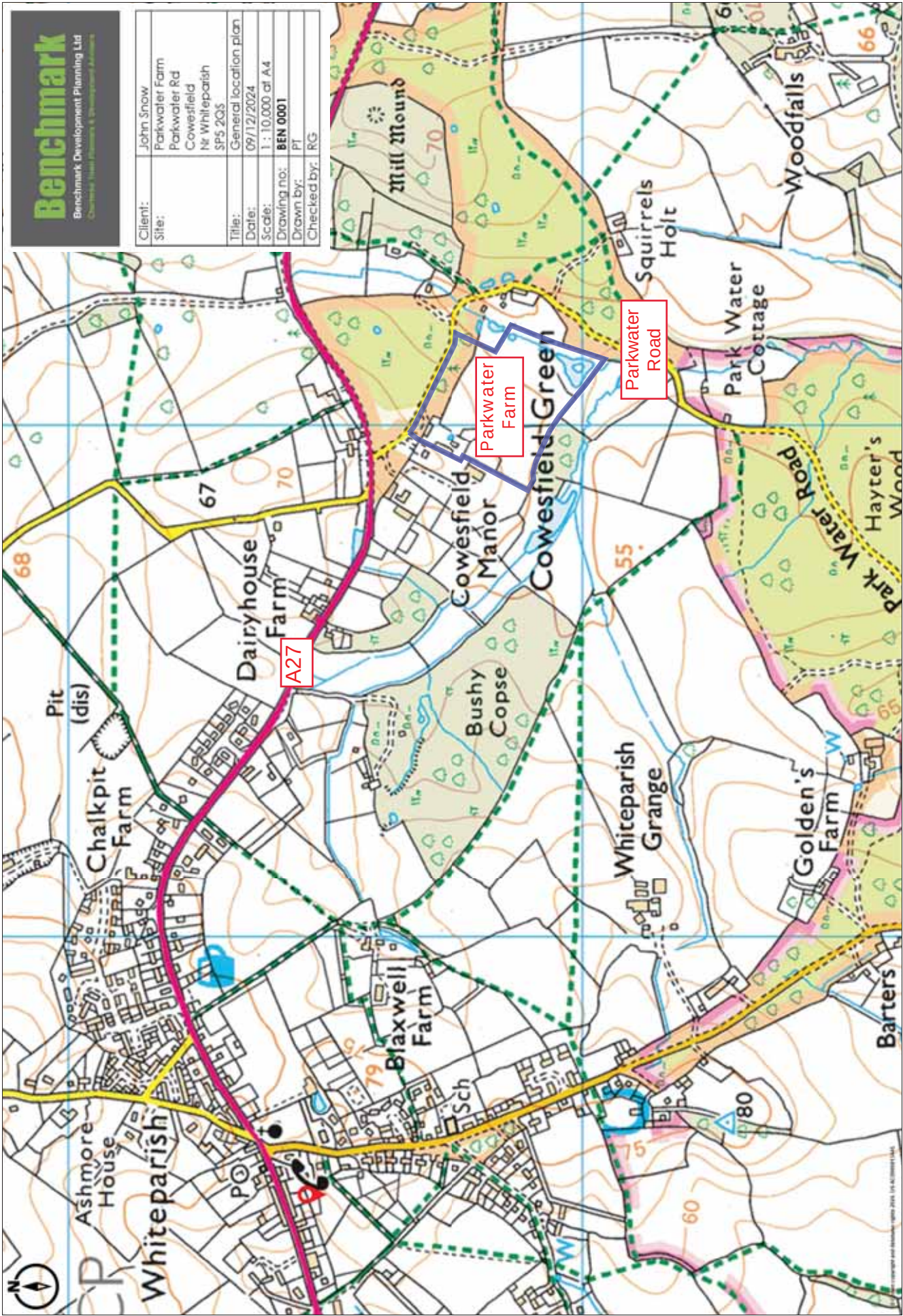


SEPARATE APPENDICES TO PLANNING, DESIGN AND ACCESS STATEMENT (20/01/26)

1. **Site:** Parkwater Farm, Parkwater Lane, Cowesfield Green, SP5 2QS – see separate Planning Statement:
2. **Proposal:** Replace Class Q Barn with a self-build house, car parking, EV charging, landscaping, removal of c.650 sqm tarmac/fenced tennis court and re-wilding all that Previously Developed Land (PDL), pre-packaged treatment works (PPTW) and drainage field, nutrient neutrality and associated works.
3. **Recommendation:** Planning Permission be GRANTED subject to several conditions and Informatives.
4. **Prior approval exists for conversion of the same barn** into a single dwellings (PL/2025/00767 Class Q approved 17/03/25), which is a material fallback.
5. **Policy:** National Planning Policy Framework (NPPF), Wiltshire Core Strategy, Salisbury District Local Plan, and other local policies.

Richard Greenwood BA (Hons) BPI MRTPI
Director

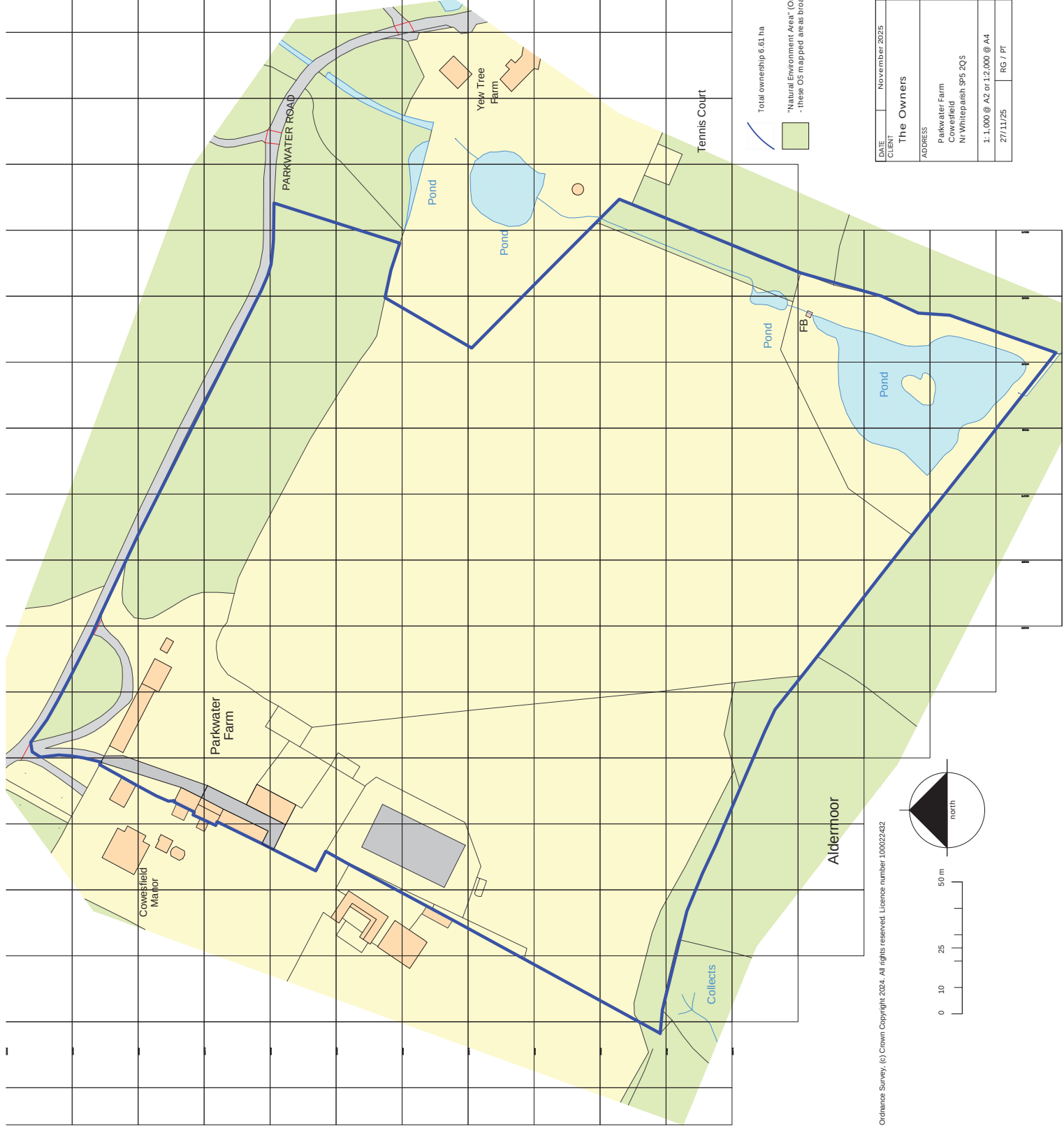




Benchmark

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Chartered Town Planners & Strategic Advisors

Client:	John Snow
Site:	Parkwater Farm Parkwater Rd Cowesfield Nr Whiteparish SP5 2QS
Title:	General location plan
Date:	09/12/2024
Scale:	1 : 10,000 at A4
Drawing no:	BEN 0001
Drawn by:	PJ
Checked by:	RG



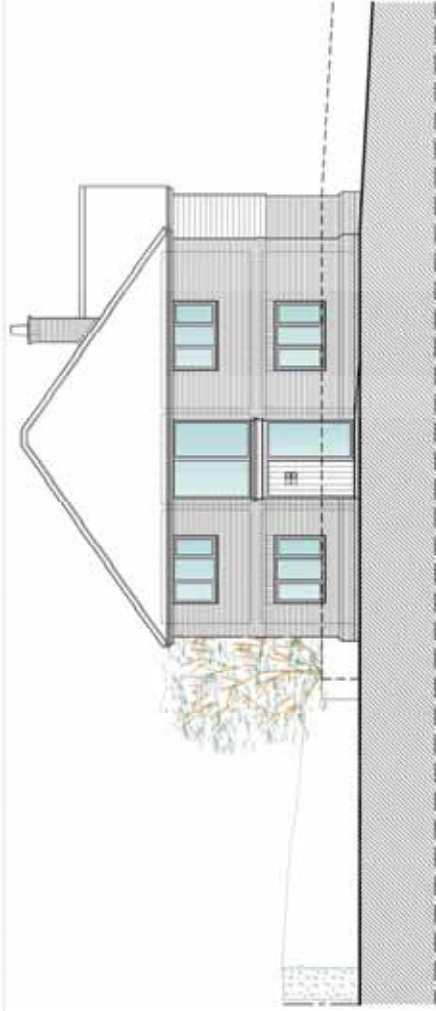
Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432

DATE	CLIENT	TITLE
November 2025	The Owners	Existing location plan
		
ADDRESS		
Parkwater Farm		
Cowsfield		
Nr Whiteparish SP5 2QS		
DRAWING NO		
BEN 0002		
REV		
A		
27/11/25		RG / PT

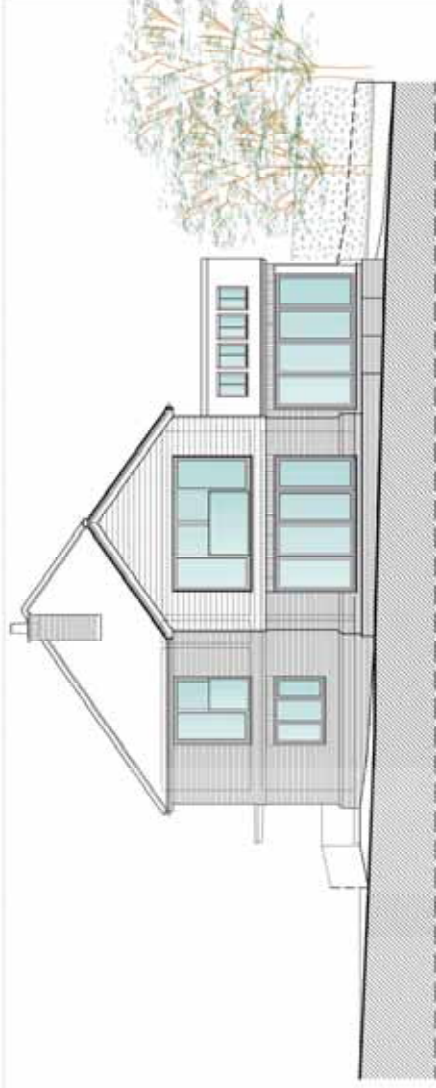
2

PROJECT INFORMATION	DATE: 15/02/2022
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FOR: [Redacted]	PLANNING & DESIGN
PROJECT NAME: [Redacted]	DATE: 15/02/2022
PROJECT NO: [Redacted]	BY: [Redacted]
PROJECT LOCATION: [Redacted]	PROJECT NO: 1502/02
PROJECT SCALE: 1:500	PROJECT NO: 1502/02

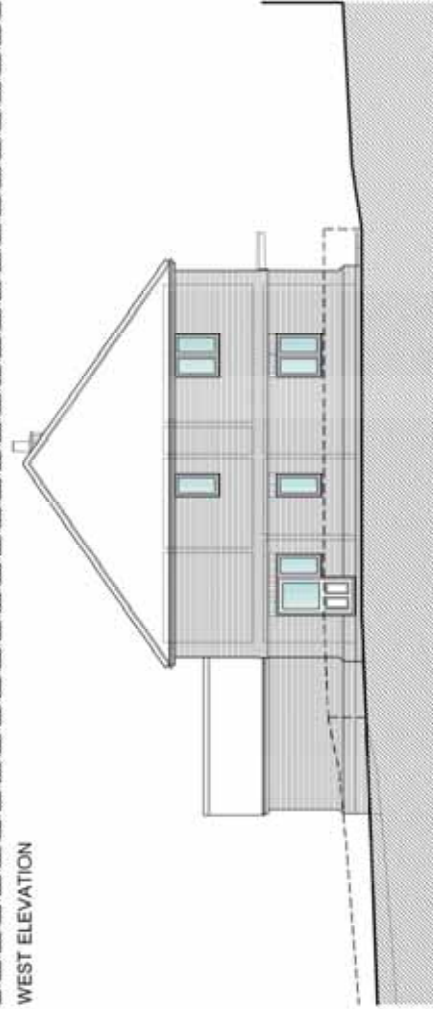




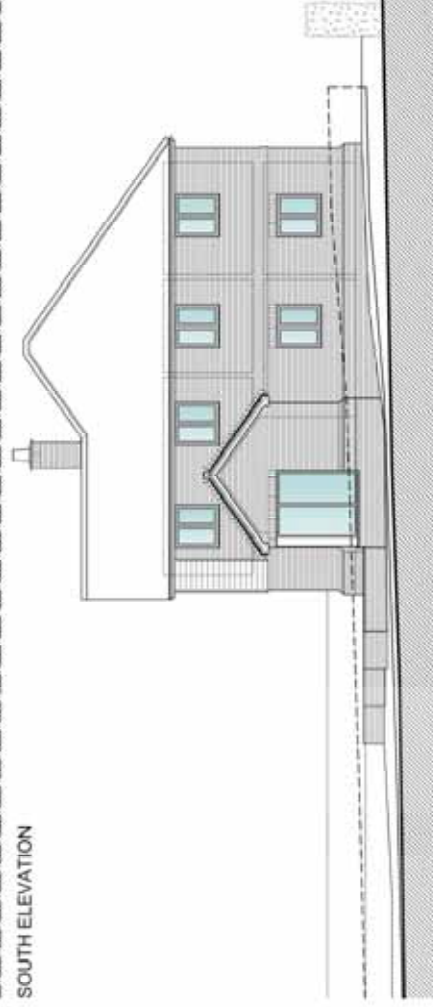
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



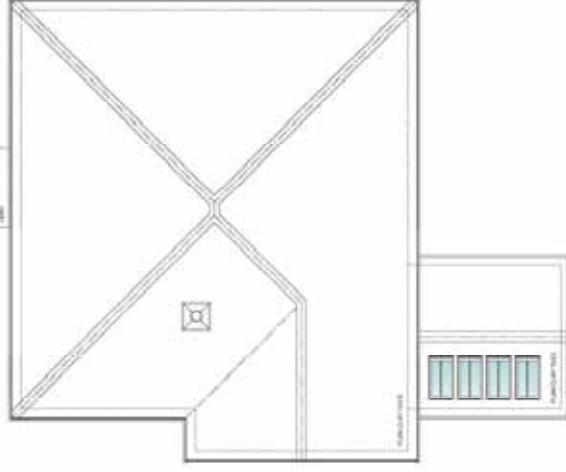
NORTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



DATE	REVISIONS
CLIENT	Mr & Mrs Snow
JOB TITLE	PROPOSED NEW DWELLING PARNATER FARM COWESFIELD
SCALE	1:100 @ A2
DATE	OCT 2005
FILE	PLA
DRAWING No	1592/01
REV	E

DRAWING TITLE	PROPOSED PLANS & ELEVATIONS
PLANNING & DESIGN	33 STYVENS ROAD SALISBURY WILTSHIRE SP4 3HW

3

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby approved shall be begun before the expiration of **three years** from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be carried out in accordance with the following **approved plans**:

Various plans to be listed.

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

- 3 No development hereby approved shall continue above slab level on site until the exact details and **samples of the materials** to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4 No development hereby approved shall commence on site until a scheme of **hard and soft landscaping** has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;

REASON: To enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 5 All soft landscaping comprised in the approved details of landscaping shall be carried out in the **first planting and seeding season** following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6 The development hereby approved shall be implemented in full accordance with the details and recommendations identified in the submitted **Tree Report**. The agreed tree protection measures shall be installed prior to the commencement of any work on site, including demolition; and shall be retained in place for the duration of the works.

REASON: To ensure the protection of trees on the site in the interests of visual amenity.

- 7 No part of the development hereby approved shall be first brought into use/occupied until the **turning area and parking spaces** have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 8 Notwithstanding the provisions of the Town and Country Planning (General **Permitted Development**) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-C regarding **additions, extensions or enlargements** shall take place on the dwellinghouse hereby approved or within its curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 9 The dwelling hereby approved shall not be first occupied until the existing **agricultural barn** on this part of the site has been **demolished** in full and all materials have been removed from the site.

REASON: The site is in an unsustainable location where new residential development is resisted and this permission is only granted on the basis of it constituting a replacement for the agricultural barn use; and/or its potential converted residential use. It would not be appropriate for the existing agricultural barn to continue in agricultural use in such close proximity to a residential dwelling; nor for it to be converted for residential purposes in addition to this development in such a rural location in the interests of the sustainability of the area and visual and neighbouring amenities.

- 10 The dwelling hereby approved shall be designed to ensure they do not exceed **110 litres per person** per day water consumption levels (which includes external water usage) and shall not be first occupied until a water efficiency assessment has been undertaken to confirm compliance with the Building Regulations Optional requirement of a maximum water use

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 11 The development hereby approved will be carried out in strict accordance with the **ecology documents**:
Add details here.

REASON: For the avoidance of doubt and for the protection, mitigation and

enhancement of biodiversity.

- 12 No development hereby approved shall commence on site, including any vegetation removal or demolition, until a **Construction Method Statement (CMS)** has been submitted to, and approved in writing by the Local Planning Authority. The CMS shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent the site, with particular reference to: bats, birds, and great crested newts. The development shall be carried out in strict accordance with the approved CMS.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

- 13 Any **external light fixture** or fitting shall be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats

- 14 The proposed **package treatment plant and drainage field** hereby approved shall be installed, maintained and operated in accordance with the submitted specification and details hereby approved. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development hereby approved is first occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

- 15 The development hereby approved shall not commence on site until **evidence of compliance to the Wiltshire Council Nitrate Mitigation Scheme**, or an alternative approved mitigation package addressing the nutrient burden arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

- 16 The development hereby approved shall not commence on site until evidence of compliance to the **Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme**, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to accord with the Conservation of Habitats and Species Regulations 2017.

Informative

- 1 Albeit the Applicant has completed the SELF BUILD UU - the applicant is advised that if their circumstances change, and the applicant / house no longer qualifies as a self-build, the development hereby approved may represent chargeable development under the **Community Infrastructure Levy** Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Informative

- 2 Any alterations to the approved plans, brought about by compliance with **Building Regulations** or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 3 Albeit the Applicant has completed the SELF BUILD UU – whereby +10% BNG does not apply - the applicant is advised that if their circumstances change, and the applicant / house no longer qualifies as a self-build, the development hereby approved will then be subject to paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. In other words, this planning permission will be subject to “**biodiversity gain**”.

Informative

- 4 it is noted that a non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the **River Test**. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance “Water supply, wastewater and water quality.”

Informative

- 5 Please note that any installation of a **Package Treatment Plant** needs to meet approval of Environment Agency’s requirements under their permitting role.

Informative

- 6 With regard to Condition XXX, evidence of compliance to the ~~Wiltshire Council Nitrate Mitigation Scheme~~ means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Informative

- 7 With regard to Condition XXX, evidence of compliance to the **Wiltshire Council New Forest Protected Sites Impacts Mitigation Scheme** means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

4



**The Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended)**

**Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses -
Prior Approval Granted**

Application Reference Number: PL/2025/00767

Decision Date: 17 March 2025

Applicant: Mr John Snow
Parkwater Farm Lane Leading South East From Romsey
Road To Parkwater Lane, Cowesfield Green, Whiteparish,
Wiltshire, SP5 2QS

Particulars of Development: Prior Approval for Conversion of 155.6 sqm (gross external
area) agricultural barn to C3 dwelling with mezzanine (225.6
sqm GEA).

At: PARKWATER FARM, COWESFIELD GREEN,
WHITEPARISH, SALISBURY, SP5 2QS

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following condition(s):

Conditions: (2)

- 1 Former agricultural use of the site/building may have given rise to potential sources of land contamination e.g. fuel oil, vehicles, asbestos, pesticides or herbicides. As it is now intended to use the site for residential purposes a statement/letter report must be provided which confirms the historical uses of the site/building and how development works will address any potential for land contamination which may exist.

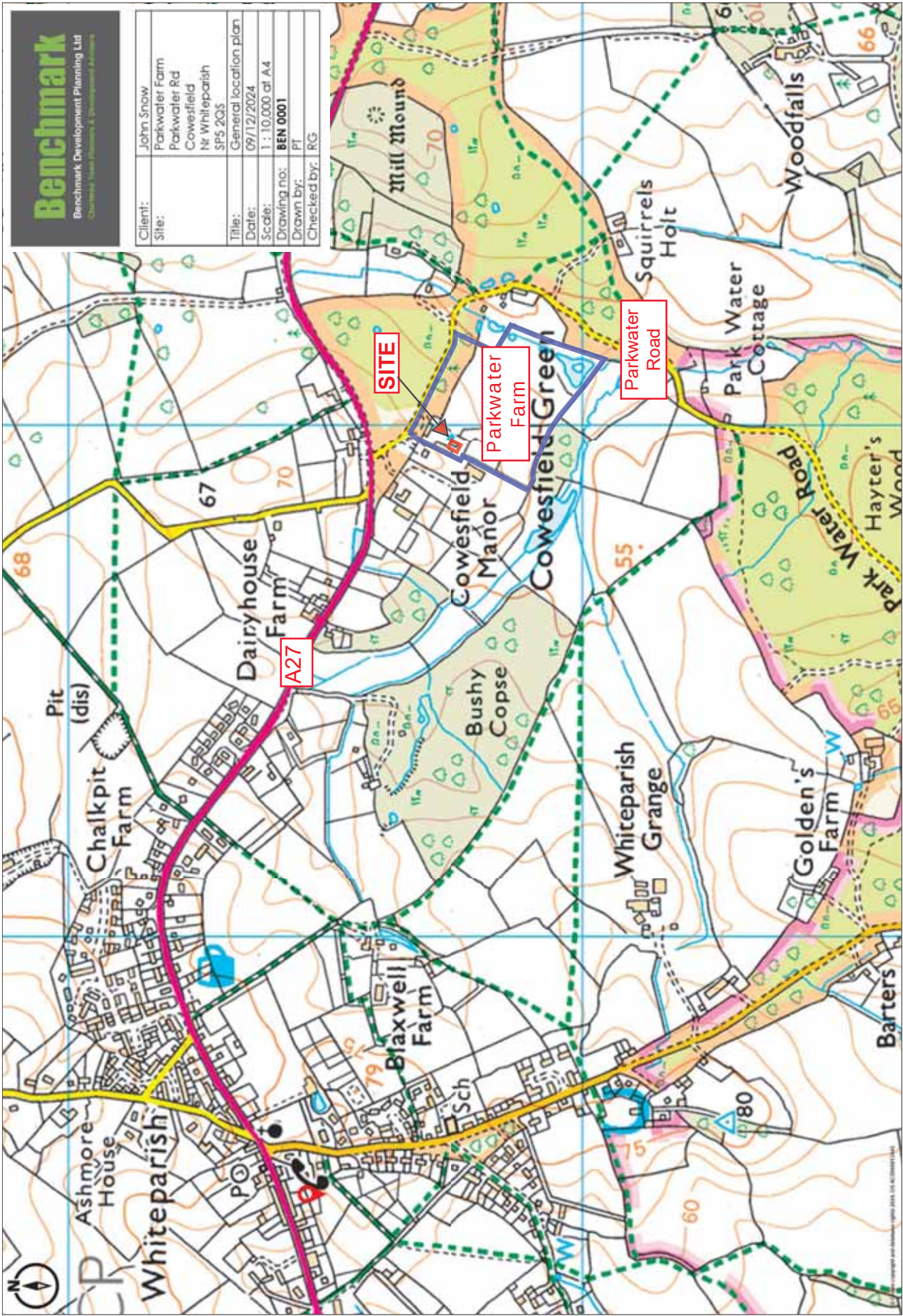
REASON: Core policy 56, To reduce the risks associated with land contamination

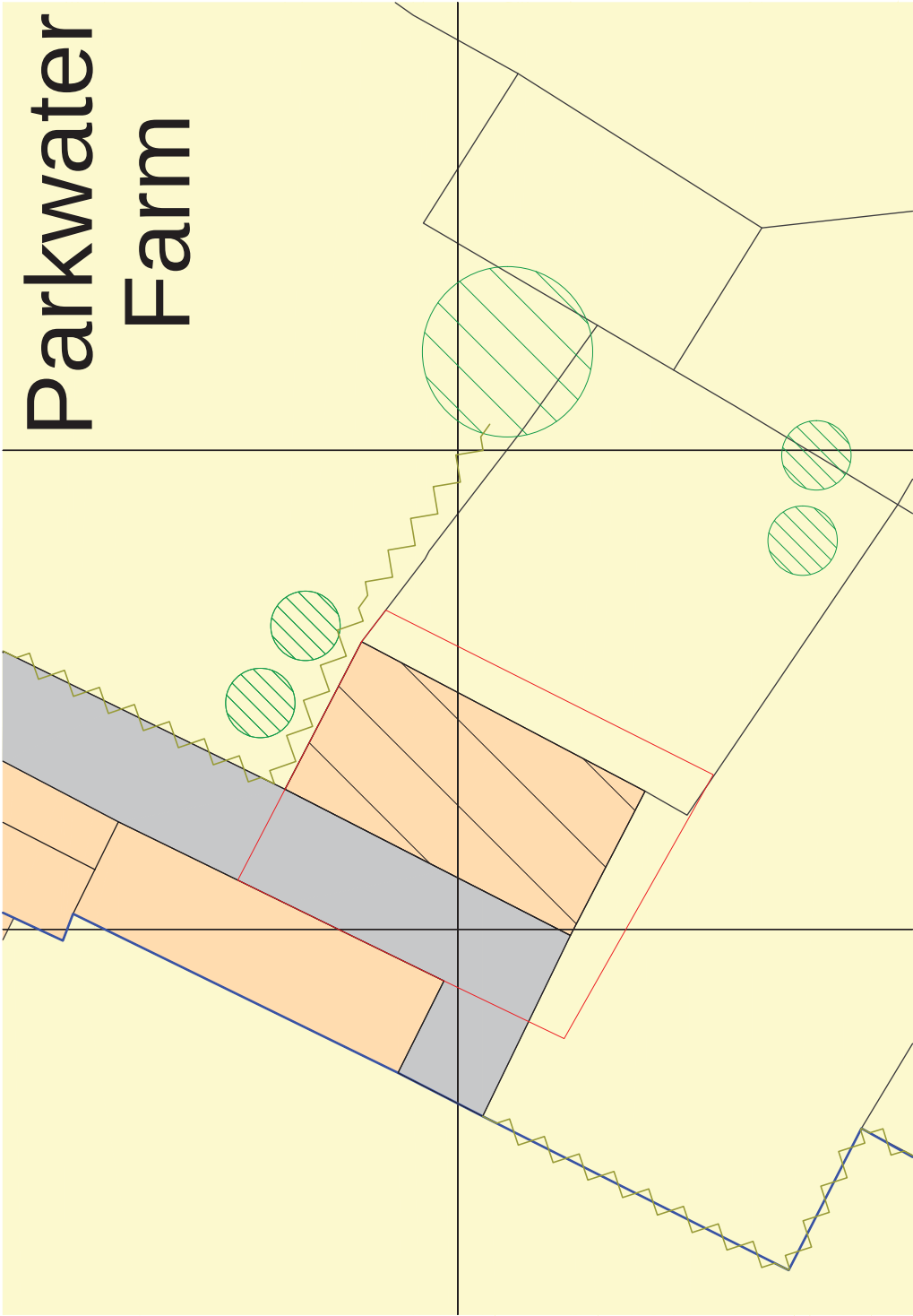
- 2 The dwelling hereby approved shall not be occupied until the Building Regulations Optional requirement of a maximum water use of 110 litres per person per day has been complied with.

REASON: In the interests of sustainable development and climate change adaptation.

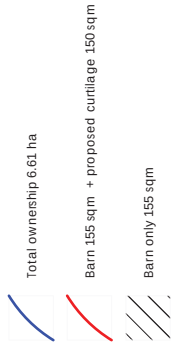
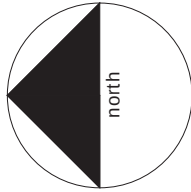
Informatives: (4)

- 1 Any prior approval granted under Schedule 2, Part 3, Class Q of the GPDO is subject to the condition under Q.2 (3) which specifies that the development shall be completed within a period of 3 years, as well as the provisions of paragraph W., including paragraph W (12) which requires development to be carried out in accordance with the details submitted
- 2 The applicant(s) should be reminded of their obligations to comply with Article 3 - (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to ensure that the development complies with regulations 75 to 78 of the Conservation of Habitats and Species regulations 2017. Failure to do so may result in the development not being Permitted Development.
- 3 The applicant(s) should be reminded of their obligations to provide evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme by means of confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme. . Failure to do so may result in the development not being Permitted Development.
- 4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

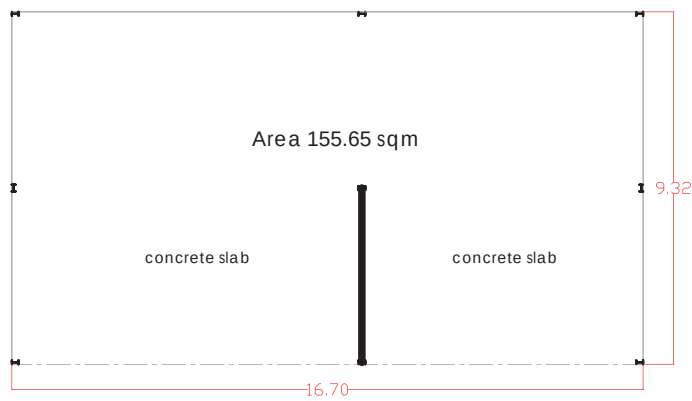
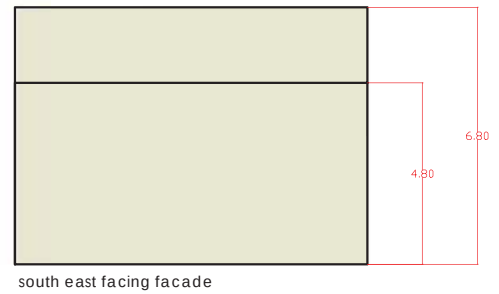
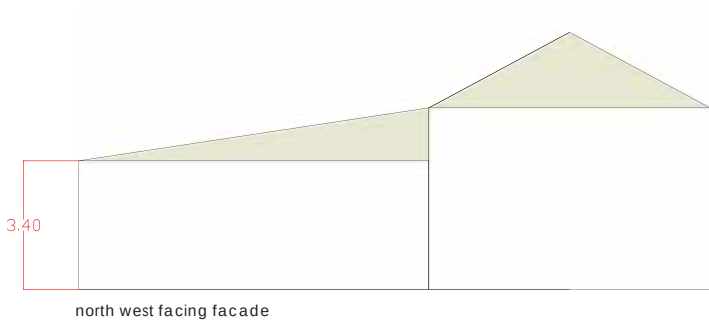
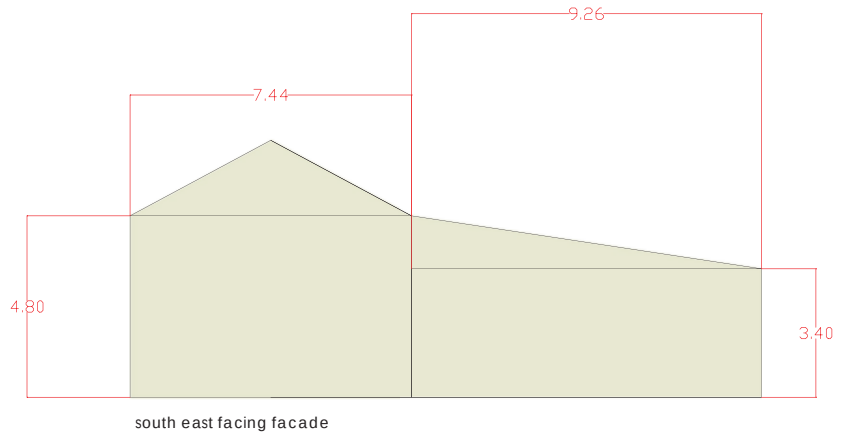
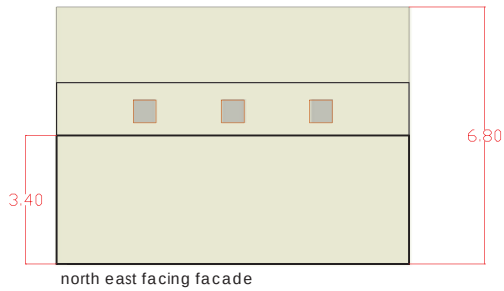




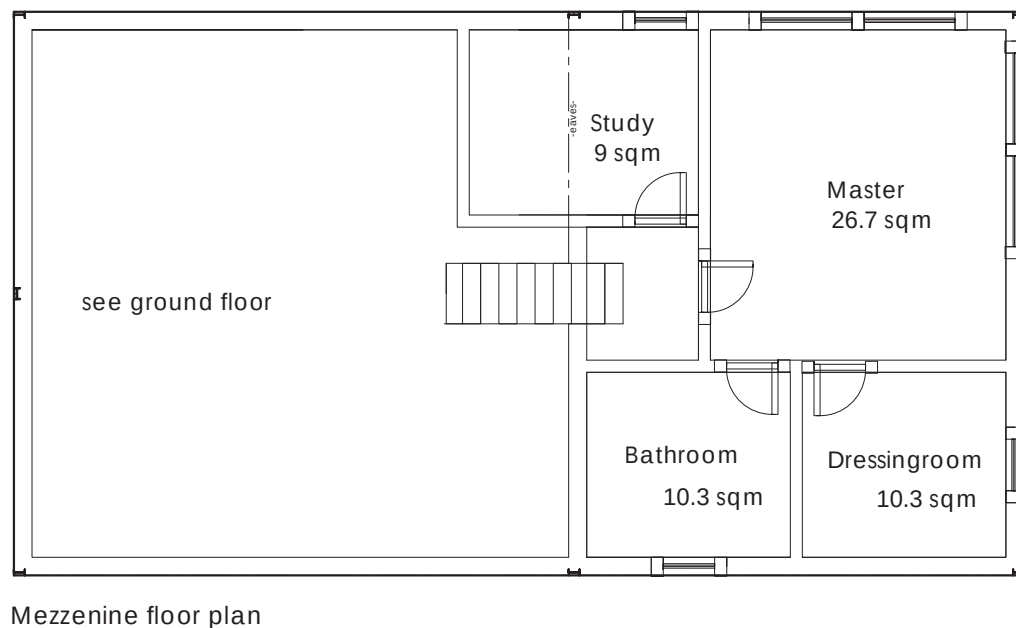
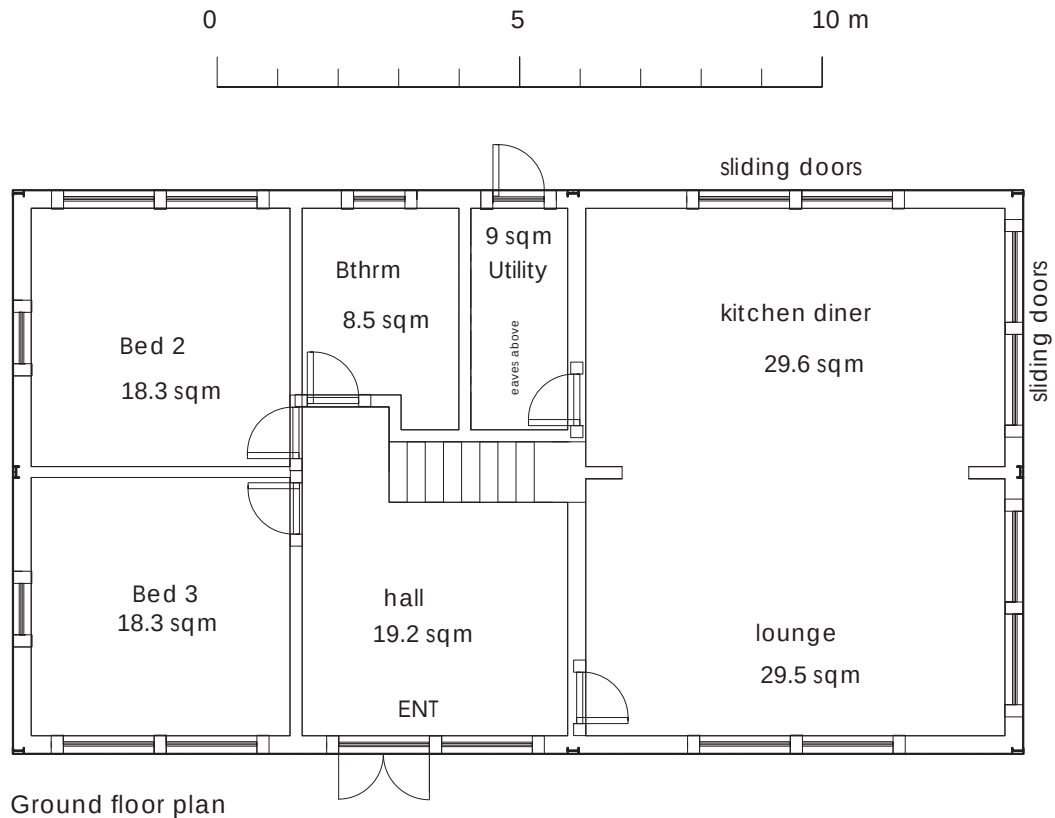
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DATE	October 2024	TITLE	Existing Block location plan
CLIENT	The Owners		
ADDRESS	Agricultural barn Parkwater Farm Cowesfield Nr Whiteparish SP5 2QS		
1: 250 @ A3		DRAWING NO	BEN 0003
08/10/24	RG / PT	REV	-



DATE	October 2024	TITLE	DIMENSIONS / WIRE FRAME Existing plan
CLIENT	The Owners		
ADDRESS	Agricultural barn Parkwater Farm		
1: 500 @ A3		DRAWING No	BEN 0005
04/10/24	RG / PT	REV	-



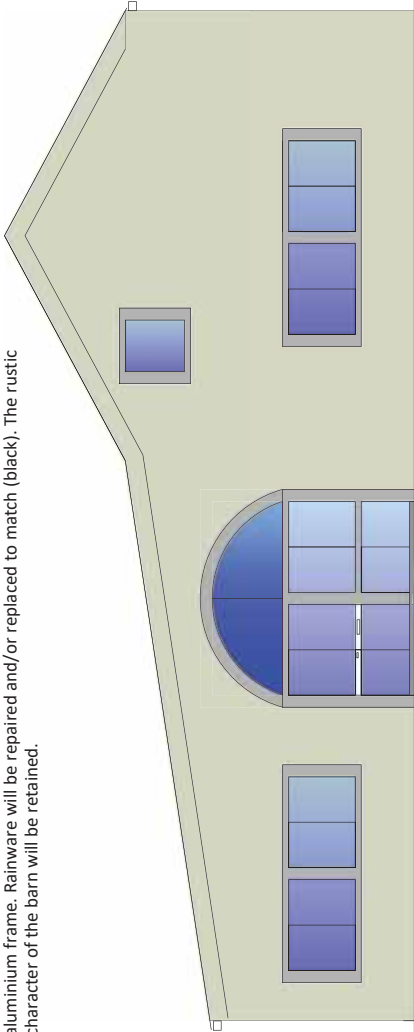
NOTES FOR CLASS Q

JCP's Structural Report 09/12/24 concludes: "The existing building structure is in reasonably good condition and requires only relatively minor structural remedial works. Currently an agricultural barn, this building will need to be upgraded to suit modern Building Regulations and this is reasonably achievable within the existing envelope. Therefore, it is our professional opinion that the proposals for conversion to residential use are reasonable and achievable using the original building structure."

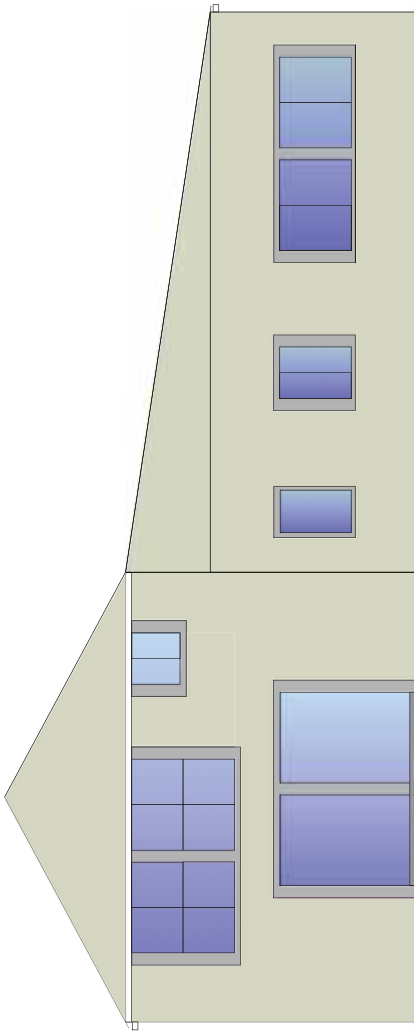
DATE	started: October 2024	TITLE	Proposed floor plans
CLIENT	The Owners		
ADDRESS	Agricultural barn Parkwater Farm Cowesfield Nr White parish SP5 2QS		
1: 125 @ A4		DRAWING No	REV
21/01/25	RG / PT	BEN 0015	A

NOTES FOR CLASS Q

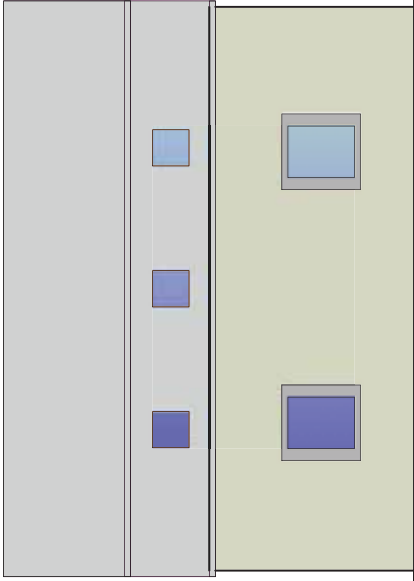
The proposed conversion retains and re-uses the existing corrugated metal green cladding (walls) and corrugated roofing (grey) [see submitted photos] without altering the existing dimensions of the barn, in any way. The partial new infill panels of walling to the north west elevation will match. Windows (inc rooflights) and doors will all be black aluminium frame. Rainware will be repaired and/or replaced to match (black). The rustic character of the barn will be retained.



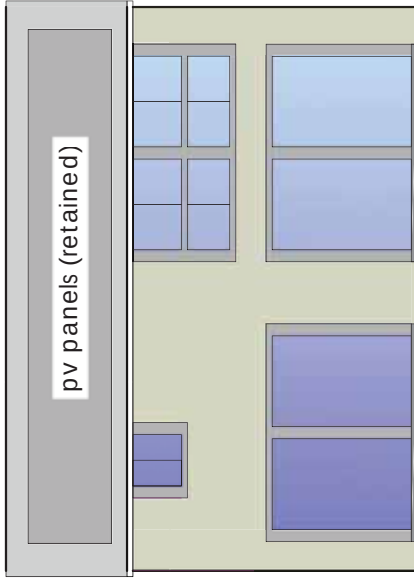
north west elevation



South east facing facade

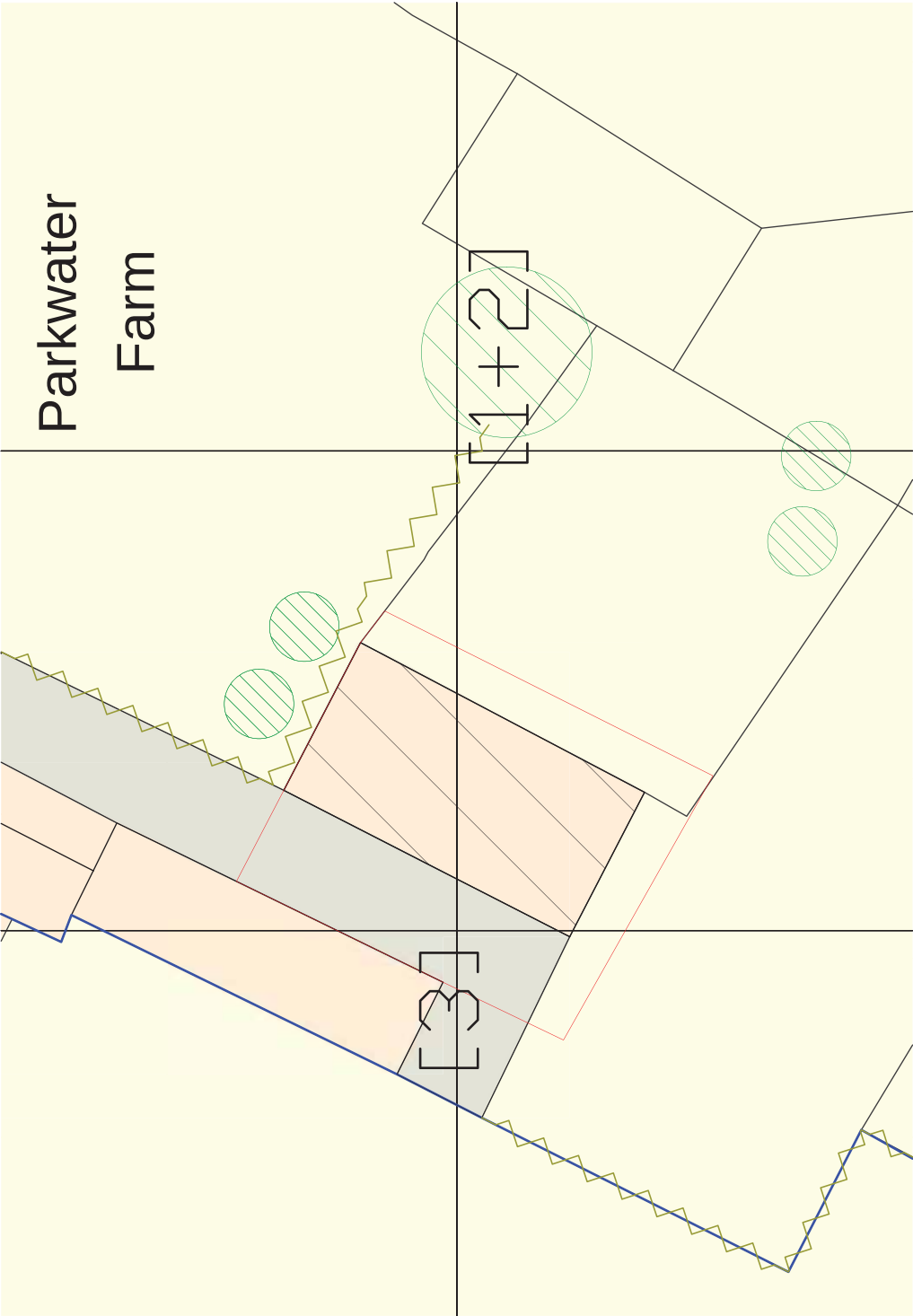


north east facing facade



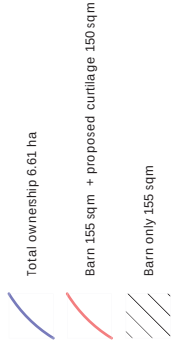
south west facing facade

DATE CLIENT	started: October 2024	TITLE Proposed elevations	
The Owners			
ADDRESS Agricultural barn Parkwater Farm Cowesfield Nr White parish SP5 2QS		DRAWING No BEN 0020	
1:125 @ A4 21/01/25		REV -	
		RG / PT	

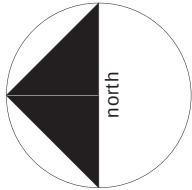


See Section 4.2 of Ahern Ecology Report (16/01/25):

- [1] One Harlech bat box - https://www.birdfood.co.uk/harlech-woodstone-bat-box-black?clid=EAlaQobChMIwIbT2pQD_gIVz7ChIAoAVbEAAAYAAAEGLXGID_BwE installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- [2] One Woodstone bird box - https://www.birdfood.co.uk/national-trust-woodstone-32mm-nest-box-green?utm_source=google_shopping&clid=EAlaQobChMIe1f6JqD_gIVz7ChIAoAVbEAAAYAAAEGLXGID_BwE installed at a height of at least 3m above the ground on a west facing tree or building elevation.
- [3] One insectblock - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&clid=EAlaQobChMIz8m8ZqD_gIVeHmCh2g5g_FEAQYAIABEGJu4ID_BwE installed at a height of 1.5m above the ground on a south facing tree or building elevation.



0 10 20m



DATE	October 2024	TITLE	Proposed Biodiversity Net Gain Plan
CLIENT	The Owners		
ADDRESS	Agricultural barn Parkwater Farm Cowesfield Nr Whiteparish SP5 2QS		
1: 250 @ A3		DRAWING NO	BEN 0030
08/10/24	RG / PT	REV	-

Parkwater Farm, Cowesfield

Preliminary Roost Assessment

John Snow

16th January 2025





**STRUCTURAL ENGINEER'S REPORT
OF
INSPECTION OF BARN
AT**

**PARKWATER FARM, COWESFIELD GREEN, WHITEPARISH,
SALISBURY, WILTSHIRE. SP5 2QS**



09 December 2024

Ref: 17492/EO/RPT/01

Executive Summary

Generally, the building structure is sound and capable of re-use as a residential property in line with the Architectural design proposals indicated. Some minor but reasonable refurbishment work is required for the building to be upgraded to suit modern Building Regulations within the existing building envelope.

1. Instruction:

- 1.1 We were instructed, to visit the premises and undertake a visual inspection of the existing barn at Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS. The purpose of this inspection was to provide an assessment of the general structural condition of the barn, and its suitability for conversion into residential use.
- 1.2 The inspection was not a detailed measured survey. Parts of the structure, which were covered, unexposed or inaccessible, were not inspected. We are therefore unable to report that any such part of the property is free from defect. Drains and services have not been inspected.

2. Limitation:

- 2.1 This report is prepared for the sole benefit of the client by whom it is commissioned and we have no liability or duty to any other parties in respect of the contents or opinions expressed.

3. Inspection:

- 3.1 An inspection, without exploratory cutting away or the provision or use of special access equipment was carried out on Friday 29 November 2024.
- 3.2 This report will consider those items observed which are of structural significance in the conversion of the building and should be read in conjunction with the Architectural design drawings, illustrating the proposals for the conversion to residential use (refer to Appendix B of this report).
- 3.3 At the time of inspection, the barn was accessible for inspection from ground level.

4. General Description:

- 5.1 The existing building is a steel-framed agricultural barn consisting of 3No steel portal frames arranged in a two-bay configuration, with a steel-braced duo-pitched roof. The columns are generally of the 203x133UB section designation.
- 5.2 The ground floor consists of partly concrete slab and partly gravel hardstanding.
- 5.3 The building is clad with corrugated metal cladding on the pitched roof, and on the east, west and south elevations. The roof consists of timber purlins spanning between the steel portal frame rafters, and the east, west and south elevations consist of timber cladding rails which provide lateral support to the external cladding.

5. Observations and Discussion:

- 5.1 The roof was seen to be missing 1No plan bracing element; this should be inserted locally to match the adjacent existing plan bracing.
- 5.2 The west elevation was seen to consist of timber infill panels (acting as lateral bracing); however, no form of horizontal bracing could be seen on the east elevation. Some diagonal bracing and/or timber infill panels may be included to provide additional lateral stability to the east elevation.
- 5.3 The paintwork protecting the exposed steel elements could be seen be chipping in places; this could benefit from reapplication of the protective paintwork.
- 5.4 Areas of the concrete slab and the slot drain immediately in front of the building could be seen to be cracked, probably due to loading by heavy farming traffic and machinery. These could benefit from locally replacing the concrete in this area. The new mezzanine can be supported on the existing agricultural slab.
- 5.5 The eaves gutter on the east elevation appeared to be blocked by some vegetation; this should be cleared out to allow for proper surface rainwater dispersal from the pitched roof.

6. Conclusion and Recommendation:

The existing building structure is in reasonably good condition and requires only relatively minor structural remedial works.

Currently an agricultural barn, this building will need to be upgraded to suit modern Building Regulations and this is reasonably achievable within the existing envelope.

Therefore, it is our professional opinion that the proposals for conversion [in line with the Architect's drawings contained in Appendix B of this report] to residential use are reasonable and achievable using the original building structure.

We trust that this report is self-explanatory, if however, any clarification or further advice is required do not hesitate to contact us.

For J.C.P. Engineers

Eric Ojjerro BEng (Hons), C.Eng, M.IStruct.E.

Director

Appendix A – Site Visit Record Photographs



Photograph 01 Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS



Photograph 02a Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS



Photograph 02b Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS



Photograph 03 Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS

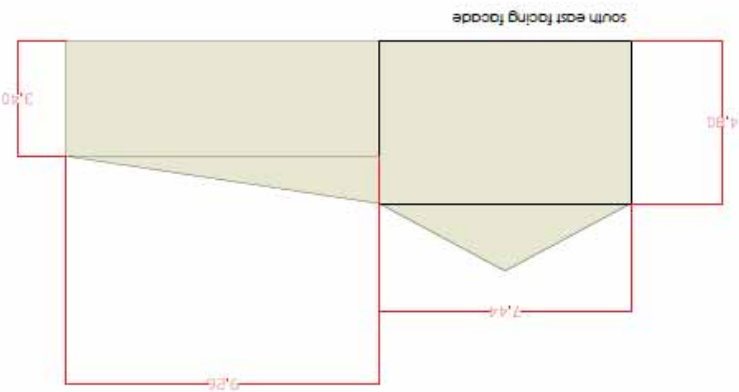
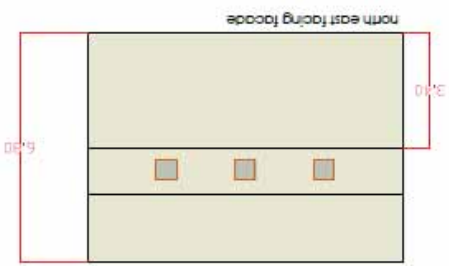
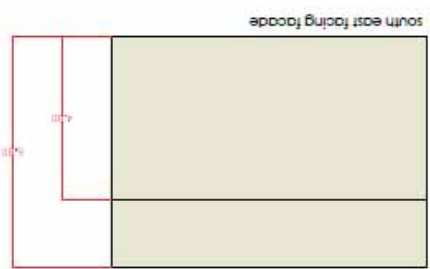
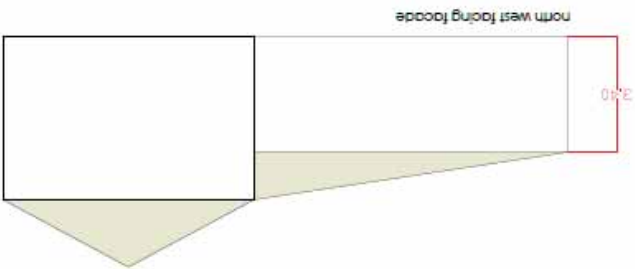
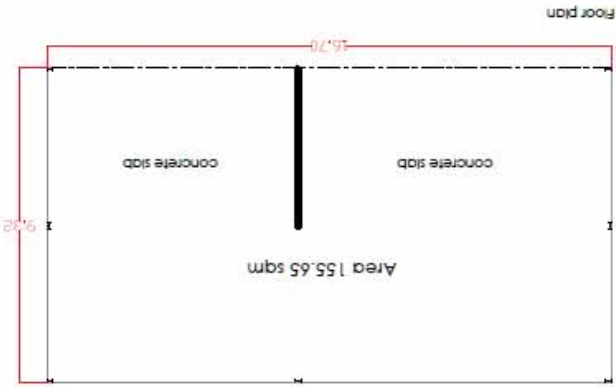


Photograph 04 Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS



Photograph 05 Parkwater Farm, Cowesfield Green, Whiteparish, Salisbury, Wiltshire. SP5 2QS

Drawing No BEN 0005		RG / PT	04/10/24
REV		1: 500 @ A3	
The Owners		Agricultural barn	
Client		Parkwater Farm	
Address		The Owners	
Date		October 2024	
Title		DIMENSIONS / WIRE FRAME Existing plan	





PLANNING CONSIDERATIONS (January 2025)

Parkwater Farm, Parkwater Lane, Cowesfield Green SP5 2QS

1. Key relevant legislation

- The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 3, Schedule 2 (changes of use), Class Q;
- Adopted Wiltshire Core Strategy (January 2015);
- The Conservation of Habitats and Species Regulations 2017 etc

2. Proposal

The application is notification for Prior Approval under 'the old' Class Q – allowed by recent transitional arrangements until 20th May 2025 – under the General Permitted Development Order for the Change of Use of the existing agricultural building to form one dwellinghouse and for associated operational development. We have chosen the 'old regs' because the house formed from the conversion would have a gross external floor area in excess of the new threshold of 150 sqm. Hence, the description on the form:

"Conversion of 155.6 sqm (gross external area) agricultural barn to C3 dwelling with mezzanine (155.6 + 70.0 = 225.6 sqm GEA)."

3. Likely main issues:

- **Whether the proposal constitutes Permitted Development under Class Q?**

See our separate Class Q Statement that provides a robust indication that this proposal accords with every aspect of Class Q.

- **Whether the Prior Approval of the Local Planning Authority is required?**

Yes, it is. It is considered that once Officers have considered this proposal and received all the relevant Consultee responses (including from the Parish Council, WC Public Protection, WC Highways and third parties etc) that Class Q is agreed to enable the owner to convert the barn into a dwelling.

- **The Conservation of Habitats and Species Regulations 2017?**

The development site is located within the River Avon catchment which drains into the Solent European sites. These designated sites are.

4. The Solent water environment is one of the most important for wildlife in the United Kingdom and is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations 2017 (as amended) as well as through national legislation for many parts of the coastline and adjacent maritime areas.
5. Whilst this application is for prior approval and therefore there is no requirement within the Class Q legislation for this application to be considered by the Council's Ecology Team, to ensure the proposed conversion could proceed, we have sought detailed ecological advice from Ahern Ecology (their report is enclosed). The barn and surrounding area has low ecological value and no further surveys are necessary. However, our ecologist has suggested (para 4.2) a clear biodiversity net gain – accepted by the applicant – to, prior to occupation, install – see Plan BEN 0030:
 - ✓ One Harlech bat box – adjacent Willow tree
 - ✓ One Woodstone bird box - same, adjacent Willow tree
 - ✓ One insect block – south facing barn nearby (not the Class Q barn)
6. Notwithstanding this and any favourable decision made by the Local Planning Authority, Article 3 of the General Permitted Development Order (as amended) the applicant will adhere with The Conservation of Habitats and Species Regulations 2017.
7. In the event of approval, we would expect an informative dealing with ecology.
8. **Documents submitted:**
 - ✓ Planning Statement
 - ✓ Class Q Statement
 - ✓ Ecology Statement (no habitats or flora or fauna of value – i.e. bats etc)
 - ✓ Structural Report (robust modern barn suitable for Class Q conversion)
 - ✓ Site and access photographs
 - ✓ Existing plans and elevations
 - ✓ Proposed plans and elevations
 - ✓ Statutory Declaration of the applicant and owner Mr John Snow demonstrating the Farm and the Barn have been in continuous agricultural use for more than 10 years (in fact easily two decades).

Richard Greenwood BA (Hons) BPI MRTPI
Director

5

Policy

(27/11/25)

and relevant, related,
application and interpretation
of those policies by
Officers at the LPA.

- ✓ **National Planning Policy Framework (NPPF)**
- ✓ **National Planning Practice Guidance (NPPG)**
- ✓ **National Design Guide (January 2021) (NDG)**
- ✓ **Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):**

C6 – Special Landscape Area C9 – Protection of Woodland CN17 - Trees
H30 – Replacement Dwellings in the Countryside R2 – Public Open Space Provision

- ✓ **Wiltshire Core Strategy (WCS):**

CP1 (Settlement Strategy) CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP23 (Southern Wiltshire Community Area) CP43 (Providing Affordable Homes)
CP48 (Supporting Rural Life)
CP50 (Biodiversity and Geodiversity) CP51 (Landscape)
CP57 (Ensuring High Quality Design & Space Shaping) CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network) CP64 (Demand Management)
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

- ✓ **Supplementary Planning Documents:**
Wiltshire Design Guide (March 2024)
Creating Places Design Guide SPG (April 2006) Achieving Sustainable Development SPG (April 2005) Wiltshire Climate Strategy 2022-2027
Wiltshire Local Transport Plan – Car Parking Strategy
-

Ecology – likely position ...

The settlement of Whiteparish is roughly within a consultation zone for bats associated with the Mottisfont Bat SAC and therefore has potential to result in significant adverse impact on the special features of that site.

Appropriate Assessment (AA) under Section 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

A test of likely significance has to probably be carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

It seems likely – and not over-confident – to suggest this should conclude that given the scale and nature of the development there is no mechanism for significant adverse effect and any temporary construction impacts, and operational impacts would be de-minimis.

Recreation Mitigation Strategy for the New Forest Internationally Protected Sites

The proposed development site lies within the zone of influence for the New Forest internationally protected sites, which comprises the New Forest SPA, New Forest SAC and New Forest Ramsar site.

Therefore, the application is screened into appropriate assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) on account of its potential to cause adverse effects on the New Forest protected sites through increased recreational pressure which may occur alone and in-combination with other plans and projects.

Many of the special features of the New Forest protected sites afforded protection are vulnerable to adverse effects associated with an increase in recreation as demonstrated in Natural England's supplementary advice issued for the SPA on 19 March 2019 and for the SAC on 18 March 2019.

Following a Cabinet decision on 7 May 2024, Wiltshire Council's "Interim recreation mitigation strategy for the New Forest internationally protected sites" (Version 1.1, 21 March 2023) is being revised. Cabinet approved revised mitigation measures to manage recreational pressures on the New Forest protected sites, including the cessation of use of Community Infrastructure Levy (CIL) to fund Strategic Access Management and Monitoring (SAMM) measures for minor residential development (1-49 dwellings) and tourism / visitor accommodation within the 13.8km zone of influence.

Instead, SAMM measures are to be funded by developer contributions at a rate of £612 (plus legal fees) per unit of residential or tourism accommodation. This revision applies to all development that will result in a net increase in accommodation units within the 13.8km zone of influence from the New Forest protected sites and therefore applies to this application.

Evidence for the revised approach derives from the New Forest SAMM Report (Footprint Ecology, October 2023) which can be found here: Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority (newforestnpa.gov.uk).

The New Forest SAMM Report was commissioned by all the local planning authorities with areas lying within the 13.8km zone, in order to identify and implement a consistent strategic approach to

mitigation across the zone of influence.

It will therefore be necessary for developer contributions of £612 per dwelling / tourism unit (plus legal fees) to be secured via s111 agreement, unilateral undertaking or s106 agreement for this application to ensure the necessary mitigation is secured.

This will enable the Council to conclude, subject to endorsement from Natural England, that the development proposed by means of this application will not lead to significant adverse effects on the New Forest protected sites alone or in-combination with other plans and projects.

River Test Catchment

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.

Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations.

The Solent Water environment is one of the most important for wildlife in the United Kingdom. It is protected under the Water Environment Regulations and the Conservation of Habitats and Species Regulations 2017 (as amended) as well as through national legislation for many parts of the coastline and adjacent maritime areas.

Natural England has confirmed high levels of nitrogen and phosphorus are entering this water environment and that there is sound evidence that this eutrophication is causing excessive growth of plants and algae which reduces oxygen and light levels and is leading to negative effects on the special features for which the European sites are designated.

These nutrient inputs mostly come either from agricultural sources or from wastewater from existing housing and other development.

Natural England currently advises that every permission for new dwellings in the River Test Catchment Area could result in increased nutrients entering the Solent area (NE776 Edition 5 Nutrient Neutrality and Nutrient Mitigation.pdf) from the increase in wastewater and land use change.

Accordingly, the Local Planning Authority is likely to consider this proposal is likely to lead to significant effects on the European Sites and an Appropriate Assessment (AA) is required.

In line with Natural England's Advice on Nutrient Neutrality, a calculation of the nitrogen burdens of the proposal is required and has been submitted.

It is hopefully going to be agreed that the development will result in a small nitrogen burden and mitigation is required.

If mitigation is required, there are options available for applicants. Wiltshire Council has a strategic mitigation scheme to counterbalance the nitrogen burdens from planned development. We can

confirm that this option would be applicable for this proposal, provided the nitrogen budget has been approved.

For applicants wishing to use the Council scheme, this payment will need to be secured by s111 agreement, unilateral undertaking or s106 agreement to ensure the necessary mitigation is secured. The price of nitrogen credits is set at £2790 per 1 kg/N.

Alternatively, a bespoke scheme of mitigation can be submitted provided this has been agreed with Natural England. Alternative strategic mitigation sites are available in the Solent. The latest information on mitigation options is available on the Partnership for South Hampshire website.

The applicant has confirmed that they wish to use the Council's Strategic Mitigation and therefore subject to this mitigation being secured, the Local Planning Authority can conclude that the proposed development will not lead to significant adverse effects on the Solent SACs and SPAs, alone and in-combination with other plans and projects.

Non-Statutory Sites (LWS)

There are 8 Local Wildlife sites within 1 km. No impact on this site or any other LWS is predicted.

Compliance with CP50 (no net loss etc)

Core Policy 50 of the Wiltshire Core Strategy requires all development to demonstrate no net loss of biodiversity (resource or networks) and to seek opportunities to enhance biodiversity. The NPPF also encourages applications to deliver measurable net gains (para 193d).

Net gain in habitat will primarily be delivered by the removal of the c. 650 sqm tennis court and fencing, albeit this self-build is not subject to statutory BNG.

However, the proposal also delivers species enhancements. These plans will be secured by condition. To further secure no net loss of biodiversity resource and networks in compliance with Core Policy 50, a lighting condition will be added.

Biodiversity Net Gain (BNG) – self build – not relevant.