**TOWN & COUNTRY PLANNING ACT 1990**

# PLANNING STATEMENT

## PROPOSED AGRICULTURAL BUILDING

## AT CONKWELL GRANGE, CONKWELL, LIMPLEY STOKE, BATH, WILTSHIRE, BA2 7FD

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## 1.0 INTRODUCTION

1.1 This Planning Statement has been prepared to support the submission of a planning application seeking full planning permission for the erection of an agricultural building at Conkwell Grange, Conkwell, Limpley Stoke, Bath, Wiltshire, BA2 7FD.

1.2 This statement will describe the location of the site and will set out what is proposed by the planning application. The statement will then provide an overview of the planning policy context and an assessment of the key material planning considerations, demonstrating the proposal's acceptability.

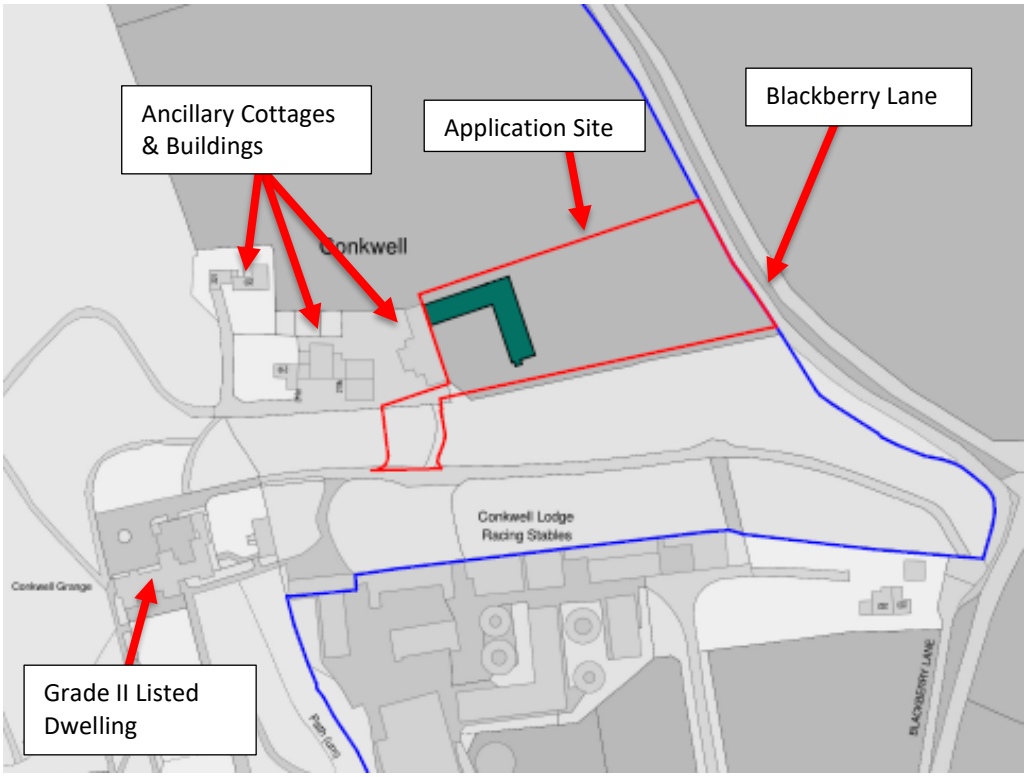
1.3 The planning application is supported by the following documents and existing and proposed plans:-

- Document. Planning Application Form
- Document. Community Infrastructure Levy Form
- Document. Design & Access Statement by Holland Green
- Document. Preliminary Ecological Appraisal and Preliminary Roost Appraisal by Wildwood Ecology
- Document. Biodiversity Net Gain Assessment by Wildwood Ecology
- Document. Arboricultural Impact Assessment by GHA Trees Arboricultural Consultancy

- Drawing No.010-100 Rev.PL-01. Title. Location Plan
- Drawing No.021-100 Rev.PL-01. Title. Existing Site Plan
- Drawing No.022-101 Rev.PL-01. Title. Proposed Site Plan
- Drawing No.051-106.1 Rev.PL-01. Title. Proposed Ground Floor
- Drawing No.051-106.2 Rev.PL-01. Title. Proposed Roof Plan
- Drawing No.052-106.3 Rev.PL-01. Title. Proposed East, North & South Elevations
- Drawing No.052-106.4 Rev.PL-01. Title. Proposed Sections C, D & E

## 2.0 SITE DESCRIPTION

2.1 The application property, Conkwell Grange, comprises a Grade II Listed dwellinghouse set within 125 acres of land, consisting of a mix of woodland, pasture and gardens. The property has a number of ancillary cottages and buildings none of which are curtilage listed.



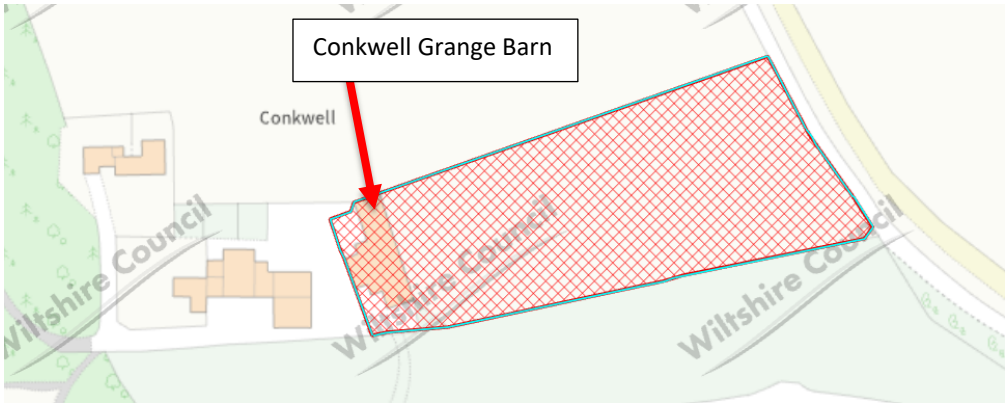

Location Plan

2.2 The property has an extensive planning history but the following planning applications overlap or are adjacent to the current application site and material to the assessment of the development currently proposed: -

- **Application Reference W/87/00360/FUL** - Conversion of existing steel structure barn into one dwelling – Approved 05/05/1987
- **Application Reference 18/07078/FUL** - Demolition of existing residential units (Nos. 219, 219a, 219b, 219c and 219d) and erection of No.3 replacement housing units, ancillary garaging, a new Courtyard, access driveway and associated landscaping, including variations to partially implemented consent ref. W87/0360/FUL; and full retention of No 220 and 221 – Approved 11/01/2019

- **Application Reference 19/04532/FUL** - Variation of application W87/0360/FUL to include extension following demolition of existing store building, substation and adjacent garage, amended internal layout and revised fenestration – Approved 27/07/2019
- **Application Reference 19/11295/VAR** - Demolition of existing residential units (Nos. 219, 219a, 219b, 219c and 219d) and erection of No.3 replacement housing units, ancillary garaging, a new Courtyard, access driveway and associated landscaping, including variations to partially implemented consent ref. W87/0360/FUL; and full retention of No 220 and 221 – Approved 13/01/2020
- **Application Reference W/05/02651/FUL** - Conversion of grain store to 2 dwellings – Withdrawn 05/05/2006
- **Application Reference PL/2025/09430** - Proposed change of use of building to domestic storage – Approved 13/01/2020

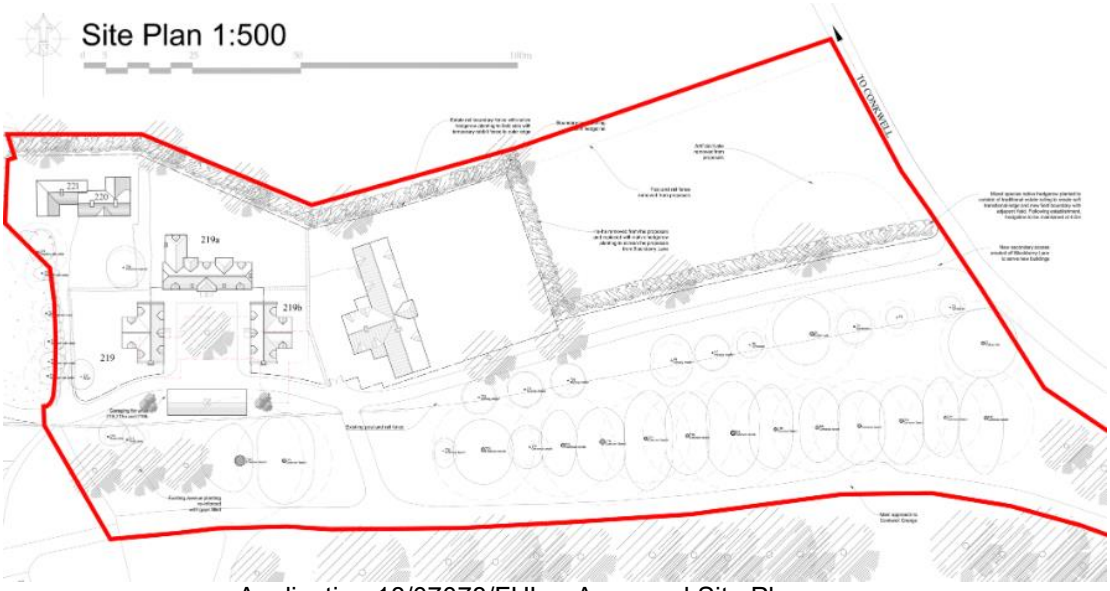
2.3 The planning history reveals that the current application site includes the area of land which was the subject of planning application reference W/87/00360/FUL which proposed the change of use and conversion of Conkwell Grange Barn to create a single dwellinghouse. The map below identifies the site area and original curtilage permitted for the new dwelling in 1987.




Map showing Site Area of Application W/87/00360/FUL

2.4 The most recent planning history from the last decade reveals that planning permission was granted in 2019 (application reference 18/07078/FUL) for the demolition and replacement of a number of the

ancillary cottages to the west of the current application site, along with the erection of ancillary garaging, a new courtyard, access driveway from Blackberry Land, and associated landscaping. The approved Site Plan can be seen below:

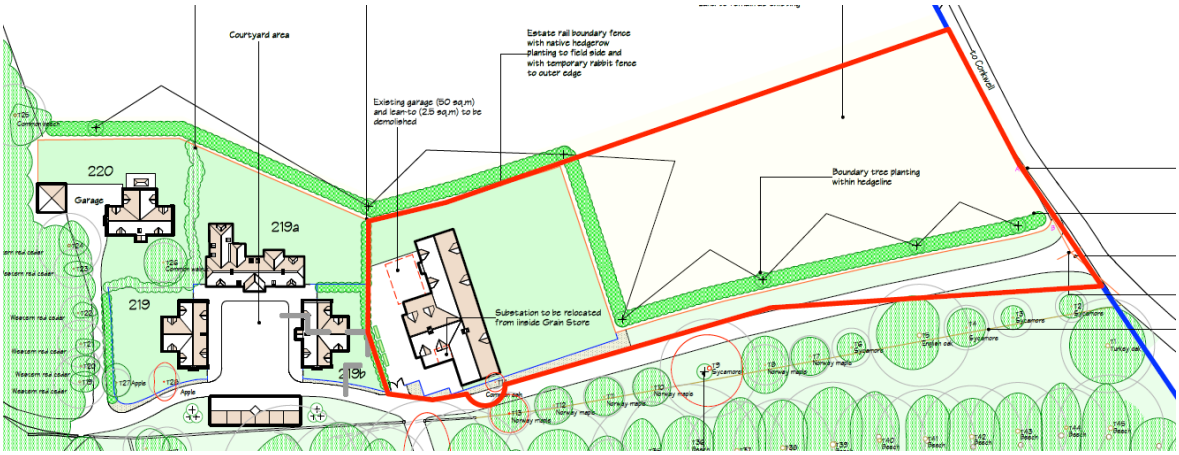



Application 18/07078/FUL - Approved Site Plan
('Revised Site Plan – received 1 January 2019')

2.5 The permission also allowed "variations to partially implemented consent ref. W87/0360/FUL", as stipulated on the decision notice, which previously allowed the change of use and conversion of the Conkwell Grange Barn to create a single dwellinghouse as mentioned above The variation to the original scheme included a reduction to the permitted curtilage, amended access arrangements, and updated boundary treatments and associated landscaping (all shown on the approved Site Plan above).

2.6 The second planning permission, reference 19/04532/FUL, in 2019 granted amendments to the conversion of Conkwell Grange Barn as permitted under planning permission W/87/00360/FUL. The application explained that minor amendments were required to address related functionality, natural lighting of internal areas, storage capacity considerations and other general aesthetic enhancements. The planning permission allowed small extensions following the demolition of an existing store building, substation and adjacent garage, an amended internal layout

and revised fenestration. An extract from the approved site plan is included below.



Planning Permission 19/04532/FUL- Approved Proposed Site Plan (drawing ref. 1080.06I)

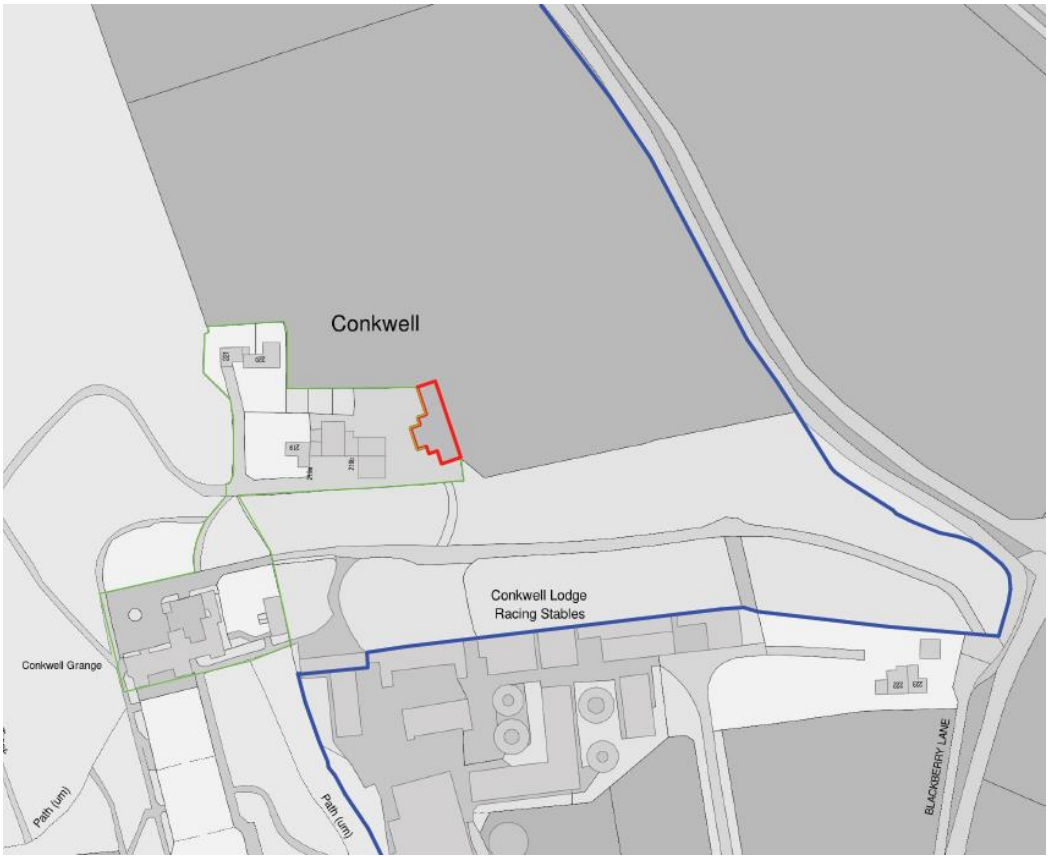
2.7 The Case Officer's report for application 19/04532/FUL notes that Officers could not accept that W/87/0360/FUL has a lawful extant permission, albeit the subsequent decision notice clearly permits an amendment to the original permission, however, notwithstanding this point, it was confirmed that planning permission 18/07078/FUL had been implemented; "The proposed new access from Blackberry Lane has already been approved and at the time of the site visit had begun to be implemented. Additionally, the red outline for 18/07078/FUL effectively permitted the proposed landscaping scheme and garden area for the Grange".

2.8 The most recent planning application, reference PL/2025/09430, confirmed the change of use of Conkwell Grange Barn for domestic storage. The application explained that the building was originally built and used for agricultural purposes but has been used for residential storage for many years by the current and former owners of the property. The Council's Delegated Report for the application acknowledged that the application was retrospective in nature and the building has previously been adapted in line with the previous permissions to create a dwellinghouse albeit the building was not equipped for human habitation.

2.9 The Delegated Report went on to note that while the former agricultural building does not lie within the immediate formal residential curtilage of Conkwell Grange, it is closely related to a range of cottages which form

part of the estate. As such, it was stated that the inclusion of this building as part of the range of ancillary buildings related to the residential occupation of the main dwelling and ancillary dwellings was appropriate and uncontentious; “The retention of the building for storage purposes instead of as a separate dwelling as previously intended is therefore considered acceptable”.

2.10 The Case Officer did however request a drawing that defined the residential curtilages of the dwellinghouses, and it formed a part of the planning permission. An extract from the approved drawing is shown below with the residential areas surrounded in green:




Planning Permission PL/2025/09430- Approved Location Plan
(drawing ref. 010-100 RevPL-1)

## 3.0 PROPOSED DEVELOPMENT

3.1 The enclosed application seeks full planning permission for the construction of an agricultural building to serve the Conkwell Grange Estate. The building will be sited on agricultural land next to the existing cluster of buildings at the property, using land previously defined as associated curtilage.

Proposed Site Plan

3.2 The proposed building would be served by a new entrance from Blackberry Lane to ensure agricultural machinery have dedicated access to the building separate from the residential entrance to Conkwell Grange. The access was previously approved (planning permission 18/07078/FUL) and works implemented as explained above. The area to the east of the building will also include some new landscaping as part of the ecology and landscape enhancements associated with the proposed development.

3.3 The proposed agricultural building will be sited next to Conkwell Grange Barn as shown on the proposed site plan above. The building has been sensitively designed for its purpose in terms of its footprint and height but will be finished with traditional materials to be in keeping with the existing buildings at the estate. The main building will be finished with Bath stone walls and a clay tile roof, and the lower link structure with timber cladding and a corrugated metal roof.

## 4.0 PLANNING POLICY CONTEXT

*National Planning Policy*

4.1 The National Planning Policy Framework (NPPF), and associated Planning Practice Guidance (PPG), sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions. The policies within the following chapters of the NPPF are relevant to the assessment of the proposed development:-

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision-making
- Chapter 6 – Building a Strong, Competitive, Economy
- Chapter 11 – Making Efficient Use of Land
- Chapter 12 – Achieving Well-designed Places
- Chapter 13 – Protecting Green Belt Land
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

4.2 The NPPF highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

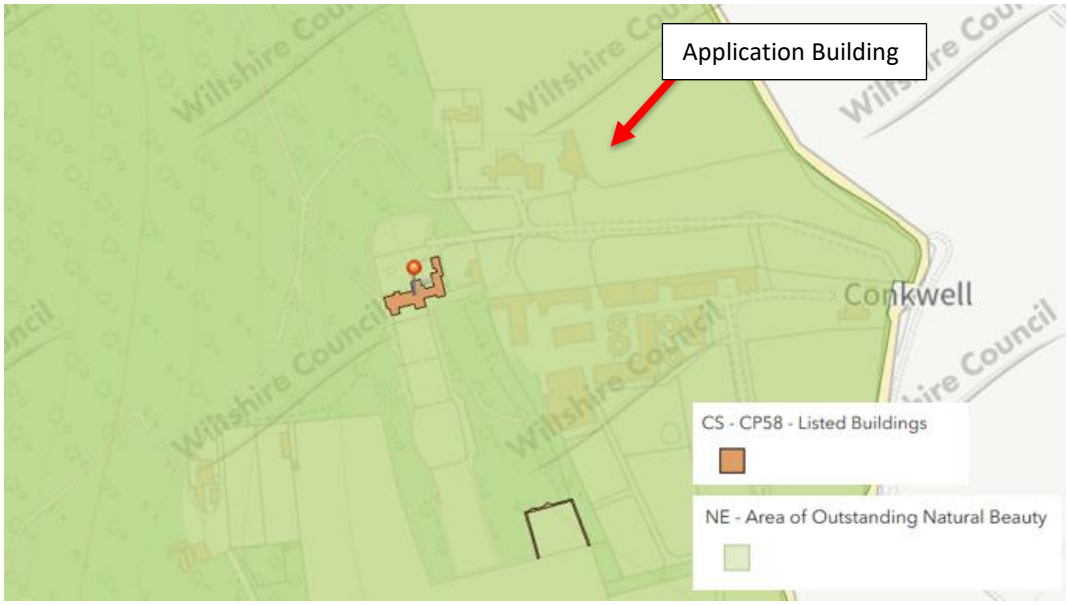
*Local Planning Policy*

4.3 The development plan relevant to the application include the Wiltshire Core Strategy (WCS) (adopted January 2015) (which includes saved West Wiltshire Local Plan policies). The site lies within the Winsley Designated Neighbourhood Plan Area but a Plan has yet to be produced. The key policies relevant to the assessment of the proposed development are considered to be:-

- **WCS** Core Policy 1: Settlement Strategy

- **WCS** Core Policy 2: Delivery Strategy
- **WCS** Core Policy 7: Spatial Strategy: Bradford on Avon Community Area
- **WCS** Core Policy 34: Additional Employment Land
- **WCS** Core Policy 48: Supporting Rural Life
- **WCS** Core Policy 50: Biodiversity and Geodiversity
- **WCS** Core Policy 51: Landscape
- **WCS** Core Policy 57: Ensuring High Quality Design

4.4 The adopted Local Plan is accompanied by the Policies Maps, which provides a spatial representation of the Local Plan policies. The site lies within Flood Zone 1. The property is washed over by the Bristol, Bath and Western Wiltshire Green Belt and the Cotswolds National Landscape. The property also lies within the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) and includes Ancient Woodlands of Challenges Grove.




Local Plan Policies Map - WCS

4.5 The following Supplementary Planning Documents are also relevant in the determination of this application:

- Wiltshire Council Design Guide (2024)
- Cotswold National Landscape Management Plan 2023 - 2030

*Emerging Planning Policy*

4.6 The WCS was adopted in 2015 and is therefore being reviewed. The review is termed the 'Local Plan Review'. The draft Wiltshire Local Plan (WLP) was submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. There are no fundamental changes proposed to the Spatial Strategy of the Local Plan, as presented within Pre-Submission Draft (2020 – 2038) (Regulation 19) Wiltshire Local Plan (September 2023), however the draft plan pre-dates the recently published NPPF (12 December 2024).

4.7 The draft WLP was submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. However, following some initial hearing sessions the Planning Inspectorate raised significant concerns with the soundness of the draft WLP and subsequently wrote to the Council on the 27 February 2026 advising that the Council should either (i) withdraw the Local Plan from examination or (ii) request that the Inspectors draft a final report (which would recommend non-adoption). It is now the Council's intention to withdraw the draft Local Plan from the Examination process.

## 5.0 KEY ISSUES AND PLANNING ASSESSMENT

5.1 In light of the context of the site and relevant national and local planning policies the key material planning considerations are considered to be:-

i) Principle of Development

ii) Impact on Green Belt

iii) Impact on National Landscape

iv) Impact on Historic Environment

v) Impact on Ecology and Bath and Bradford on Avon Bats SAC

vi) Impact on Local Environment (surface water, noise, pollution)

**Principle of Development**

Local Planning Policy Context

5.2 The WCS includes a Spatial Strategy which sets the foundations for how 'sustainable development' is defined and applied within Wiltshire. It has three key elements; a Settlement Strategy, Delivery Strategy and Infrastructure Requirements. The settlement and delivery strategies define where development will be the most sustainable across Wiltshire's settlements.

5.3 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outline that there is a presumption in favour of sustainable development within the Principal Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the Limits of Development other than in exceptional circumstances, as set out within the relevant core policies contained within the plan, i.e. the 'exception policies'.

5.4 The WCS 'exception policies' that permit new development within the countryside, in line with the delivery strategy outlined in Core Policy 2, are listed within paragraph 4.25 and include Core Policy 34 'Additional

Employment Land' and Core Policy 48 'Supporting Rural Life'. The policies provide support for a range of developments that will support rural communities, albeit the Local Plan does not contain any policies or criteria which relate to new agricultural or forestry developments. Core Policy 34 does however provide broad support for developments that contribute towards the enhancement of 'target sectors' which includes agriculture and land-based industries.

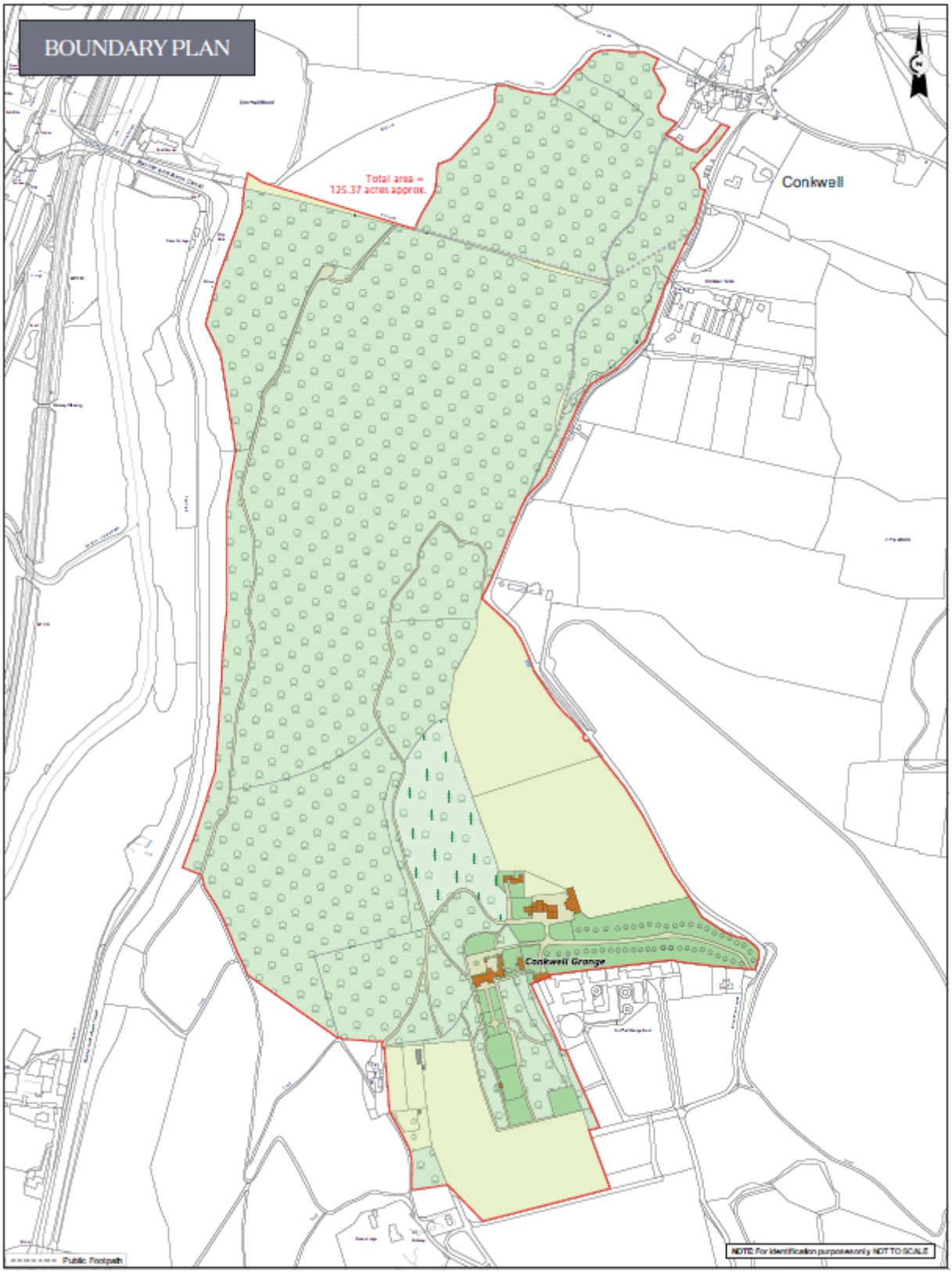
5.5 The proposed development involves the construction of an agricultural building on agricultural land for the management of the existing Conwell Grange Estate and therefore has a clear locational requirement as explained within the following section.

Agricultural Need & Justification

5.6 The Conkwell Grange Estate extends over 125 acres, consisting of a mix of woodland, pasture and gardens. The residential areas comprise a very small proportion of the estates as shown on the Location Plan above and the Aerial View below.

Planning Permission PL/2025/09430: Aerial View (drawing ref. 010-100 RevPL-1)

5.7 The remainder of the land comprises pasture land used for agricultural purposes and woodland. The extent of these areas can be seen on the map below.




Boundary Plan (Source: Knight Frank Sales Brochure)

5.8 The estate does not currently have any agricultural buildings to manage the agricultural land, woodland and wider estate. The new owner seeks permission for a purpose built agricultural building to store the necessary machinery and equipment for the management of the land. The application site, and wider open agricultural land within the applicant's ownership, is shown on the photographs below.

Photo of Application Site with Woodland in the Background

Photo of Application Site and Agricultural Land Looking Towards Blackberry Lane

5.9 The woodland is actively managed with an ongoing programme of felling, thinning and replanting and the grazing land is within a good condition as

shown in the photographs above. However, the applicant, as the new owner of the estate, wishes to provide a facility that will enable the management of the land in-house as opposed to using outside contractors. The ancillary cottages house estate workers which are already on site to manage the residential areas of the estate, however an agricultural building is required to store the equipment and machinery required to manage the agricultural land and woodland.

5.10 There is a clear agricultural need for the proposed development and the proposed floor plans provide details of the equipment to be stored within the building. The Design and Access Statement provides further information on the proposed design of the building noting that the layout and footprint is specifically designed to sufficiently house the heavy machinery required to support and maintain the 125-acre estate.

5.11 There have been numerous new rural buildings permitted and erected at the adjoining Conkwell Grange Farm, however it is now within separate ownership. The most recent was for a substantial building in line with the following application:

- **Application Reference 18/04275/FUL** - Demolition of existing stable and office buildings with a replacement 'horse owners' building to include office, staff room, electricity, meeting rooms, substation, and garage. Additional erection of single building with dual ridge accommodating hay storage and a further 20 stables – Approved 30/08/2018

5.12 There have also been permissions for numerous other rural buildings within the surrounding landscape including the following buildings close to the current application site:

- **Application Reference 17/04391/FUL** - Erection of an equipment store and propagation greenhouse, and associated landscaping works - Land to the east of Blackberry Lane, Winsley – Approved 17/07/2017

5.13 The above permissions are shown on the aerial photograph below to demonstrate the rural context of the site and to identify other local permissions for rural buildings which relate to the use and management of the landscape.

5.14 The proposed building the subject of this current application is of a modest scale for the extent of the estate and the context of the site. The building will be appropriately sited on agricultural land with direct access from Blackberry Lane. The exiting access will be reconfigured to ensure safe and efficient access for agricultural machinery accessing the building and surrounding land. There is a clear agricultural need for the building and without its provision the applicant is unable to manage the agricultural land and woodland within the estate, thus being forced to continue to rely on third parties which is unsustainable.

**Impact on Green Belt**

5.15 The application site lies within the West Wiltshire Green Belt which is a key material planning consideration. The NPPF specifies that the Government

attaches great importance to Green Belts and clarifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The five purposes that a Green Belt designation serves are however as follows:

i. to check the unrestricted sprawl of large built-up areas;
ii. to prevent neighbouring towns merging into one another;
iii. to assist in safeguarding the countryside from encroachment;
iv. to preserve the setting and special character of historic towns; and
v. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.16 The NPPF therefore advises that a Local Planning Authority should regard development in the Green Belt as 'inappropriate'. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. However, there are a number of exceptions as outlined within Paragraph 154 of the NPPF, which includes buildings for agriculture and forestry (exception 'a' of Paragraph 154) and engineering operations (exception 'h.ii.' of Paragraph 154).

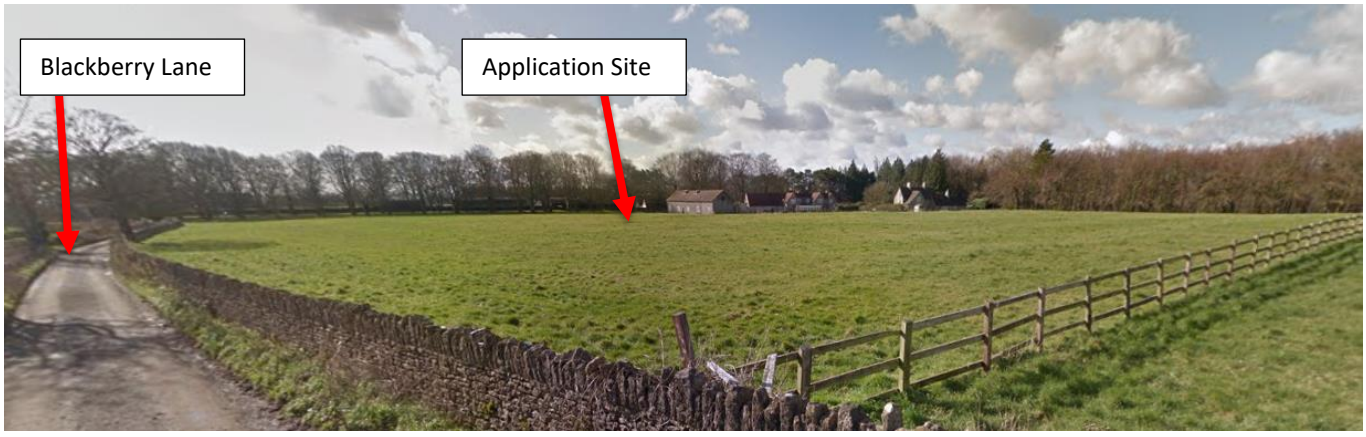
5.17 The proposed development will comply with the aforementioned exceptions and will therefore not result in 'inappropriate development' within the Green Belt. The PPG therefore clarifies that where a development is not considered to be inappropriate in the Green Belt, it follows that the test of impacts to openness or to Green Belt purposes are addressed and that therefore a proposal does not have to be justified by "very special circumstances" (Paragraph: 014 Reference ID: 64-014-20250225). The proposed development therefore complies with Green Belt policy. The development itself has however been sensitively sited and designed to reduce its visual impact, which is a key consideration when considering the impact on openness (which is capable of having both spatial and visual aspects), albeit the key consideration in this regard is the impact on landscape character and visual amenity as considered below.

**Impact on National Landscape**

5.18 The application site lies within the Cotswolds National Landscape and therefore any scheme should seek to further the purpose of conserving and enhancing natural beauty as required by the Levelling-up and Regeneration Act 2023, and confirmed within the NPPF which advises that great weight should be given to conserving and enhancing its landscape and scenic beauty.

5.19 The objective outlined above is reflected within Core Polices 51 'Landscape' and 57 'Securing High Quality Design' of the WCS which seek to secure high quality design in all development and ensure there is no harm to landscape character. The Local Plan also designates the landscape as a Special Landscape Area therefore all new development must ensure no harm to landscape character.

5.20 The position of the site within the National Landscape is therefore an important material planning consideration which is why the proposed building has been purposefully sited and designed to assimilate well with the existing buildings to the north of the estate. The proposed development will not result in a change of use of the land and the building itself will be respect the proportions and appearance of the former Conkwell Grange Barn.




Photograph of Application Site from Blackberry Lane

5.21 The proposed building will be visible from Blackberry Lane as shown in the photograph above but will be seen amongst the existing cluster of buildings and mature landscaping. The building will not appear out of place and will

not therefore have a harmful impact on landscape character or visual amenity. Furthermore, the proposed development will not result in the removal of any trees as confirmed within the submitted Arboricultural Impact Assessment, and there will be a significant landscape enhanced with the planting of 57 native trees and a new section of hedgerows.

5.22 The Cotswold National Landscape Management Plan explains that the two main aspects of rural land management are farming and woodland management. Policy CE10 'Farming and Land Management' of the Management Plan states that farming and land management in the Cotswolds National Landscape should be compatible with and seek to further the conservation and enhancement of the natural beauty of the landscape. The proposed development aligns with this policy objective because its very purpose is to enable an agricultural building to be erected that would enable the conservation of the natural landscape and associated manmade elements that contribute towards the character and beauty of the National Landscape. The photograph above provides a snapshot of the land management responsibilities of the applicant from the repair, maintenance and management of the stone wall, post and rail fencing, grazing land and the woodland in the background.

5.23 Policy CE6 'Dark Skies' of the Management Plan states that proposals that have the potential to impact on the dark skies of the Cotswolds National Landscape should be delivered in a way that is compatible with and seek to further the conservation and enhancement of these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting. The proposed development will not have an impact on the dark skies as a result of the use and design of the building. The courtyard formation means that there will be no openings looking outwards towards the open landscape and there will be no external lighting.

**Impact on Historic Environment**

5.24 The duty placed on the Council under sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 is the requirement to have special regard to the desirability of preserving listed buildings and

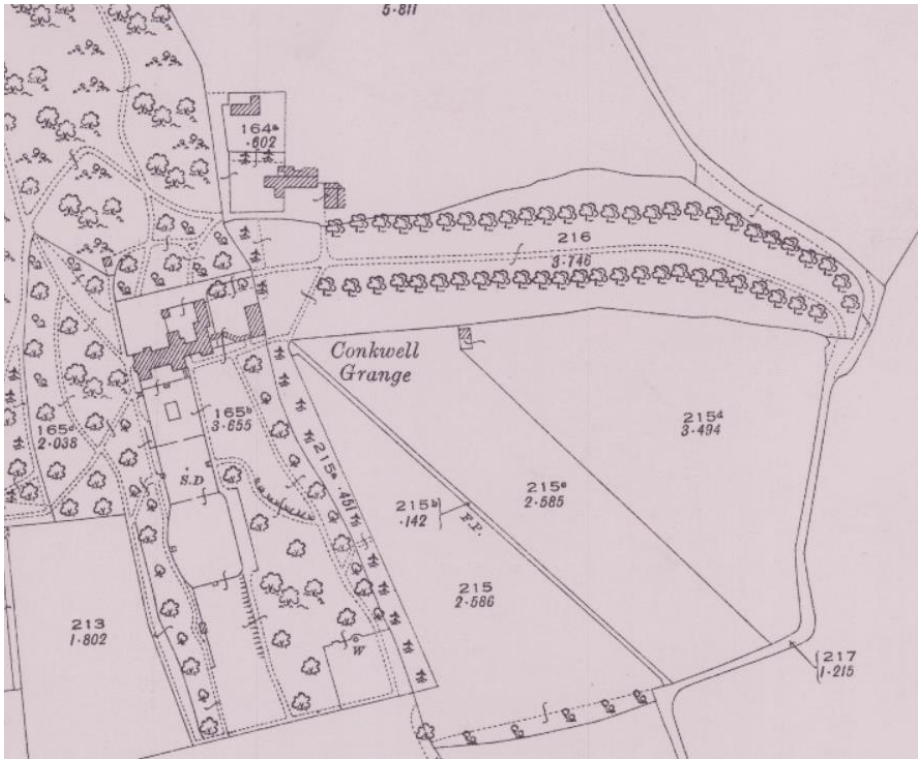
their setting or any features of special architectural or historic interest which they possess.

5.25 The NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It outlines that applications for development should describe the significance of any heritage assets affected, including any contribution made by their setting. Furthermore, the effect of an application on the significance of a non-designated heritage asset will require a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

5.26 In terms of designated heritage assets, Conkwell Grange is a Grade II Listed (Historic England List Entry Number 1180870) building. The Historic England list entry provides the following description; "The Country house, dated 1907, by Sir E.G. Dawber for J. Thornton, squared rubble stone with ashlar dressings, tall hipped stone slate roofs and prominent rubble stone stacks with ashlar quoins. …". The setting of the Grade II Listed building is an important consideration but it is recognised that the LPA advised during a previous application at the site (reference 18/07078/FUL) that "In regards to Conkwell Grange, its setting is not considered to extend beyond its initial enclosed landscaped garden and is also located on lower ground than the application site. It is considered that the proposal(s) would have no adverse impact on the setting of the listed building". There is no intervisibility between the listed building and the application site, and proposed building will be well integrated with the existing cluster of buildings to the north of the Grade II Listed building.

5.27 The historic map shown below alongside a current map shows how the evolution of the Conkwell Grange Estate. The maps show that the cluster of buildings next to the application site include modern additions, in particular the former Conkwell Grange Barn which is a much later addition understood to have been erected during the 1950s. The building does not have any special historic or architectural interest, it is a modern addition along with the extensive cluster of agricultural and equestrian buildings at

Conkwell Grange Farm, and is not therefore considered to be a non-designated heritage asset.




Historic Map 1898 - 1939

Map 2019

5.28 The maps show that the cluster of buildings next to the application site include modern additions, in particular the former Conkwell Grange Barn which is a much later addition understood to have been erected during the

1950s. The building does not have any special historic or architectural interest, it is a modern addition along with the extensive cluster of agricultural and equestrian buildings at Conkwell Grange Farm, and is not therefore considered to be a non-designated heritage asset.

5.29 There is an extensive range of buildings at Conkwell Grange Farm, which is within separate ownership, including a large building recently erected under planning permission 18/04275/FUL as mentioned above.

**Impact on Ecology and SAC**

5.30 The NPPF advises that new developments should protect and enhance biodiversity and geodiversity (paragraph 185) and Core Policy 50 'Biodiversity and Geodiversity' of the WCS outlines that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

5.31 The site is located within several consultation zones for bats associated with the Bath & Bradford on Avon SAC and is next to Conkwell Wood, a deciduous woodland, that is likely to support roosting bats. However, the development currently proposed is limited to the erection of an agricultural building on open land and therefore has no potential to directly impact habitat that supports bats. The application is however supported by a Preliminary Ecological Appraisal and Preliminary Roost Appraisal which consider the indirect impacts. The impacts from any potential external lighting is the key albeit the application does not propose any external lighting. Light spill from within the building is however a consideration but as advised within the report due to embedded design measures, the development is not anticipated to result in adverse effects arising from artificial lighting on habitats suitable for bat activity within the SAC core roosts area.

5.32 In terms of the requirement to secure Biodiversity Net Gain (BNG), Core Policy 50 specifies that all development should seek opportunities to enhance biodiversity, however it has become mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The requirement is to deliver 10% BNG. The application is therefore supported by a BNG Assessment which demonstrates that BNG will be achieved onsite through the planting of 57 native trees, a section of native hedgerow planting, and the enhancement of existing modified grassland to other neutral grassland habitat. These measures deliver a BNG of 10.62% and meet all applicable BNG trading rules

**Impact on Local Environment**

*Sustainable Construction*

5.33 The Council has a Climate Strategy which seeks to reduce emissions and work towards making Wiltshire carbon neutral and the draft sustainable construction and carbon neutral policies within the emerging Wiltshire Local Plan will play a key role. The current 'Sustainable Construction and Low-Carbon Energy' policy (Core Policy 41) of the WCS does however encourage new development to incorporate design measures to reduce energy demand, and retrofitting measures to improve the energy performance of existing buildings.

5.34 The proposed development involves the construction of an agricultural building which is designed for its purpose, however it will be finished with materials to be in-keeping with existing buildings at the estate and will include photovoltaic panels as shown on the drawings to maximise its sustainability and contribute towards the sustainability of the estate as a whole.

*Flood Risk and Surface Water*

5.35 The site lies within Flood Zone 1 and is not therefore at risk from flooding but Core Policy 67 'Flood Risk' of the WCS seeks to ensure that all new

development include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable. The proposed drainage strategy will involve the discharge of surface water to soakaways within the ecology and landscape area to the east of the building in line with the requirements of Core Policy 67.

Noise, Pollution & Amenity

5.36 In terms of the impact on neighbour amenity, Core Policy 57 of the WCS seeks to ensure that new developments have regard to the compatibility of adjoining buildings and uses, and consider the impact on the amenities of existing occupants. The proposed agricultural building will be site close to the ancillary cottages at the estate, however it will be limited to the storage of machinery and equipment to manage the estate and there will be no unacceptable noise pollution. The former Conwell Grange Barn, which is used for residential storage only, is also positioned between the dwellings and the proposed new building which will further reduce any potential noise impacts. It should however be recognised the property as a whole is within single ownership and there are no other nearby properties that would be affected by the proposed development.

## 6.0 CONCLUSION

6.1 The application seeks full planning permission for the erection of an agricultural building at Conkwell Grange, Conkwell, Limpley Stoke, Bath, Wiltshire, BA2 7FD.

6.2 The Conkwell Grange Estate extends over 125 acres, consisting of a mix of woodland, pasture and gardens. The residential areas of the property cover only a small percentage of the estate and there are no existing agricultural buildings which enable the management of the land and woodland. The current owner therefore seeks permission for a sensitively designed new agricultural building to store the necessary machinery and equipment for the management of the agricultural land and woodland which form part of the estate.

6.3 The application site falls within West Wiltshire Green Belt however the proposed development is necessary for agricultural purposes and is not therefore 'inappropriate development' within the Green Belt. The building can also be accommodated without harming the significance of the Grade II Listed dwellinghouse at Conkwell Grange, or the natural beauty of the Cotswolds National Landscape. The purpose of the proposed development is to enable the applicant to manage the land which would further the conservation and enhancement of the natural beauty of the landscape.

6.4 The proposed development aligns with the relevant policies of the Local Plan and having considered the individual planning merits of the proposal it is respectfully requested that full planning permission be granted.