

C H A R L E S M A N N I N G

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Wiltshire Council,
Planning Department,
County Hall,
Trowbridge,
Wilts BA14 8JD

Date: 2/1/2026

Your Ref:

Previous application ref: **16/07636/FUL**

Dear Sir/Madam,

The Old Stables, Bradley Farm, Bradley Lane, Holt, Wiltshire BA14 6QE Variation to 16/07636/FUL

This application seeks amendment to the partially implemented permission 16/07636/FUL. The revised proposal delivers one enlarged tourist accommodation unit within the existing barn, with the remaining undeveloped areas retained for storage and garaging with only minor alterations. The proposal is fully consistent with the Wiltshire Core Strategy and national planning policy.

Core Policy 39 – Tourism Development supports the development and expansion of tourist accommodation in rural areas where it:

- Reuses existing buildings
- Enhances the visitor economy
- Is of an appropriate scale and character
- Does not harm the rural landscape or local communities

The proposal was considered acceptable and implemented after discharging the conditions set under the approval 16/07636/FUL, with unit one being completed and in use, with the other 2 units left as Covid impacted on the continued construction. The approved design and use of the building for tourist accommodation was found acceptable and consistent with the Wiltshire Council policy's preference for conversions over new-build tourism development.

Consolidating the scheme into one high-quality unit provides a viable, market-responsive form of rural accommodation. The intensity of use is reduced compared with the previously approved 3-unit scheme, lowering traffic, servicing and amenity impacts. The barn's external appearance is preserved, ensuring no adverse landscape impact.

The proposal supports the ongoing diversification of Bradley Farm by providing a sustainable tourism use. The rural vernacular is maintained through the retention of existing openings and materials, with work entirely within the existing barn envelope. The internal reconfiguration improves the functionality and quality of the accommodation without altering the building's established form.

Conclusion

The proposed variation to create one enlarged tourist unit while retaining part of the barn for storage and garaging is a policy-compliant, lower-impact and more sustainable refinement of the extant permission. It:

- Supports rural tourism (CP39)
- Contributes to rural diversification (CP48)
- Protects landscape character (CP51)
- Maintains high-quality rural design (CP57)
- Reduces transport impacts (CP60/61)

The proposal therefore accords with the Wiltshire Core Strategy and the NPPF, and represents a well-considered and appropriate amendment to the approved scheme. The application follows the earlier accepted proposals, use and general design with little change to the design.

Please contact me should you have any further questions relating to this application.

Yours faithfully

Charles Manning
