

PLANNING, DESIGN AND ACCESS STATEMENT FOR THE RESTROSPECTIVE CHANGE OF USE OF AGRICULTURAL YARD TO USE AS DOG KENNELS

**BRAYDON MANOR FARM
SERVICES
BRAYDON MANOR FARM
THE COMMON
SWINDON
SN5 0AG**

- On behalf of -

**BRAYDON MANOR FARM
SERVICES**

- as at -

APRIL 2026

- for submission to -

WILTSHIRE COUNCIL

**MOORE ALLEN & INNOCENT LLP
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INTRODUCTION

This Planning, Design and Access Statement has been prepared and submitted on behalf of Braydon Manor Farm Services, (hereafter referred to as the “Applicant”). This application is supported by the documents and drawings submitted as part of this retrospective full planning application for the change of use of agricultural yard to dog kennels under the Town and Country Planning Act 1990.

1.1 General information

- | | | |
|----|---------------------------------|---|
| a) | Applicant:- | Braydon Manor Farm Services
Braydon Manor Farm
The Common
Swindon
SN5 0AG |
| b) | Agent:- | Lucy Kernon MRICS FAAV
Moore Allen & Innocent LLP
33 Castle Street
Cirencester
Gloucestershire
GL7 1QD |
| c) | Site Address:- | Braydon Manor Farm
The Common
Swindon
SN5 0AG |
| d) | Accompanying Documents:- | Location Plan
Block Plan
Existing Elevations, Floor Plan and Roof Plan
CIL Form 1 |

1.2 The Planning Application Submission

In accordance with the Town & Country Planning Act 1990 (as amended) in the Town & Country Planning (Development Management Procedure) Order 2015 (as amended), the planning submission will comprise the following documentation:

- Application forms, including certificates of ownerships and notices, duly completed.
- Design and Access Statement
- Correct Planning Application Fee

Should the LPA require any documents not submitted as part of this Design and Access Statement, please request these from the Agent.

1.3 Structure Of This Planning, Design And Access Statement

The requirements for the development are provided in this Statement. The information provided in this Statement for planning application purposes on behalf of Braydon Manor Farm Services is divided into 5 Sections plus Appendices and following this Introduction (Section 1), the structure follows: -

- **Section 2 – The Existing Development**
- **Section 3 – Planning Policy**
- **Section 4 – Justification**
- **Section 5 – Conclusion**

2. The Property

The Applicant purchased Braydon Manor Farm in 2022 as an agricultural holding with a range of agricultural buildings and a former stable block used by the previous Applicant. The holding extends to 80 acres of grassland, and the Applicant owns 4 head of cattle, 30 pigs and 50 sheep. The wider grassland is grazed by local graziers. Braydon Dogs was subsequently established in early 2023 and is a licensed dog boarding and kennel facility which has been operating continuously on the site since it was established.

The site contains 10 individual dog kennels, constructed on an historic concrete pad. The dog kennels are within sight and sound of the house and offer day boarding with 3 walks per day, a secure field for exercise and over 10 years' experience.

There was previously a trailed cabin at the end of the run of kennels which was used as a dog grooming facility. This trailer has been repositioned and additional kennels constructed in the former location. The photographs below show the existing kennels.

Image 1: The Existing Kennels



3. Planning Policy

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF 2024) sets out in paragraph 88 the planning policy should enable:

- “(a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;**
- (b) The development and diversification of agricultural and other land-based rural businesses;**
- (c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and**
- (d) The retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”.**

Local Policy

The Wiltshire Core Strategy adopted in 2015 is the local policy of relevance.

Core Policy 34 relates to additional employment land and is of most relevance to this proposal. CP34 states:

“Outside the principle settlements, market towns and local service centres, development will be supported that:

- i. Are adjacent to the settlements and seek to retain or expand businesses currently located within or adjacent to the settlement;**
- ii. Supports sustainable farming of food production through allowing development requiring to adapt to modern agricultural practices and diversification; or**
- iii. Are for new and existing rural based businesses within or adjacent to large and small villages.**

Core Policy 48 relates to supporting rural life and is relevant in part. CP48 states that:

“Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. 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.**
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities or residential areas.**
- iii. The building can be served by adequate access and infrastructure.**
- iv. The site has reasonable access to local services.**

4. Justification

Since the purchase of Braydon Manor Farm in 2022, the Applicant was required to overcome many issues caused by the previous owner, which led to significant expenditure. The Applicant previously managed a similar business to Braydon Manor Dogs at their previous property and therefore established Braydon Manor Dogs in early 2023.

Since establishment, Braydon Manor Dogs has grown in popularity, particularly off the back of Covid-19 as people returned to work in the office and required someone to look after their dog during the working day.

The site is fully licenced and now has 10 kennels which are extremely popular with clients. This is an expansion of the existing business and generating an additional income when the farming industry experiences tough times.

Access

There have been no changes to the access on the highway. The Applicant has installed gates which are permanently closed to ensure the site is secure. Clients can only visit upon appointment and will be met by the Applicant. There is no access to the holding without an appointment.

The Applicant has installed the gates so that they are set back from the road to allow vehicles to safely pull off the road while waiting to be greeted.

Noise

It is noted that dog kennels can generate noise during the date. It is noted that the site is for day boarding.

Due to the restrictive timeframes for submission of this application, a Noise Management Plan Assessment has been commissioned but the report has not yet been received. This Noise Management Plan will be submitted to Wiltshire Council on receipt.

Ecology and Biodiversity

There are no ecological or biodiversity concerns regarding the site which was an existing concrete base prior to the construction of the kennels. Therefore, the BNG pre-development value is therefore zero. In addition, all works were completed prior to the 12th April 2024.

5. Conclusion

This application for the siting of dog kennels at Braydon Manor Farm for the successful running of Braydon Dogs is a well-established form of diversification generating regular income to assist with the farming enterprise.

The application accords with planning policy on both a national and local level, therefore we therefore request the Local Planning Authority support for this application.

Yours faithfully

Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP

8th April 2026