



ATLAS

PLANNING GROUP

PLANNING STATEMENT

Grange Farm, Maiden Bradley, BA12 7HX

May 2026

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INTRODUCTION

- 1.1 This Statement has been prepared by Atlas Planning Group on behalf of the applicants to accompany a prior approval application for the change of use of an agricultural building at Grange Farm to flexible commercial use under Class R of Part 3, Schedule 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). (GDPO). The proposal relates to the change of use only and a full planning application will follow for any necessary associated operational development.
- 1.2 The application site relates to a large agricultural building at the far north-eastern side of Grange Farm. It is proposed to change the use to Class E(d) indoor sport/fitness.
- 1.3 The site is not located within a Conservation Area. Grange Farmhouse (c.70m to the south west) is Grade II listed, but this modern building is not within its curtilage. The site is positioned within the Cranborne and Chase West Wiltshire Downs National Landscape (previously called Area of Outstanding Natural Beauty (AONB)).
- 1.4 This Statement will assess the development against the provisions of the GDPO.



Figure 1: Site Context

THE PROPOSAL

2.1 It is proposed for an agricultural building to change use under Class R of Part 3, Schedule 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, the building will change use to Class E(d) *“for indoor sport, recreation or fitness, not involving motorised vehicles or firearms or use as a swimming pool or skating rink, principally to visiting members of the public”*

2.2 The GDPO states:

Development is not permitted by Class R if—

(a) the building was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 3rd July 2012;

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins;

(b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 1,000 square metres;

(c) the site is, or forms part of, a military explosives storage area;

(d) the site is, or forms part of, a safety hazard area; or

(e) the building is a listed building or a scheduled monument.

2.3 The building has solely been used for agricultural purposes as part Grange Farm. No other buildings on the agricultural holding have changed use under Class R and the total floorspace proposed to change use is 331 square metres.

2.4 The site does not form part of a military explosive storage area, nor is a safety hazard area and the building is not listed or a scheduled monument.

2.5 As the amount of floorspace changing use under Class R within the established agricultural unit will exceed 150 square metres, paragraph R.3 states that 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 —

- (i) **transport and highways impacts of the development;**
- (ii) **noise impacts of the development;**
- (iii) **contamination risks on the site; and**
- (iv) **flooded risks on the site**

PLANNING CONSIDERATIONS

TRANSPORT AND HIGHWAYS

3.1 Grange farm is served by an established access off Duke's Lane which serves various agricultural and equestrian buildings on the agricultural unit.

3.2 Given the existing number of vehicular movements from the current use, the development is not considered to result in a severe increase in traffic generation or give rise to unacceptable impacts on highway safety.

3.3 Adequate space exists within the site for vehicle manoeuvring, and parking associated with the proposed use, allowing vehicles to enter and leave the site in a forward gear. Visibility at the junction with Dukes Lane is considered appropriate.

3.4 As such, the impact on the highway network is considered acceptable.

NOISE IMPACTS

3.5 The proposed change of use is unlikely to have any adverse noise implications. The buildings are at a sufficient distance from any incompatible buildings and/or uses.

3.6 The site lies in an isolated location, and the building is located a significant distance from any neighbouring properties. The nearest residential property is that of Grange Farmhouse. However, this property is positioned over 180m away with intervening stables and agricultural buildings. Therefore, no impacts are considered to arise.

CONTAMINATION

3.7 Although it is acknowledged that agricultural buildings are typically subject to a wide range of uses and might have included uses such as the storage of fuel/chemicals/fertilisers/agricultural vehicles where there may have been some potential for contamination through leakage, there are no known contamination risks on site which would affect the proposed change of use.

3.8 Likewise, the proposal will not give rise to any materially significant levels of pollution.

FLOODING

3.9 Based on the Environment Agency's Flood Risk Map for Planning and the Council's Strategic Flood Risk Assessment, the application site is located in Flood Zone 1. It is therefore considered that the change of use of the buildings on the site will not materially impact the risk of flooding in the area.

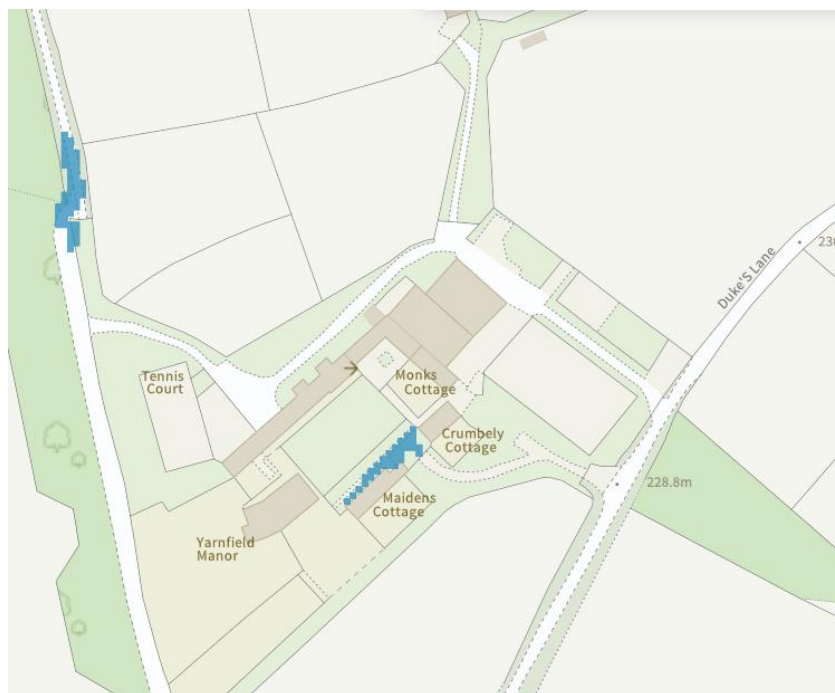


Figure 2: Flood Map

CONCLUSION

4.1 The proposal seeks to change the use of an agricultural barn to flexible commercial under Class R of the General Permitted Development Order 2015 (as amended). The building will change use to use class E.

4.2 The proposals ensure that:

- ✓ All relevant criteria of Class R are met;
- ✓ It will not have a detrimental impact on highways in the surrounding area;
- ✓ There are no contamination risks on the site
- ✓ Issues concerning noise are not anticipated to occur;
- ✓ It will not increase the risk of flooding in the locality;

4.3 For these reasons, we respectfully ask that Wiltshire Council approve this application.