

South Farm, Norton Bavant, Warminster BA12 7BB

Change of use of an existing agricultural barn to a
Use Class B2 (General Industrial) workshop for vehicle repair and maintenance. (Retrospective)

PLANNING STATEMENT INCORPORATING HERITAGE STATEMENT AND FLOOD RISK ASSESSMENT

March 2026

Version: 1

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Introduction

- 1.1 This statement has been prepared in the spirit of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of Jonathan Jardine Paterson (the applicant) and is submitted in support of a planning application for the 'Change of use of an existing agricultural barn to Use Class B2 (General Industrial) workshop for vehicle repair and maintenance' (Retrospective).
- 1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.
- 1.3 This application comprises:
 - Completed application forms.
 - Completed ownership certificates.
 - Existing Floor plan and elevations at scale 1:200 @ A1 prepared by Redline Surveys.
 - Site Location and block Plan at scale 1:1250 @ A4
 - Acoustic report (ref. SA – 8326 March 2026) prepared by Sound Advise Acoustics Limited

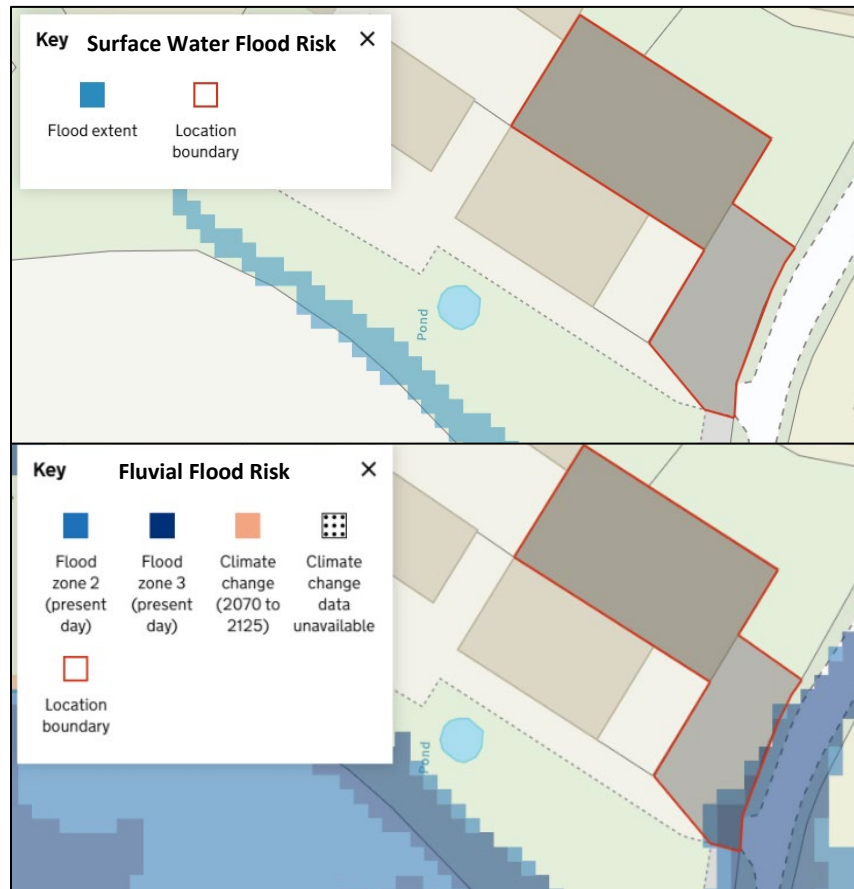
2. The application site and surrounds.

- 2.1 The site is located within the village of Norton Bavant and comprises an existing barn previously used as a cow shed in connection with the wider farm holding. The barn has an approximate floor area of 610 sq.m.
- 2.2 Norton Bavant is a village in Wiltshire and falls within the administrative jurisdiction of Wiltshire Council and Norton Bavant Parish. The site is situated approximately 3 km southwest of Warminster.
- 2.3 The village has convenient access to the A36, which runs just south of the settlement and provides direct routes to both Salisbury and Warminster, supporting efficient vehicle movements and transport connections. Nearby chalk downland features, including Scratchbury and Cotley Hills, form part of the wider landscape setting.
- 2.4 The developable area of the site lies entirely outside the mapped flood zone. A negligible section at the site's eastern boundary, where it adjoins the public highway, falls within Flood Zone 3, which represents land classified as having a high probability of



fluvial or tidal flooding. The minimal extent of Flood Zone 3 shown is illustrated in the figure below. In this instance, it can be demonstrated that the pixels defining the flood-zone boundary do not accurately correspond with the actual ground levels or on-site topography. As discussed further in the flood-risk section below, it is therefore considered that flooding poses no significant constraint to the proposed development.

- 2.5 Furthermore, the site is not considered to be at risk from groundwater or surface-water flooding, and is therefore suitable and capable of development in this regard.



- 2.6 The site itself is not listed, but it is located in close proximity to three Grade II listed buildings. The closest of these is a detached cottage (LEN: 1036418). The site is also situated near South Farmhouse (LEN: 1300551) and Mill House (LEN: 1364338), both of which are Grade II listed. The extent of potential impact on these heritage assets is discussed in Section 6 of this statement. However, given the nature of the proposed development, it is considered that no harm will arise to any of the three listed buildings or their settings.
- 2.7 The site is currently accessed immediately off the main route through Norton Bavant, a Road categorised as neither M,A,B or C with low traffic flows. This access also provides the main point of pedestrian access for the site.



3. Relevant Planning History

- 3.1 There is no relevant planning history associated with the site. The land and buildings form part of the long-established agricultural holding at Norton Bavant, and the lawful use of the site is therefore agricultural. This reflects its historic function and its continued operation as part of the wider farm unit.

4. The Proposed Development

- 4.1 The application seeks full planning permission, retrospectively, for the *Change of use of an existing agricultural barn to Use Class B2 (General Industrial) workshop for vehicle repair and maintenance*.
- 4.2 The proposal has been refined through an iterative process that considered the site's planning context, its opportunities and constraints, and relevant planning policies. The development involves the reuse of an existing agricultural barn, with no external alterations proposed. The agricultural character of the area is broadly compatible with the nature of the proposed use.
- 4.3 As outlined above, access to the barn would be taken from the existing farm entrance, which has historically accommodated large agricultural vehicles. No new or additional access points are proposed. All activity associated with the development would remain entirely within the existing barn, and externally the building would retain the appearance of the current agricultural structure, ensuring no change to its overall visual character.
- 4.4 The application seeks a change of use to B2; however, the day-to-day operation of the barn is not expected to change from its current established pattern. The building is presently let on a long-term, casual basis, and this arrangement will continue. The purpose of the application is therefore to regularise the existing use rather than introduce any intensification or expansion. While the B2 use class allows for a broad range of

general industrial activities, the proposed use of the barn remains modest and hobby-based, consistent with its current operation. It is recognised that the specific nature of activities is not necessarily a material planning consideration, and the proposal must be assessed on its planning merits. In light of this and to support the application, a noise assessment has been undertaken to consider any potential impacts on nearby sensitive receptors, with the findings summarised in the following sections.

- 4.5 Although the barn will be used for car repairs, this will be on a personal, hobby basis rather than for any commercial or trading activity. No commercial operations take place at present, and there is no intention for this to change in the future. The change of use to B2 is sought solely to regularise the lawful planning position and enable the applicant to continue leasing the barn to a local resident for private car repair and maintenance. The use will therefore remain small-scale and personal, mirroring the existing pattern of activity rather than introducing a business use.

5. Planning Policy Context

National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:
- *'approving development proposals that accord with the development plan without delay;*
or

- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*
- 5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*
- 5.4 Paragraph 39 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible'.*
- 5.5 Paragraph 88 of the NPPF ensures that decisions should enable the *'the development and diversification of agricultural and other land-based rural businesses'*
- 5.6 Paragraph 89 continues, outlining that planning decisions *should 'recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.*

Development Plan

- 5.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:
 - Wiltshire Core Strategy (Adopted 2015)
- 5.8 There are 6 Strategic objectives identified within the Wiltshire Core Strategy which include:
 - Strategic objective 1: delivering a thriving economy
 - Strategic objective 2: addressing climate change
 - Strategic objective 3: providing everyone with access to a decent, affordable home
 - Strategic objective 4: helping to build resilient communities
 - Strategic objective 5: protecting and enhancing the natural, historic and built environment

- Strategic objective 6: ensuring that adequate infrastructure is in place to support our communities

5.9 Core Policy 1 (Settlement Strategy) establishes the hierarchy of settlements across Wiltshire and identifies where development is considered appropriate. The policy defines five settlement types: Principal Settlements, Market Towns, Local Service Centres, Large Villages and Small Villages.

5.10 Core Policy 2 (Delivery Strategy) seeks to ensure that developments in Wiltshire will be built in the most sustainable manner. It states that development is generally not allowed outside defined settlement boundaries unless permitted by specific other policies. It also comments that at the Small Villages development will be limited to infill within the existing built area. Proposal for development at the small villages will be supported whereby they seek to provide employment, service and facilities provided that the development:

- Respects the existing character and form of the settlement
- Does not elongate the village or impose development in sensitive landscape areas
- Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

5.11 The development meets all three of the considerations set out above and is therefore consistent with Core Policy 2. First, the proposal involves no external alterations, as it relates solely to a change of use, ensuring that the existing visual appearance of the barn remains unchanged. Second, although the lawful use is agricultural, the proposed B2 activity is modest in scale and similar in character to operations that could occur within an agricultural building, meaning it will not introduce a materially different form of activity. Third, the development is fully contained within the existing structure, so it will not extend or enlarge the settlement, nor will it affect its loose-knit rural form.

5.12 Taken together, the proposal satisfies all relevant criteria and is supported by the overarching aims of Core Policy 2.

5.13 Core policy 48 states that proposals to convert and re-use rural building for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria (underline for importance):

- The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- 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.
- 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.*
- 5.14 The proposal satisfies all five criteria of Core Policy 48 relating to the conversion and re-use of rural buildings for employment uses.
- 5.15 The barn is structurally sound and fully capable of supporting the proposed use. No conversion, rebuilding, or extensions are required, as the application relates solely to a change of use. The character and form of the original agricultural building will therefore be completely preserved, thus satisfying criterion (i) of Core Policy 48.
- 5.16 The development will not detract from the character or appearance of the landscape or settlement. The use is contained entirely within the existing building, with no external alterations, ensuring there is no impact on visual amenity. The proposal will also not result in any detriment to nearby residential amenities, as the barn sits within an established farmyard environment and the proposed development will take place solely within the existing barn. Further to this, and as addressed in section 6 of this report, it is confirmed that in line with British Standards the development would not result in any unacceptable impact on the amenities of nearby residential properties in respect of noise. Accordingly, the proposal complies with criterion (ii) of Core Policy 48.
- 5.17 The building benefits from an established access and existing farm infrastructure, both of which are more than adequate to support the proposed use. No new access arrangements or service connections are required. The site also has reasonable access to local services, being situated within the wider Norton Bavant area and in close proximity to Warminster. As a result, the proposal satisfies the remaining relevant criteria (iv and v) of Core Policy 48.
- 5.18 Taken together, the proposal complies with each of the criteria set out in Core Policy 48 and is therefore fully supported by the overarching aims of this policy.
- 5.19 Core Policy 51, Landscape, states that *'Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.'*
- 5.20 The proposal fully complies with the above policy requirement. The development is entirely contained within the existing barn, and no external alterations are proposed as part of this application. As a result, there will be no change to the building's form, scale, materials, or appearance, and therefore no impact on the character or quality of the surrounding landscape. Because the use will take place wholly within the established structure, and the barn will continue to present as an agricultural building within its existing setting, there is no potential for harmful landscape effects. Given the absence of any external works, no mitigation or additional landscape measures are required, and the proposal is fully aligned with the policy aim to protect and conserve landscape character.

- 5.21 Core Policy 58, ensuring the conservation of the historic environment, ensure that Development protects, conserves and where possible enhances the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.
- 5.22 The proposal fully accords with Core Policy 58, which requires development to protect, conserve and, where possible, enhance the historic environment. The application site itself is not a listed building, and there are no designated heritage assets within the site boundary. The only relevant heritage consideration is the Grade II listed building located to the east of the site, on the opposite side of the road.
- 5.23 As set out in the accompanying Heritage Statement, below, the proposal being a change of use contained entirely within the existing barn and involving no external alterations will have no adverse impact on the setting or significance of the grade II listed house. Accordingly, the development complies with Core Policy 58 and ensures appropriate protection of the surrounding historic environment.

6. Planning Considerations

Heritage

- 6.1 The site is located in close proximity to three listed buildings; however, for the reasons set out below, it is considered that the development would result in no harm to any of the heritage designations.

- 6.2 As can be seen from the figure to the side the site is located in the near 3 listed building the closest of which is a grade II listed detached cottage (LEN:1036418).

- 6.3 The building is listed primarily for its architectural quality, and it is considered that the proposed development will have limited to no effect on the listed building itself or its setting. The proposal involves no external material changes to the existing agricultural barn. As such, the established relationship between the listed building and the agricultural barn remains unchanged, ensuring no harm is caused. The functional and historic outlook from the cottage towards the



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agricultural building also remains unaltered. The application seeks solely a change of use, which would see the barn being utilised less intensively than under its lawful agricultural use. It may therefore be considered that the alternative use would result in no significant negative impact on the listed cottage. Consequently, it is concluded that the development would not result in harm to the listed building or its significance, and is accordingly considered acceptable in heritage terms.

- 6.4 With regard to the remaining Grade II listed buildings shown above (South Farmhouse, LEN 1300551, and Mill House, LEN 1364338), the nature of the proposal ensures that there are no material changes to their setting. The barn, in outward appearance, continues to be read as an agricultural structure. Furthermore, in relation to these two listed buildings, there is significant existing built form and landscaping that provide a clear physical buffer between them and the site. As a result, it is concluded that the proposal will have no adverse effect on the setting or significance of these two heritage assets.
- 6.5 In summary, having assessed the relationship between the site and all three nearby Grade II listed buildings, it is clear that the proposed development will not give rise to any harm to their significance or their setting. The barn remains unchanged in its external appearance, retains its agricultural character, and does not materially change the setting or relationship to any of the heritage assets. As demonstrated above, the proposal results in no material impact on the architectural, historic, or spatial qualities for which these buildings are listed. The development therefore accords with national and local heritage policy requirements, and it is concluded that no harm will be caused to any designated heritage asset.

Flood Risk Assessment

- 6.6 As mentioned above, a review of the primary sources of flooding, based on the environment Agency's Flood Map for Planning (See figure X), indicates that the overall flood risk from these major sources is considered to be very low for the main stake of the site. However, A small portion of the application site has been included within Flood Zone 3 on the Environment Agency's Flood Map for Planning. This relates only to the very outer edge of the site and appears to result from the broad, modelled nature of the national flood mapping rather than from any measurable on-site flood risk.
- 6.7 The Flood Map for Planning is produced using generalised hydraulic modelling and coarse grid data, meaning that its boundaries can often over-extend onto adjacent higher ground and should therefore be interpreted with caution at the site scale. It is important to note these inherent limitations when considering the mapped flood zone, as the presence of shading at the edge of the parcel does not necessarily reflect actual flood behaviour on the ground. The following section examines the 'real-world' topographic levels across the site in further detail, demonstrating that the landform and relative elevation critically address and, in practical terms, prevent potential flood risk concerns that might otherwise be inferred from the national mapping.

- 6.8 The topographical survey clearly demonstrates a substantial drop in ground level of approximately 1,300mm between the development site and the adjoining road, where the primary modelled flood risk is identified. This significant rise in elevation is not captured by the pixel-based grid used in the Environment Agency's national flood mapping, which generalises ground levels across relatively large cells and therefore does not reflect localised variations in topography. In reality, the 1300mm level difference provides a meaningful physical separation between the road, where floodwater may accumulate, and the site itself, which sits materially higher.
- 6.9 This change in level, illustrated below, offers strong reassurance that the site would not be adversely affected by flood events associated with the lower-lying highway, notwithstanding the broad Flood Zone 3 shading shown at the map's edge. Taken together, the topographical evidence provides a far more reliable indication of actual flood behaviour on the ground than the generalised national mapping and supports the conclusion that the site is not at risk of flooding in practical terms.



- 6.10 Further to the above, it is also relevant to note that the proposed change of use would not introduce a more vulnerable land use within the context of national flood-risk policy. Should permission be granted, the B2 use would fall within a less vulnerable classification under the Planning Practice Guidance, meaning the development is inherently appropriate within Flood Zone 3 and does not give rise to any elevated sensitivity to flooding, albeit in the context of this site the development is not located within the flood Zone.
- 6.11 In the unlikely scenario of a flood event, there remains reasonable and safe emergency access and egress that is entirely outside the mapped flood zone and within the applicant's control. This route, shown in appendix 1, is achieved by exiting the site on the northern side and passing through the former farmyard, which sits within flood zone 1 and provides a dry, uninterrupted escape corridor during extreme events. Given the operational nature

of a B2 use, and the very limited expectation of people being present on site for extended periods, the risk to occupants is already extremely low. When combined with the secure access arrangements and the site's elevated levels, it is clear that the proposed use would not introduce any unacceptable flood-risk implications and can be safely accommodated without additional vulnerability.

Noise

- 6.12 To accompany the full planning application, Sound Advice Acoustics Limited have undertaken an acoustic assessment to evaluate the noise impacts associated with the vehicle workshop. The survey was carried out between 26 February and 2 March and assessed the potential noise effects of the proposed use in accordance with the relevant British Standards. Measurements were completed in line with BS 4142:2014 and ISO 1996-2:2017 to determine whether the workshop's activities would result in adverse noise impacts. Background noise levels were recorded at the nearest residential property, and the site's operational noise was assessed under a worst-case scenario. The findings confirm that predicted noise levels fall within the "low impact" category, indicating that the development is unlikely to give rise to complaints or negatively affect local amenity.

Access

- 6.13 As mentioned above, the site is served by an established vehicular access which is suitable to accommodate the level of movements associated with the proposed development. The access benefits from sufficient visibility in both directions, allowing vehicles to enter and exit the site safely, thereby maintaining highway safety standards.
- 6.14 Importantly, the proposed change of use is likely to result in a reduction in vehicle movements when compared with the previous lawful agricultural use. Agricultural operations typically generate larger and more frequent vehicle movements, often involving heavy machinery, farm vehicles and deliveries. The proposed use, by contrast, represents a far less intensive traffic demand. This reduction in movements is considered to offer a positive benefit to surrounding properties, reducing noise, disturbance and general activity around the access point.
- 6.15 Given the established nature of the access, the available visibility, and the reduced intensity of use, it is concluded that the access arrangements are entirely sufficient to serve the development, and no adverse highway impacts are anticipated.

Material Considerations

- 6.16 It is important to highlight the context of this application. Ordinarily, the change of use of agricultural buildings to Class B2 can be carried out under Permitted Development Rights (Class R). In the interests of full transparency and the retrospective nature of application, the applicant has chosen to progress a full planning application.
- 6.17 However, it could reasonably be argued that, as the current retrospective position has not yet been confirmed as lawful, the lawful use of the barn remains

agricultural. On that basis, the building would be eligible for consideration under Class R. This is a relevant point, as the proposal would meet the criteria set out within the Class R provisions. As a result, should the full planning application be refused, the use of the barn would revert back to its last lawful use which in this case would be agricultural, enabling the applicant to submit a Class R prior approval application for the Change of use of the barn. Having assessed the application against the Class R criteria, it is helpful to see that it would comply with the legislation. The proposed development would not go beyond what could otherwise be achieved under Permitted Development Rights.

- 6.18 Overall, the theoretical 'fallback position' available under Class R is a material consideration that supports the application. As the lawful use of the building remains agricultural until confirmed otherwise, the barn is eligible for conversion to a Class B2 use under Permitted Development Rights. The assessment confirms that the proposal meets the relevant Class R criteria and would not exceed what could otherwise be achieved through prior approval. The full planning application therefore provides a transparent and appropriate means of regularising this retrospective use, while delivering an outcome fully aligned with what national legislation already permits. This context lends clear support to granting planning permission.

7. Conclusion

- 7.1 The proposal represents an appropriate change of use of an existing agricultural barn, supporting the sustainable re-use of rural buildings and providing a suitable new function. The development will not adversely affect the surrounding area, ensuring that its character and amenity are preserved.
- 7.2 The proposed new use accords with both local and national planning policy relating to the re-use of existing agricultural buildings. Although this application is submitted as a full planning application, the change of use sits comfortably within the type of development that could, in principle, be established under Permitted Development Rights (Class R), albeit subject to a prior approval process.
- 7.3 The proposal is therefore considered to comply with national and local policy objectives, as it:
- Supports the sustainable re-use of existing buildings within Wiltshire.
 - Involves no material changes to the design, appearance, or finish of the building, thereby respecting its established agricultural character.
 - Enhances the functionality of the site, bringing an underutilised building into a suitable and beneficial use.
 - Results in no harm to biodiversity or the natural environment.

- 7.4 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations.
- 7.5 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.

