



Shute Farm, Crockerton, Longleat, BA12 7JJ

PLANNING STATEMENT

Prepared on behalf of: Moo2Yoo Ltd

March 2026

Document Ref: 26/0002/PS





Table of Contents

1. INTRODUCTION	3
2. SITE CONTEXT & PLANNING HISTORY	5
3. PROPOSED DEVELOPMENT	10
4. POLICY CONTEXT	20
5. PLANNING ASSESSMENT	23
6. PLANNING BALANCE AND CONCLUSION	28

APPENDICES

Appendix 1 - Site Location Plan

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Moo2Yoo Ltd (“the Applicant”) in support of a full planning application at Shute Farm, Crockerton, Longleat, BA12 7JJ (“the Site”), as identified on the Site Location Plan at Appendix 1. The Site falls within the administrative area of Wiltshire Council.
- 1.2 The proposed description of development for this application is as follows:

Full Planning Application for the erection of an extension to an existing Dog Boarding Kennel and associated infrastructure.
- 1.3 The Site is located within the open countryside near Shearwater and forms part of the wider Longleat Estate. It is accessed directly from Clay Street and comprises a farmstead and farmhouse, occupying a lone position within the surrounding landscape. The Site is sustainably located in relation to nearby settlements, being approximately 5 minutes’ drive from Longbridge Deverill and 8 minutes from Warminster.
- 1.4 The proposal forms part of the Applicant’s ongoing strategy to diversify the farm business and support its long-term viability. The development comprises a modest, well-designed extension to the existing kennel building, constructed using appropriate agricultural materials. The proposed extension to the existing kennel comprises approximately 85 square metres, within a wider agricultural holding extending to approximately 120 hectares. The application is supported by technical documentation, including Biodiversity Net Gain calculations and an Agricultural Justification, which demonstrate that the proposals are appropriate in this context.
- 1.5 The purpose of this Planning Statement is to assess the proposed development against the relevant provisions of the Development Plan and material considerations, including the National Planning Policy Framework (NPPF, December 2024), and to demonstrate that planning permission should be granted.
- 1.6 In particular, this Statement demonstrates that the proposals accord with policies supporting rural enterprise and farm diversification, and that any impacts arising are limited and do not significantly or demonstrably outweigh the clear benefits of the scheme.
- 1.7 This Planning Statement is structured as follows:
 - **Section 2** introduces the site, including the wider context and relevant planning history;
 - **Section 3** introduces the proposed development;



- **Section 4** outlines the relevant planning policy context for the consideration in the assessment of the proposals;
 - **Section 5** assesses the proposed development within this context;
 - **Section 6** undertakes the 'planning balance' and overall conclusion.
- 1.8 This planning statement concludes that the development accords with both the Development Plan and the NPPF. Accordingly, it is respectfully concluded that there is a compelling and justifiable case for planning permission to be granted.

2. Site Context & Planning History

Site Location

- 2.1 The Site is located within the Cranborne Chase National Landscape and forms part of the wider Longleat Estate. Shute Farm is an established agricultural holding, currently supporting arable and lowland livestock enterprises. Existing buildings on site are not currently suitable to support a dairy herd.
- 2.2 Moo2Yoo Ltd currently operates from a separate Farm holding at Woodborough but has secured a Farm Business Tenancy at Longleat Estate. This provides an opportunity to consolidate operations and establish a more resilient and sustainable business model.
- 2.3 The Applicant is in the process of exiting dairy production at the Woodborough holding. While this will release capital for reinvestment, it will also result in a reduction in income. In this context, the introduction of diversified income streams is necessary to maintain the viability of the business.
- 2.4 The Longleat Estate supports this approach and has indicated its willingness to facilitate appropriate diversification initiatives, including new rural enterprises and the adaptation of existing buildings. This aligns with national objectives for land use and rural productivity set out by the Department for Environment, Food & Rural Affairs.
- 2.5 The Site lies within open countryside and is accessed via an existing steep driveway from Clay Street. The nearest third-party residential property, Manswood Cottage, lies approximately 85 metres south of the site access. Lower Shute Cottage is located a further 370 metres to the south along Clay Street. The farmstead itself is approximately 450 metres from the point of access.
- 2.6 The Site also includes two existing farm worker cottages (1 and 2 Shute Farm Cottages) and the main farmhouse, which is to be occupied by the Applicants as part of their ongoing investment in the holding.
- 2.7 The Site is an accessible rural location, with nearby settlements including Shearwater and Crockerton Green to the northwest, Center Parcs to the north, Maiden Bradley to the west, and Longbridge Deverill to the east, all within approximately 2.5 miles. The A303 lies approximately 8.5 miles to the south, providing access to the wider strategic road network.
- 2.8 A restricted byway (LDEV9) crosses the farm; however, the proposed development does not interact with or affect this route.

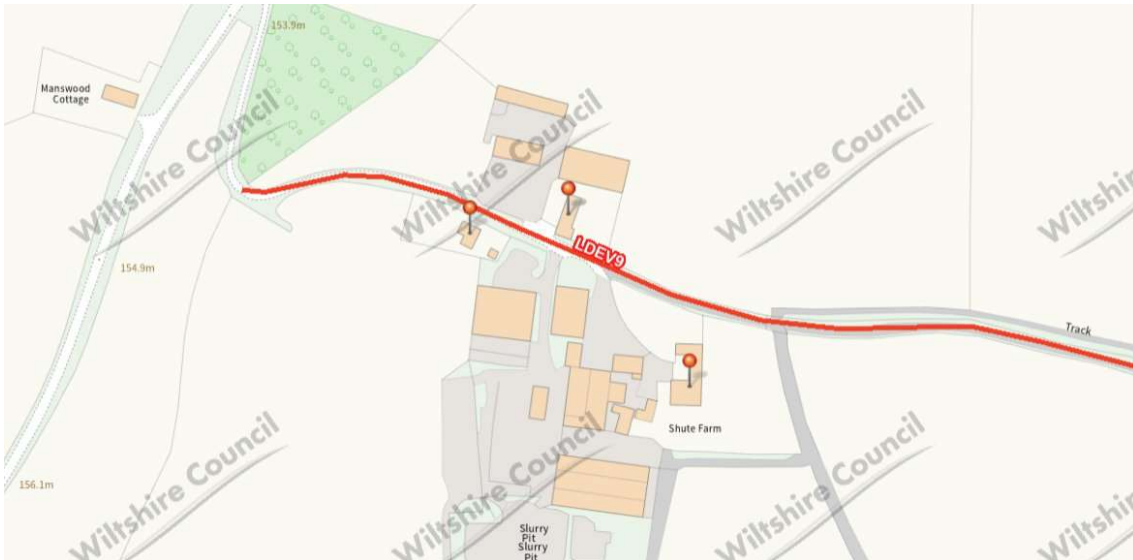


Figure 1: Restricted Byway (Wiltshire Council Interactive Mapping)

Landscape

- 2.9 The Site sits within the Cranborne Chase National Landscape and is characterised as Greensand Terrace, specifically 6B: Kilmington Terrace
- 2.10 The farmstead occupies an elevated position above Clay Street. The local topography, combined with the established pattern of built development, ensures that the Site is visually contained within the existing farm complex.
- 2.11 The nearest visual receptors are Manswood Cottage and Lower Shute Cottage. In straight-line terms, Manswood Cottage lies approximately 180 metres from the nearest farm buildings and approximately 290 metres from the proposed kennel extension. Lower Shute Cottage lies approximately 480 metres from the proposed development.
- 2.12 Both properties are located at a lower elevation than the Site, with land rising towards the farmstead. The access track follows a curved and ascending route, preventing direct views into the farm complex from Clay Street.
- 2.13 This combination of topography, intervening landform, and mature vegetation, including tree belts and hedgerows, ensures that the farmstead is not visually prominent within the wider landscape.



- 2.14 Views from the surrounding road network are similarly restricted. In particular, views from the road linking Longbridge Deverill to Lower Barn Farm are limited, with no visibility of the existing kennel or proposed extension, which are contained within the established farmstead and screened by vegetation.
- 2.15 The Site lies within the catchment of the River Avon Special Area of Conservation; however, the proposals will not result in any adverse effects on the designated site. This matter is addressed further within this Statement.

Arboriculture

- 2.16 There are no trees impacted by the proposals.

Flood Risk and Drainage

- 2.17 The EA Flood Map for Planning confirms that the Application Site is located entirely within Flood Zone 1 (low probability) and in respect of the risk from surface water flooding the Site is categorised as Very Low risk of flooding.
- 2.18 There is no known risk of groundwater flooding affecting the Site.

Heritage and Archaeology

- 2.19 The Site is not located within a Conservation Area and there are no Listed Buildings or Scheduled Monuments within or adjacent to the application site. The proposed development does not involve significant ground disturbance, being located on land previously used as cultivated vegetable beds.
- 2.20 The site is identified in the Wiltshire HER as a farmstead with medieval origins. The HER also goes on to state "*No surviving earthworks of negative archaeological features visible at ground level in 1994*".
- 2.21 Entry (**MWI64856**) states the following "*Shute Farm, Longbridge Deverill. Partially extant 19th century farmstead of loose courtyard plan. Four sides of the loose courtyard are formed by working agricultural buildings with additional detached elements to the main plan. The farmhouse is set away from the yard. Located within a loose farmstead cluster. Large modern sheds have been identified on the site of the farmstead, and may have destroyed or obscured historic buildings. There has been significant loss (greater than 50%) of traditional buildings.*"



- 2.22 Entry (**MWI64855**) refers to Shute Farm Cottage (Colliers) identifying the site as a 19th century farmstead. *“Shute Farm Cottage (Colliers), Longbridge Deverill. 19th century farmstead formed of an L-plan regular courtyard. Three sides of the loose courtyard are formed by working agricultural buildings. The farmhouse is set away from the yard. Located within a loose farmstead cluster. The farmhouse is the only surviving historic structure”.*

Planning History

Reference	Description	Decision
W/89/00300/FUL	Demolition of existing railway sleeper walled silage clamp, erection of steel frame covered silage barn/cubicle housing	Approve
W/75/00313/HIS	Erection of Dutch barn with lean-tos to house cattle and stores hay and straw	Approve
W/95/09026/AGD	General purpose livestock/storage building	Approve

The Existing Dog Kennel

- 2.23 The existing dog boarding facility operated from the Site until approximately June 2025, when it ceased trading. The Applicant intends to reinstate and expand this use as part of a wider diversification strategy.
- 2.24 The lawful use of the dog boarding operation falls within a sui generis use class, as does the wider agricultural unit. The proposal therefore represents an extension and intensification of an established use, rather than the introduction of a new or unrelated activity.

Wiltshire Council

[Back](#)

Animal Activities Licence

LC202406-18360

[Details](#) [Comments](#) [Files](#)

Licence Number
LC202406-18360

Licence Type
Animal Activities Licence

Business Name
The Courtyard Dog Boarding

Trading Name
The Courtyard Dog Boarding

Town/City
CROCKERTON

Postcode
BA12 7JJ

Star Rating
2

Issued Date
14/4/2025

Expiry Date
14/4/2026

Figure 2: Active Dog Licence.

3. Proposed Development

Design & Layout

- 3.1 This application seeks full planning permission for a modest extension to the existing dog boarding kennels, together with associated outdoor exercise space and minor boundary treatments. **(Figure 3)**
- 3.2 The proposed extension will be located immediately adjacent to, and physically connected with, the existing kennel building, utilising an existing but currently unused storage cupboard to provide internal access **(Image 2)**. This ensures the development reads as a coherent and integrated addition to the established farmstead.
- 3.3 The extension will be constructed over an area of former vegetable beds associated with the farmhouse (see **Image 1**), thereby avoiding the loss of any agricultural land, landscape features, or undeveloped countryside.
- 3.4 In design terms, the building adopts a simple and functional agricultural form, comprising a steel frame structure with timber cladding and a pitched roof finished in slate-effect composite sheeting. The palette of materials reflects the existing farm buildings, ensuring the extension is visually recessive and consistent with its rural setting.
- 3.5 The scale of the extension (approximately 82sqm) is modest and clearly subordinate to the existing building group. The siting, scale, and design ensure that the development remains contained within the established farmstead and does not extend built form into the wider landscape

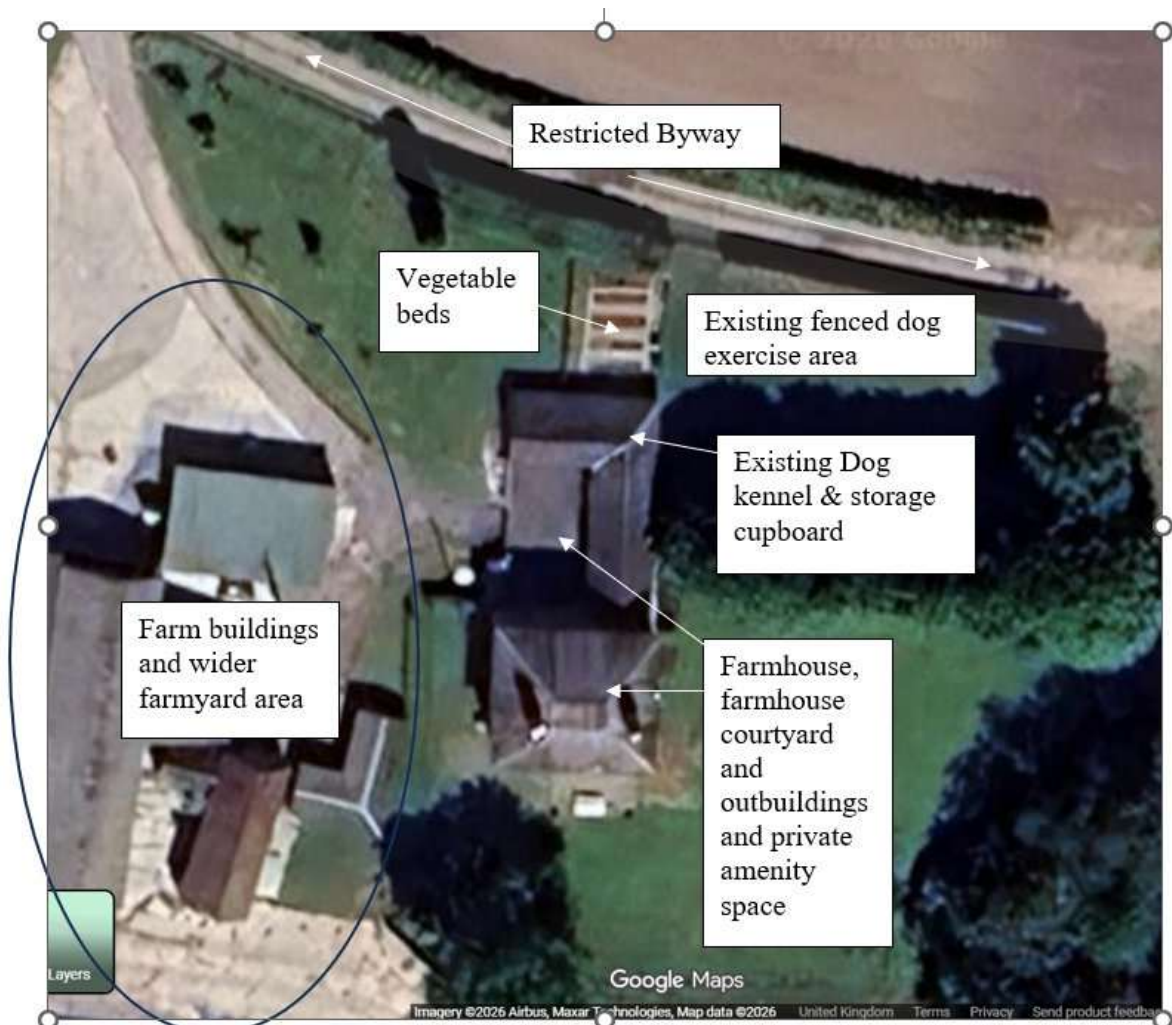


Figure 3: Existing Site Layout & Context



Image 1: Existing vegetable beds



Image 2: Existing Dog kennel access & window and storage cupboard door.

Use

- 3.6 The proposal relates to the reinstatement and modest expansion of an existing lawful dog boarding use, which previously operated from the Site. The development therefore represents the continuation and enhancement of an established rural business, rather than the introduction of a new or unrelated use.
- 3.7 The use will operate on a pre-booked basis, with managed drop-off and collection times, ensuring activity is controlled and predictable. The scale of operations will remain small-scale and appropriate to its rural setting.

Farm Diversification

- 3.8 The proposed development forms part of a wider strategy to diversify the farm business and support its long-term viability. As set out in the accompanying Agricultural Justification, traditional agricultural activities alone are insufficient to sustain the holding at a commercially viable level.
- 3.9 The proposal will provide an additional income stream, supporting the ongoing management of the farm and contributing to the rural economy. Its location is well-related to nearby visitor attractions, including Center Parcs and the wider Longleat Estate, providing a clear and sustainable customer base.
- 3.10 The development therefore aligns with national and local policy objectives which support the growth and diversification of rural businesses.
- 3.11 Further detail can be found in the accompanying Agricultural Justification.

Access & Parking

- 3.12 Access to the Site will remain unchanged, utilising the existing farm access from Clay Street.



Figure 4: Parking Provision



- 3.13 Adequate space exists within the existing farmyard to accommodate vehicle parking and turning. Two designated drop-off and collection spaces are identified on the proposed site plan, positioned on existing hardstanding.
- 3.14 The nature of the use is such that parking demand and associated trips will be low and intermittent, with drop-off and collection occurring between 7-8am and 5-6pm, all of which will be pre-arranged and with a degree of flexibility applied.
- 3.15 The nature of the use will result in low levels of traffic generation, with arrivals and departures limited to short, pre-arranged time windows. There will be no staff employed at the site, and vehicle movements will be intermittent and modest in scale.
- 3.16 Sufficient space is available within the site to allow vehicles to enter, turn, and exit in forward gear. The proposal will not result in any material impact on highway safety or the operation of the local road network.

Drainage & Foul Water

- 3.17 The development will connect to the existing farm foul drainage system, which serves the current kennel facility. Wastewater arising from cleaning operations will be directed to the established agricultural drainage infrastructure and managed within the farm's slurry system.
- 3.18 This represents a contained and controlled drainage solution, consistent with the existing operation of the farm, with no requirement for new drainage infrastructure or discharge to watercourses.
- 3.19 Rainwater will be managed sustainably through the use of water butts, reducing surface water runoff and supporting water reuse within the site.

Ecology & BNG

- 3.20 The Application Site is not located within any of Wiltshire Council's designated Bat Consultation Zones and lies outside the zone of influence of the Bath and Bradford-on-Avon Bats SAC. The proposed development is confined entirely within the established farmstead and does not involve the loss or alteration of any features with known ecological value, including trees, hedgerows, woodland, or linear features that may function as bat commuting or foraging corridors.

- 3.21 The proposal includes a minor alteration to an existing storage area to create an internal access point between the existing building and the proposed kennel extension. The works are limited in nature and do not involve any modification to the roof structure. The building does not exhibit features typically associated with bat roosting, such as gaps, voids, or suitable access points. The structure is well enclosed and is not open to the external environment, and no evidence of bats (including droppings or staining) has been identified, as demonstrated in the submitted photographs.



Image 3: Floor of the storage cupboard



Image 4: Roof space of the storage cupboard



Image 5: Storage cupboard

- 3.22 On this basis, the building is considered to have negligible to low suitability for roosting bats. The proposed works are therefore unlikely to result in harm to protected species.



- 3.23 More generally, the site comprises previously disturbed land within an active farmyard context, which is subject to regular human activity and is of limited ecological value. The development will not result in the loss of priority habitat or give rise to impacts on protected species.
- 3.24 In respect of Biodiversity Net Gain, the proposals will deliver the mandatory minimum 10% net gain in accordance with the Environment Act 2021. A Biodiversity Net Gain Metric has been prepared and accompanies the application.
- 3.25 The Metric confirms that any small loss of baseline habitat value associated with the development will be offset through the purchase of off-site biodiversity units (calculated at 0.0316 units), with statutory biodiversity credits available only as a last resort.
- 3.26 A Biodiversity Gain Plan will be secured by condition and submitted for approval prior to commencement, ensuring that measurable biodiversity enhancements are delivered and maintained in accordance with national policy requirements.

4. Policy Context

Development Plan

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications should be in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In this case the relevant development plan comprises the following:
- Wiltshire Core Strategy (WCS) – adopted January 2015
- 4.3 The emerging Local Plan bears very limited weight in the consideration of this application given the Inspectors Letter on the 12th March 2026 to the Council recommending withdrawal.

Wiltshire Core Strategy

- 4.4 The strategic planning framework for Wiltshire is currently set out in the adopted Wiltshire Core Strategy (WCS) which covers the plan period to 2026. As the site is outside of any settlement it is considered to be within the open countryside.
- 4.5 **Core Policy 31: Spatial Strategy for the Warminster Community Area:** directs most development to Warminster but allows for appropriate development in the rural area where it supports sustainable economic growth and respects the character of the area.
- 4.6 **Core Policy 48: Supporting Rural Life:** is of particular relevance. It supports the sustainable growth and expansion of rural businesses, including farm diversification proposals, where these help to sustain the rural economy and are appropriate in scale and character to their location.
- 4.7 **Core Policy 50 (Biodiversity and Geodiversity)** requires development to protect ecological features and secure biodiversity enhancements, now reinforced by mandatory Biodiversity Net Gain requirements.
- 4.8 **Core Policy 51 (Landscape)** requires development to protect, conserve, and where possible enhance landscape character, with particular sensitivity required within designated landscapes.
- 4.9 **Core Policy 57 (Ensuring High Quality Design and Place Shaping)** is a key policy, requiring development to respond positively to its context and to safeguard the amenities of existing and future occupants, including in relation to noise, disturbance, and visual impact.

- 4.10 **Core Policy 69** seeks to reduce the potential environmental effects on the River Avon SAC including mitigation and prevention measures.

Wiltshire Design Guide

- 4.11 The Wiltshire Design Guide (adopted March 2024) provides detailed guidance on achieving high-quality design. It supports Core Policy 57 by emphasising context-led design, local distinctiveness, and appropriate responses to rural settings.

Material Considerations

National Planning Policy Framework (NPPF)

- 4.12 **The National Planning Policy Framework (NPPF – December 2024)** sets out the Government’s planning policies and how these should be applied and is a material consideration in the determination of planning applications.
- 4.13 At its core, the Framework promotes sustainable development, comprising economic, social, and environmental objectives, which should be pursued in a mutually supportive way.
- 4.14 The Framework places significant weight on supporting economic growth (paragraph 85), requiring decision-makers to create the conditions in which businesses can invest, expand, and adapt.
- 4.15 Of particular relevance, paragraphs 88 and 89 support the sustainable growth and expansion of rural businesses, including through the development and diversification of agricultural enterprises, where proposals are appropriately located and designed.
- 4.16 The Framework also confirms that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts would be severe (Section 9).
- 4.17 High-quality design is a fundamental objective (Section 12), with development expected to function well and add to the overall quality of the area.
- 4.18 In respect of landscape, paragraph 189 requires great weight to be given to conserving and enhancing landscape and scenic beauty within National Landscapes. However, this does not preclude development, and well-designed proposals that are appropriately located and sensitively integrated can be acceptable.
- 4.19 The Framework also requires planning decisions to contribute to and enhance the natural environment, including delivering measurable biodiversity net gain (Section 15).



Cranbourne Chase National Landscape Partnership Plan 2025 – 2030

- 4.20 The **Cranborne Chase National Landscape Partnership Plan 2025-2030** is the statutory management plan for the National Landscape, prepared by the Cranborne Chase National Landscape Board. The Partnership Plan sets out a shared vision, key objectives and priorities to guide the conservation and enhancement of the landscape's natural beauty, biodiversity, cultural heritage and special qualities, whilst recognising that National Landscapes are living, working places where carefully designed development may be appropriate.

5. Planning Assessment

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 It is also the case that Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 5.3 This section outlines the key considerations for the determination of this planning application.

Principle of Development

- 5.4 These proposals will make a small, but valuable and eminently deliverable, contribution towards the Rural Economy. Indeed, these proposals are acceptable in principle as they represent the expansion of an existing rural business use, rather than new isolated development in the countryside. National Policy supports the growth and diversification of rural businesses, recognising that such uses often need to be located outside of settlements.
- 5.5 Core Policy 48 of the Wiltshire Core Strategy provides clear support for the growth and diversification of rural businesses where proposals are appropriate in scale and relate well to their surroundings. The proposal accords fully with this approach, enabling the continued operation and enhancement of an existing enterprise, supporting farm viability, and contributing to the rural economy.
- 5.6 The development is physically and functionally related to the existing farmstead, utilises previously developed land within the site, and gives rise to no overriding constraints in terms of landscape, amenity, highways, or ecology. The principle of development is therefore clearly established, with the assessment turning to the acceptability of impacts.

Landscape Character

- 5.7 The Application Site is located within the Cranborne Chase National Landscape and as such paragraph 189 and 190 of the NPPF are of relevance to the determination of this application.

- 5.8 The NPPF is clear (paragraph 189) that 'great weight' should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscape, the latter being applicable in this case. This does not impose a blanket restriction on development within the National Landscape, rather it seeks to apply the highest level of protection in order to meet the objectives of conserving and enhancing landscape and scenic beauty.
- 5.9 Proportionality and prudence are important in considering the context of the proposals within an existing farm complex, extending an existing kennel. The proposals are subordinate in nature and do not intrude into the landscape.
- 5.10 The proposed extension is modest in scale and entirely contained within the existing farmstead. It does not extend built form into the open countryside and remains clearly subordinate to the established building group
- 5.11 The farmstead is well enclosed by a combination of topography, mature vegetation, and established field boundaries. As a result, the site has limited visual prominence and is not widely visible in the surrounding landscape.
- 5.12 The proposed extension is located to the rear of existing buildings and benefits from additional screening provided by existing trees. This ensures that it will not be visually intrusive in either immediate or wider views.
- 5.13 The proposed development is considered to be consistent with the Cranborne Chase National Landscape Partnership Plan 2025–2030, the NPPF, the Wiltshire Core Strategy (WCS Core Policy 56), ensuring that the proposals do not have a harmful impact upon the landscape character and, through the delivery of appropriate mitigation and sensitive design, it ensures that the objectives of this policy are satisfied. It is considered that these proposals are consistent with WCS Core Policy 57, delivering a high-quality pattern of development that responds positively to its landscape setting but also its functional use.
- 5.14 Having regard to its scale, siting, and design, the proposal will conserve the character and appearance of the landscape and accords with **Core Policy 51** of the Wiltshire Core Strategy.
- 5.15 Overall, the development gives rise to no harm to the special qualities of the National Landscape and is consistent with paragraphs 189–190 of the NPPF.

Noise & Residential Amenity

- 5.16 Whilst Residential Amenity is not defined in Planning Law, Core Policy 57 of the WCS states that proposals should have regard to: *"... the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)."* This is a widely accepted definition of residential amenity.
- 5.17 No cumulative will arise from the proposals on the amenity of neighbouring residents. As previously discussed, the nearest residential dwellings outside of the farm complex are situated some distance away and due to topography and natural buffers the likelihood of additional harm arise from noise, activity, and disturbance is minimal. The relationship between these dwellings and the operational areas of Shute Farm is strongly influenced by distance, elevation change, and landform, all of which provide natural acoustic mitigation. There will no impact from effluent or odour.
- 5.18 The site is an active farmstead with an established baseline of agricultural activity, including livestock movement, vehicle activity, and general operational noise. The proposed use will operate within this existing context.
- 5.19 Any noise associated with the boarding of dogs will be intermittent, managed, and comparable in character to the existing rural sound environment. It would not introduce a new or materially different source of disturbance.
- 5.20 Given the separation distances, site characteristics, and nature of the use, the proposal will not result in unacceptable impacts on the amenity of neighbouring occupiers.
- 5.21 The development therefore accords with **Core Policy 57** of the Wiltshire Core Strategy.

Design and Layout

- 5.22 WCS Core Policy 57 requires a high standard of design from all new development, in addition, the NPPF recognises that good design is a key aspect of sustainable development.
- 5.23 The proposals have been designed to relate the existing farm complex responding positively to the site, making best use of siting and interrelationship with the existing dog kennel.



- 5.24 The extension's pitched roof and timber cladding mirror the existing farm buildings. It is set lower making it subordinate to the existing and uses vernacular forms. This ensures it relates in its context and therefore meets Wiltshire's Design Guide advice, and upholds CP57's requirements.

Drainage and Flood Risk

- 5.25 Flood Risk is low, with dirty water proposed from kennel cleaning to connect to the existing drainage system that discharges to the slurry pit.
- 5.26 No drainage issues will arise with rainwater being captured in water butts or discharged by drain via the existing drainage system to slurry pit.
- 5.27 The proposals are therefore in line with the NPPF and CP67.

Ecology & Biodiversity Net Gain (BNG)

- 5.28 There is minimal ecological impact from these proposals. Prudence and proportionality are to be applied to levels of harm bearing in mind the setting within an existing farmyard complex and the siting of the extension on existing vegetable beds. There are no significant ecological constraints on the siting of the proposed extension.
- 5.29 There is no evidence of bats within the storage cupboard that will become the access way through to the existing dog kennel.
- 5.30 As outlined in the accompanying BNG report and metric the proposed development would achieve BNG by the purchase of 0.0316 off-site habitats units, or statutory credits as a last resort. A Biodiversity Gain plan will be provided to the Local Planning Authority after planning permission has been obtained.
- 5.31 The proposals therefore accord with the NPPF and Core Policy 50.

Lighting

- 5.32 The extension is located within the existing farmstead envelope, avoiding isolated or exposed lighting in open countryside;
- 5.33 The site benefits from topographical containment, with rising land and mature vegetation limiting light spill beyond the farm complex;

5.34 Any external lighting can be controlled by condition, limited to:

- Low-level, downward-facing luminaires,
- Motion-sensor or timed operation,

5.35 Importantly, the proposal does not introduce new sources of night-time activity beyond that already associated with an operational farm. Baseline night-time lighting is already present in the form of agricultural security and operational lighting, and the proposal would not materially alter the existing dark sky conditions when properly managed.

Nutrient Neutrality and the River Avon SAC

5.36 The site lies within the River Avon catchment, which is subject to nutrient neutrality considerations in relation to the River Avon Special Area of Conservation (SAC). However, the proposed development would not result in any increase in nutrient loading to the catchment and therefore gives rise to **no likely significant effects** on the River Avon SAC, either alone or in-combination..

5.37 The proposal comprises a modest extension to an existing rural enterprise, with no increase in residential use and no introduction of foul drainage that would discharge to the public sewer or directly to the water environment.

5.38 All wash-down water arising from kennel cleaning will be directed to the existing farm dirty water drainage system, which is designed and operated to manage agricultural effluent in accordance with environmental regulations. There will be no discharge of dirty water to surface water or groundwater.

5.39 In addition, solid dog waste will be collected and disposed of via the existing slurry management system, with material contained within the farm's established slurry pit and managed as part of the wider agricultural operation. This arrangement ensures that waste is fully contained on site, with no pathway for nutrients to enter the River Avon catchment. This is a closed-loop agricultural waste management system.

5.40 As a result, the development is nutrient neutral by design and would not increase phosphorus or nitrogen loading to the River Avon SAC. In these circumstances, a standalone Nutrient Neutrality Statement is not considered proportionate or necessary, as the proposal demonstrably results in no net increase in nutrient inputs.

6. Planning Balance and Conclusion

- 6.1 This application seeks full planning permission for a modest extension to an existing dog boarding kennel within an established farmstead at Shute Farm. The proposal is supported by this Planning Statement, together with a Biodiversity Net Gain Metric and Agricultural Justification, which demonstrate that the development is appropriate in its context.
- 6.2 Section 5 of this Statement has assessed the proposals against the relevant policies of the Development Plan, namely the Wiltshire Core Strategy. This assessment demonstrates that the proposal accords with the Development Plan when read as a whole, with no conflict arising with its spatial strategy, design, landscape, ecological, or amenity objectives.
- 6.3 The proposal represents the proportionate expansion of an existing rural business and is strongly supported by **Core Policy 48**, which seeks to enable rural enterprise and farm diversification. The development will contribute to the ongoing viability of the agricultural holding and support the rural economy. These proposals are not major development in the national landscape with less than substantial harm to arguably no harm arising to its significance.
- 6.4 The Site lies within the Cranborne Chase National Landscape; however, the proposal is modest in scale, contained within the existing farmstead, and will not give rise to harm to landscape character or the special qualities of the designated area. The scheme is therefore consistent with **Core Policy 51** and national policy, which seeks to conserve and enhance such landscapes without precluding appropriately located development.
- 6.5 The development will not result in unacceptable impacts in respect of residential amenity, highway safety, drainage, ecology, or nutrient neutrality. All technical matters have been appropriately considered and demonstrate that the proposal is acceptable.
- 6.6 The proposal also aligns with the National Planning Policy Framework, which places significant weight on supporting economic growth and the sustainable expansion of rural businesses. The development represents a sustainable form of development, delivering economic benefits without giving rise to environmental or social harm.
- 6.7 The application should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, there are no material considerations that would justify a departure from the Development Plan.



- 6.8 Overall, the proposal delivers clear and identifiable benefits, including support for farm diversification and the rural economy, without giving rise to any adverse impacts that would justify refusal. The development therefore constitutes sustainable development. There are no adverse impacts, either individually or cumulatively, that would warrant refusal of planning permission
- 6.9 Accordingly, it is respectfully concluded that there is a clear and compelling case for planning permission to be granted.



APPENDIX 1

Site Location Plan

[illegible]

NO	DATE	REVISIONS

**FALCON BUILDING
CONSULTANTS**

4 Crewes Cottage,
New Road,
Studley,
Wiltshire
SN11 9LX
Mob 07774 945251

Mob 07774 945251

CLIENT

Mod2Yco

3111 E

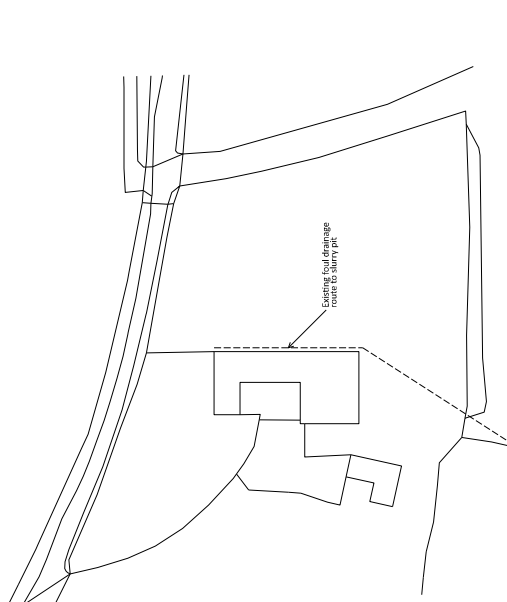
PROPOSED DOG KENNELS &
ASSOCIATED WORKS
SHUTE FARM
CROCKERTON

DRAWING TITLE
BLOCK & LOCATION PLANS
© Crown copyright and database rights
2026 OS Licence 100047474

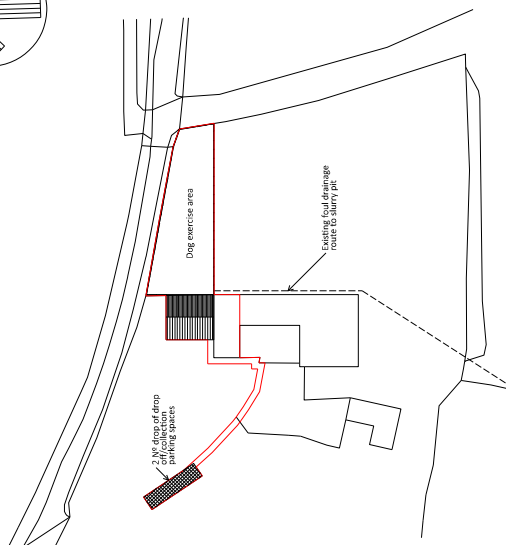
SCALE	1:500, 1:1250	A1
-------	---------------	----

DATE	FEB 2026	DRAWN BY	KV
------	----------	----------	----

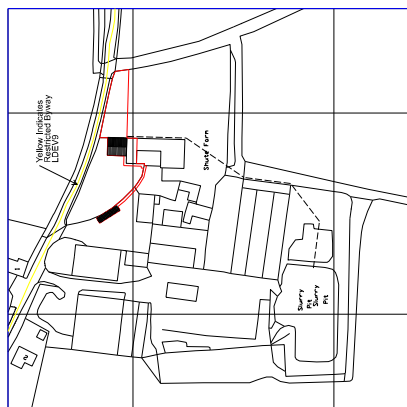
DRG NO	26/102/1	REV
--------	----------	-----



EXISTING BLOCK PLAN
1.500



PROPOSED BLOCK PLAN
1.500

LOCATION PLAN
1-1250