

PLANNING, DESIGN & ACCESS STATEMENT

IN RELATION TO A

CHANGE OF USE OF LAND FROM AGRICULTURE TO A CAMPSITE

AT:

**LITTLE LYPE FARM, MOOR LANE, CHARLTON, MALMESBURY
SN16 9DR**

APPLICANTS: S D WITHERS & SONS

PREPARED BY:

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1.0 INTRODUCTION

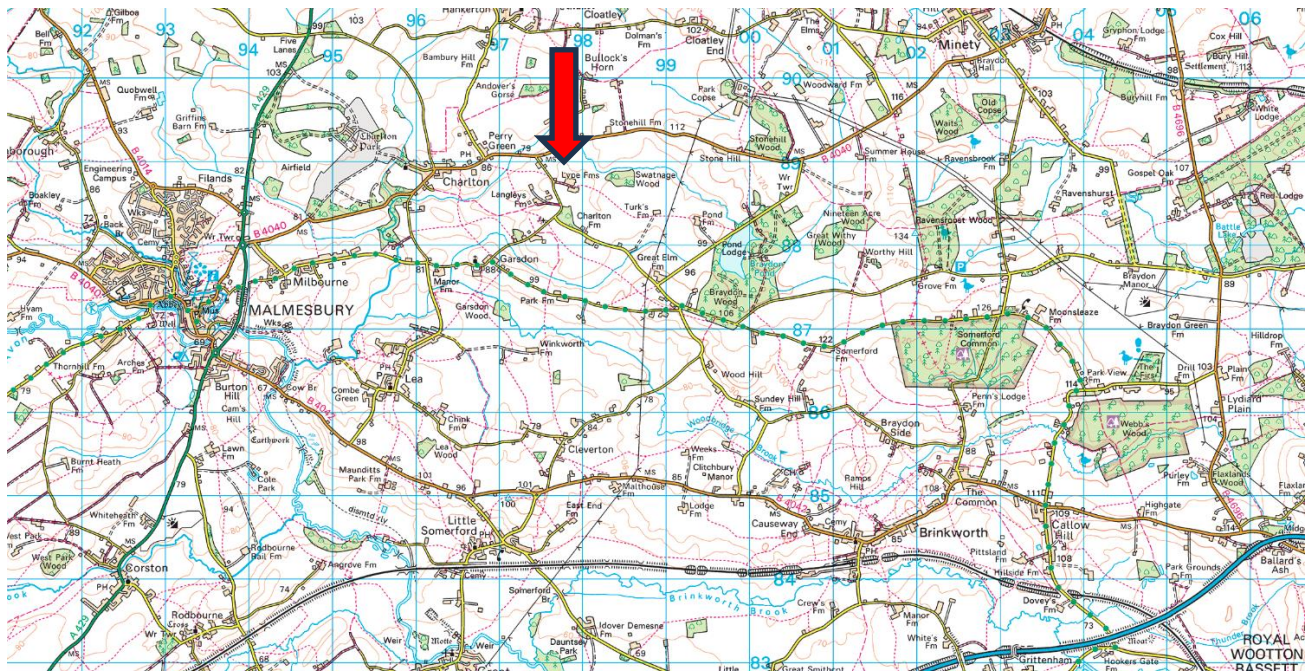
Webbpaton have been instructed to prepare a planning application for the change of use of land from agriculture to a campsite on behalf of Messrs Withers of Little Lype Farm.

This document should be read in conjunction with the following:

- Location Plan
- Block Plan
- CIL Application Form
- BNG Assessment and Calculations

2.0 BACKGROUND

Little Lype Farm is situated close to the rural village of Charlton in Wiltshire. The farm is located approximately 4.5 miles east of Malmesbury and 9 miles northwest of Royal Wootton Bassett and can be seen identified on the map below with a red arrow.



The applicants have farmed at Little Lype Farm for many years and own approximately 170 acres (68.79 hectares) of arable and pastureland. The applicants run an arable and beef enterprise, however, following the cessation of the milking enterprise, the applicants applied for the change of use of an existing agricultural building to create a café/restaurant, ancillary farm shop and play barn (Use Class E). Prior approval was granted. Last summer (2025)

temporary consent was granted for a campsite, which was very popular and the campsite was fully booked on certain weekends.

Over the course of 60 days, approximately 412 pitches were booked and occupied. In addition to this they had a Temporary Events Notice for a camping event with 50 pitches booked each night over a two night stay. This highlights how a small site with strong facilities can become popular, drawing visitors to the area who then explore locally, boosting tourism and supporting other nearby businesses.

There are a number of planning applications associated with the property as detailed below:

Reference	Date	Description	Decision
PL/2025/02796	Feb 2026	Change of use of an existing agricultural building into a commercial storage unit (B2 & B8).	Approve with conditions
PL/2025/02586	Feb 2026	Change of use of existing yard from agriculture to storage of caravans (B8) and change of use of existing agricultural building from agriculture to commercial units (B2 & B8).	Approve with conditions
PL/2025/05955	Jul 2025	Prior approval under Part 4 Class BC for a Temporary Recreational Campsites.	Prior approval is not required
PL/2024/07194	Sept 2024	The use itself will create a cafe/restaurant and ancillary small farm shop with the internal layout shown on the accompanying plans. Customer toilets will also be created along with a shower area for the associated approved campsite.	Prior approval not required
PL/2024/05600	July 2024	Renewal of area of concreting in farmyard.	Prior Approval Not Required
PL/2024/07195	Sept 2024	External Alterations.	Approve with conditions
18/03107/FUL	May 2018	The construction of an agricultural building to be used for the storage of straw.	Approve with conditions
N/11/03179/FUL	Dec 2011	Slurry Storage facilities.	Approve with conditions

N/11/01140/FUL	May 2011	Erection of Livestock Building.	Approve with conditions
N/10/01842/FUL	Aug 2008	Extension of Existing Livestock & Agricultural Storage Building.	Approve with conditions
N/06/03192/FUL	Feb 2007	Erection Of Livestock and Agricultural Storage Building (Retrospective Application).	Approve with conditions
N/95/01795/FUL	Oct 1995	Erection of Agricultural building for housing of young cattle agricultural building.	Approve
N/95/01561/AGN	Sept 1995	Erection of agricultural building.	Application does not need permission

3.0 PROPOSAL

The proposal is for the change of use of agricultural land to a campsite.

Following the applicants' change in circumstances due to the cessation of the dairy enterprise, the applicants are looking at alternative uses and diversification options to ensure additional income streams. Following a temporary consent for a campsite over the summer of 2025, the applicants would like to make this a permanent option due to the success and popularity of the site.

4.0 POLICY

4.1 National Policy

The National Planning Policy Framework (NPPF) was updated in December 2024. Paragraph 88 specifically refers to "supporting a prosperous rural economy" and advises that policies should support the sustainable growth and expansion of all types of business and enterprises in rural areas and promote the development, diversification of agricultural and land based rural businesses including the sustainable growth and expansion of all types of business in rural areas, through the conversion of existing buildings. Furthermore, the policy confirms that decisions should enable sustainable rural tourism and leisure developments.

Paragraph 11 of the NPPF sets out the 'presumption in favour of sustainable development' as the key theme running through the document.

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road would be severe. It is considered that the proposal will not have an impact on the highway as the traffic movements will not increase above that, that already exist.

4.2 Local Policy

The Wiltshire Core Strategy was adopted in January 2015. The document is out of date however relevant policies have been considered.

Policies considered are:

- CP34: Additional Development Land – The policy states that outside of principal settlement developments will be supported that support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification. The change of use will allow the agricultural business to diversify and bring in additional revenue.
- CP51: Landscape – There will be no impact on the landscape. Nonetheless and as part of the BNG provisions trees will be planted within the vicinity of the site.
- CP57: Ensuring high quality Design and Space Shaping
- CP61: Transport and New Development
- CP39: Tourist Development – The policy states that proposals for camping and touring caravan sites will be supported where they can be accommodated without adverse impact on the character and appearance of the landscape. The proposed campsite is located within close proximity to a café and play barn, following the recent diversification of the site. Tree planting has been proposed as part of the BNG plan which will increase biodiversity and also enhance the local area.

4.3 Neighbourhood Plan

According to the Wiltshire Council website Charlton and Wilsford is situated within an undesignated neighbourhood plan area.

5.0 USE

Campsite.

6.0 AMOUNT

The site extends to approximately 4.44 acres (1.80 hectares).

7.0 LAYOUT

The campsite is located close to the new play barn and café and will utilise the existing washroom facilities which were included within the application for the play barn and café.

8.0 LANDSCAPING

The proposal is not considered to have a detrimental impact on the tranquillity of the area and therefore is considered to adhere to policy 51. Some tree planting has been proposed as part of the BNG Scheme.

It is considered that no further landscaping is required.

9.0 APPEARANCE

The general appearance of the site will not change as the majority of the site will remain in grass. There are a few hardstanding pitches with electric hook ups.

10.0 ACCESS

The site is accessed from the main entrance to the farm. There will be no increase in vehicle movements to and from the site above that of the historical agricultural use as the proposal will be utilised by the existing occupants at the property. Occupiers of the campsite will be able to utilise the café and play barn on site.

11.0 BNG

The proposal involves the change of use of agricultural land to a campsite. Helen Saunders of HKS Ecology has undertaken a BNG Assessment and calculation which accompanies the application.

12.0 CONCLUSION

The application is for the change of use of agricultural land to campsite.

The NPPF supports rural diversification and the change of use of the site will ensure that alternative sources of income are derived from the site following the cessation of the dairy enterprise. We consider this application should be supported by the Local Authority.