

PLANNING STATEMENT

for Prior Approval of Proposed Change of Use of
buildings on agricultural units and former agricultural buildings to dwellinghouses
(Class C3) which includes building operations reasonably necessary for the
conversion (Class Q a & c)

at

**Building at Highway Farm
Highway
Calne
Wiltshire
SN11 8SR**

On behalf of

The Rt. Hon. Viscount Sidmouth

May 2026

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Appendix 1 – Images of similar buildings of approved Class Q applications

1.0 INTRODUCTION

- 1.1 This statement accompanies a Prior Approval application for a proposed change of use of a building from Agricultural Use to a use falling within Use Class C3 (Dwellinghouse) submitted by Nicola Quick BSc (Hons) MRICS FAAV of Carter Jonas on behalf of The Rt. Hon. Viscount Sidmouth, the owner of the Building at Highway Farm Farm, Highway, Calne, Wiltshire SN11 8SR.
- 1.2 This statement will provide sufficient information to demonstrate that the building falls under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q as laid out in Statutory Instrument 2015 No. 596 and The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024.

2.0 SITE DESCRIPTION AND HISTORY

- 2.1 Highway Farm is located approximately 4.7 miles from the town of Calne in the countryside but the site is located outside of the North Wessex Downs Area of Outstanding Natural Beauty.
- 2.2 Highway Farm has been owned by the Applicant inherited the farm in 1989. The farm comprises approximately 120 acres of generally pasture along with this agricultural yard and buildings. The building is used for agricultural storage.
- 2.3 The proposal is to convert the building into one single storey three bedroom dwelling.
- 2.4 Please see the below relevant planning history:

Reference	Description	Decision	Date
PL/2025/04326	Prior Approval of Proposed Change of Use of Agricultural Building to a single Dwellinghouse (Use Class C3) and for Associated Operational Development (Class Q a & b)	Withdrawn	11/07/2025
ENQ/2025/01272	Pre-Application Enquiry on Class Q	Submitted 01.08.2025	Response received 18.11.2025

- 2.5 The Pre-Application Enquiry summary of officer view was "Potentially acceptable, subject to resolution of key issues". It concluded:
"It has not been possible to give a clear steer on whether a revised application for PA would be supported; however, it does appear that the primary concerns raised under the withdrawn PA application can be addressed by revised site boundary, reduced footprint and condition/obligation mitigation.

My only remaining concern would be regarding the structural integrity of the building post demolition works; however, as you have indicated that supporting detail to address this concern would be provided as part of the PA application, it's possible that a favourable determination can be made."

3.0 PERMITTED DEVELOPMENT – CLASS Q

3.1 In accordance with Class Q, Permitted Development includes:

Q. Development consisting of –

(a) A change of use of –

- i) a building that is part of an established agricultural unit and any land within that building's curtilage, or
- ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage,

To be a use falling within C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

- (b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or
- (c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

3.2 This statement demonstrates that both parts Q(a) and Q(c) are satisfied, and that the proposal falls to be permitted development.

4.0 PERMITTED DEVELOPMENT – CRITERIA

4.1 Development is only not permitted where Q.1 cannot be satisfied. In this instance, all of Q.1 can be satisfied as demonstrated below in *italics*.

Q.1: Development is not permitted where –

- (a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit —

iii) On 24th July 2023, or

- iv) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins

- (b) In the case of the site that was (but is no longer) part of an established agricultural unit —

(i) The site was part of an established agricultural unit on 24th July 2023

- (ii) Where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

- (iii) Since ceasing part to be part of an established agricultural unit, the site has been used for non-agricultural purposes

The Building formed part of an established agricultural unit on 20th March 2013. The Building was in agricultural use on 20th March 2013 and continues to be used for these purposes for agricultural storage.

- (c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

The proposal is for the conversion into one dwelling which does not exceed more than 150m².

- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in —

- (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or
- (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres

The proposal is for the conversion into one dwelling and there have been no other Class Q applications on the established agricultural unit.

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

Not applicable.

- (f) Less than one year before the date development begins —

- (i) An agricultural tenancy over the site has been terminated and
- (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

Not applicable.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

No agricultural permitted development has been carried out on the established unit within the last 10 years.

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than —

- (i) extension of the building allowed by paragraph Q.1(i);
- (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

The change of use does not involve extending the building beyond any external dimension.

- (i) The development under Class Q(b) would result in an extension that –
 - (i) has more than one storey
 - (ii) is sited anywhere other than to the rear of the existing building,
 - (iii) extends beyond the rear wall of the existing building by more than 4 metres,
 - (iv) has eaves the height of which exceed the height of the eaves of the existing building,
 - (v) is higher than whichever is the lower of -
 - (aa) the highest part of the roof of the existing building, or
 - (bb) a height of 4 metres above the ground,
 - (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or
 - (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and —
 - (aa) the hard surface was not provided on the land on or before 24th July 2023, or
 - (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

The change of use does not involve extending the building beyond any external dimension.

- (j) The development under Class Q(b) would consist of building operations other than –
 - (i) the installation or replacement of –
 - (aa) windows, doors, roofs or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwelling house; and

- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The existing roof structure and part of the roof covering will be retained. The walls will be retained. The existing openings have been utilised where possible for doors and windows but with some modest amendments and additions. Please see the plans for full details.

Please see the Structural Appraisal Report attached undertaken by Croft Surveyors (Chartered Building Surveyors) which concludes:

"The main elements of each building (roofs, external walls/ structure, foundations and floors) were fundamentally in sound order, with respect to the structural safety, strength and stability of the building under normal loadings, and the sensitivity of the building to disproportionate collapse and accidental loadings and actions (A1, A2 and A3 of the Building Regulations)".

- (k) The site is on article 2(3) land;

The site is not on article 2(3) land as listed below:

Article 2(3) Land	Does the property fall within these:
Conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas);	<i>No</i>
Area of Outstanding Natural Beauty (AONB)	<i>No</i>
National Parks	<i>No</i>
The Broads	<i>No</i>
World Heritage Sites	<i>No</i>

- (l) The site is or forms part of -

- (i) A site of special scientific interest;
(ii) A safety hazard area;
(iii) A military explosives storage area;

The site is not, nor forms part of, these designations.

- (m) The site is, or contains, a scheduled monument;

The site is not, nor contains, a scheduled monument.

- (n) The building is a listed building.

The building is not listed.

- (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

The proposal complies with the national space standard.

- (p) the building does not have suitable existing access to a public highway.

There is an existing vehicular access off Highway Common Road.

- 4.2 Having considered the exclusions of permitted development; this site satisfies all of the relevant criteria and can therefore be considered for permitted development.

5.0 CLASS Q(a) CONSIDERATIONS

- 5.1 The Order then considers **Conditions** as laid out in **Q.2** as follows:

Q.2:

- (1) Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to —

- a) Transport and highways impacts of the development

The site is accessed off Highway Common road.

This proposal is for the conversion of the agricultural building into a single dwelling and therefore there would only be a modest increase in car traffic movements, but a reduction in agricultural movements.

- b) Noise impacts of the development

The site would not be adversely impacted upon by any other development that creates noise. The change of use of the building to a dwelling would avoid conflicting uses as there are other residential properties within the vicinity.

- c) Contamination risks on the site

There are no obvious causes of contamination upon the site.

- d) Flooding risks on the site

The Environment Agency online flood risk maps show the building does not fall within a flood risk zone.

- e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order.

The location of the Building is within the parish of Hillmarton in the countryside but there are other residential dwellings within the vicinity.

As additional guidance reinforces (see below), the Statutory Instrument was introduced to allow conversion of agricultural buildings, which by their very nature are usually in the countryside and are therefore unlikely to be immediately adjoining a significant range of services. Part of their “desirability” as residential dwellings is that they offer a degree of privacy that cannot often be gained from living within an established settlement.

In particular guidance detailed on the Planning Portal website at Paragraph: 108 Reference ID: 13-108-20150305, states:

“The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.”

At Paragraph: 109 Reference ID: 13-109-20150305, the guidance continues:

“That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.”

Consequently, the following description of the building’s location and siting is given without prejudice, but should be considered as information which enhances this submission, supporting our consideration that the location and siting is both practical and desirable (in all respects) for the purposes of a dwelling.

Description	Distance from Site
Hillmarton Primary School	2.2 miles
The Duke Hotel	2.3 miles
Northlands Surgery (GP)	3.3 miles
My dentist, Oxford Road, Calne	3.4 miles
Tesco Superstore	3.8 miles

The nearest bus stop is approximately 2.3 miles away in the village of Hillmarton.

There are no surrounding physical factors that would make the conversion impractical or undesirable and as such we consider the proposal accords with the requirements of Q2(1)e).

f) The design or external appearance of the building

There will be minimal changes to the external appearance and the design has been carefully considered to utilise as much of the existing building as possible.

This building has similarities to all of the below modern agricultural buildings which have been approved under Class Q rights recently:

App Number	Authority	Address (No of dwellings)	Status
24/00941/PAMB	South Somerset	Manor Farm, Lopen	Prior Approval May 2024
04/24/0004/CQ	Somerset West & Taunton Council	Park Farm	Prior Approval May 2024
31/24/00008 & 31/24/00009	Sedgemoor	Leaze Farm, Wharfside, Lympham	Prior Approval August 2024
24/01180/PNCOU	Mid Devon Council	Tye Farm, Langford	Prior Approval Oct 2024
P25/01076/PNGR	South Gloucestershire	Lawnes Farm, Alveston	Prior Approval June 2025
04/25/0003/CQ	Somerset West & Taunton Council	Park Farm, Bickenhall	Prior Approval July 2025
PA25/03670	Cornwall Council	Brean Park, Lostwithiel	Prior Approval July 2025
03/25/00015	Sedgemoor, Somerset	Long Acre, Axbridge	Prior Approval Nov 2025
P26/00582/PNGR	South Gloucestershire	Links Farm, Olveston	Prior Approval April 2026

Please see Appendix 1 for some examples.

- g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

There is adequate natural light in all habitable rooms including bedrooms, and all living spaces of each dwelling house.

- (2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Not applicable.

- (3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

No extension proposed.

- (4) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.

Development would be completed in accordance with this condition.

6.0 CLASS Q(b) CONSIDERATIONS

- (2) Class Q(b) development is permitted subject to the condition that before beginning the development, the developer shall apply to the local authority for a determination as to whether the prior approval of the authority will be required as to the design or external appearance of the building, and the provisions of paragraph W of this Part shall apply in relation to that application.

Please see the drawings attached.

7.0 TIME CONDITIONS

- (3) Class Q development is permitted subject to the condition that the development shall be completed within a period of three years starting with the prior approval date.

Development would be completed in accordance with this condition.

8.0 OTHER CONSIDERATIONS

8.1 Curtilage

The curtilage of the building does not occupy an area larger than the area of land occupied by the agricultural building.

8.2 Ecology

Please see attached the Preliminary Bat Roost Assessment and Nesting Bird Survey Report by Smart Ecology which concludes the building, has negligible potential for roosting bats. Mitigation is recommended to avoid potential impacts on nesting birds and foraging/commuting bats, which the Applicant is happy to accept as a condition.

Smart Ecology have also provided a Great Crested Newt Assessment.

8.3 Response to Pre-Application Advice

We have revised the site boundary so the site area will not cover any of the former glamping application.

The floor area has been reduced to comply with the changes in the legislation.

The applicant would be happy to accept a condition/obligation mitigation to formalise the non-livestock use of the neighbouring buildings. To assist, Carter Jonas have previously agreed on another site the below condition within South Gloucestershire on 23rd June 2025 (reference: P25/01076/PNGR):

The existing barn to be retained within agricultural use shall not be used for the accommodation of livestock or slurry storage.

Reason: In the interest of residential amenity.

Finally turning to the “*structural integrity of the building post demolition works*”, the structural report has been updated with the new design, and the design retains all of the existing steel structure therefore no structural integrity issues. Please see the Design and Access Statement attached (pages 16-18 images are particularly useful).

9.0 CONCLUSION

- 9.1 Considering all of the above, this submission seeks Prior Approval for a change of use from an agricultural building to a single dwelling house.
- 9.2 **If any conditions are proposed to be attached to the decision notice, please can these be pre-agreed in writing prior to issuing the decision notice.**
- 9.3 **If for any reason, the Planning Officer intends to refuse this application, please contact myself before issuing the decision so the Applicant can have the opportunity to withdraw.**

10.0 DISCLAIMER

- 10.1 Neither the whole nor any part of this report may be reproduced in any document, circular or any other statement without the prior written consent of Carter Jonas, as to both the form and context in which it will appear.
- 10.2 If this report is disclosed or made available to any third party then it shall be disclosed in full and these terms and conditions shall be disclosed to, and imposed on, any such third party.
- 10.3 This report has been prepared by Nicola Quick who is a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Association of Agricultural Valuers.

Signed



Mrs N Quick BSc (Hons) MRICS FAAV
Partner

Dated

15.05.2026

Carter Jonas, Quad 4000,
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Appendix 1

04/24/0004/CQ
Approved May 2024
Included installation of a first floor



31/24/00008 & 31/24/00009
Approved August 2024
Both included installation of a first floor

