



LP PLANNING
CHARTERED PLANNING & DEVELOPMENT CONSULTANT



PLANNING, DESIGN AND ACCESS STATEMENT

Project: Re-use and conversion of former RAF building to form a single dwelling and associated works

Address: Former RAF Building, The Old Airfield, Honey Street, Pewsey, Wiltshire, SN9 5PS

Applicant: Mr John Dunford

Date: May 2026

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1. INTRODUCTION

- 1.1 LP Planning Consultants have been instructed by Mr John Dunford to prepare a Planning, Design and Access Statement to accompany this full planning application for the 'Re-use and conversion of former RAF building to form a single dwelling and associated works' at The Old Airfield, Honey Street, Pewsey, SN9 5PS.
- 1.2 The proposed development is not "major" within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015 and neither is the site within a "designated area" for the purposes of Article 9 of the aforementioned Order. Nevertheless, this statement sets out in full the planning issues in support of the application.

2. DESCRIPTION OF SITE AND CONTEXT

- 2.1 The site occupies an edge of settlement location, just to the north of built extent of the hamlet of Honey Street, Wiltshire. Honey Street occupies a rural location within the North Wessex Downs National Landscape (formerly AONB), a nationally protected landscape. It is located approximately 3 miles west as the crow flies of the larger settlement of Pewsey.



Figure 1: Aerial illustration of site and surroundings – source: google maps

- 2.2 During the Second World War, the site was used as part of a military airfield with a small RAF building (subject of this proposal) and an air raid shelter remaining on the land, evidencing this historical use. Following the de-requisitioning of the airfield in 1947, the building passed into agricultural use and served as a general store for the surrounding working farm. It is now redundant within a modern farming context aside low key agricultural storage by the applicant in connection with his wider agricultural land holding. This includes land to the immediate north of the site, which supports an agricultural barn (not housing livestock) and agricultural land to the immediate west of the site. To the east, between the site and the road, a parcel of land is used for overflow village parking to accommodate visitors to Honey Street, connected to the local tourism economy¹. An existing vehicular access point onto The Sands (classified road C38) will be utilised to serve the proposed dwelling, with no alterations proposed to this access point in connection with this application.



Photographs 1 and 2 – Former RAF building subject of application

- 2.3 The closest above ground designated heritage asset to the application site is 'Mill House', listed grade II which is located approximately 70 metres to the south of the application building, screened by intervening built form by virtue of the curtilage of the neighbouring property Vale Cottage (please see Figure 2 overleaf). The application site is considered to hold heritage interest, due to its historical association with the Alton Barnes WW2 Airfield. Accordingly, the application is accompanied by a Heritage Impact Assessment by HPS Professional Archaeological Services.

¹ Application 20/01634/FUL allowed at appeal ref: APP/Y3940/W/20/3262620

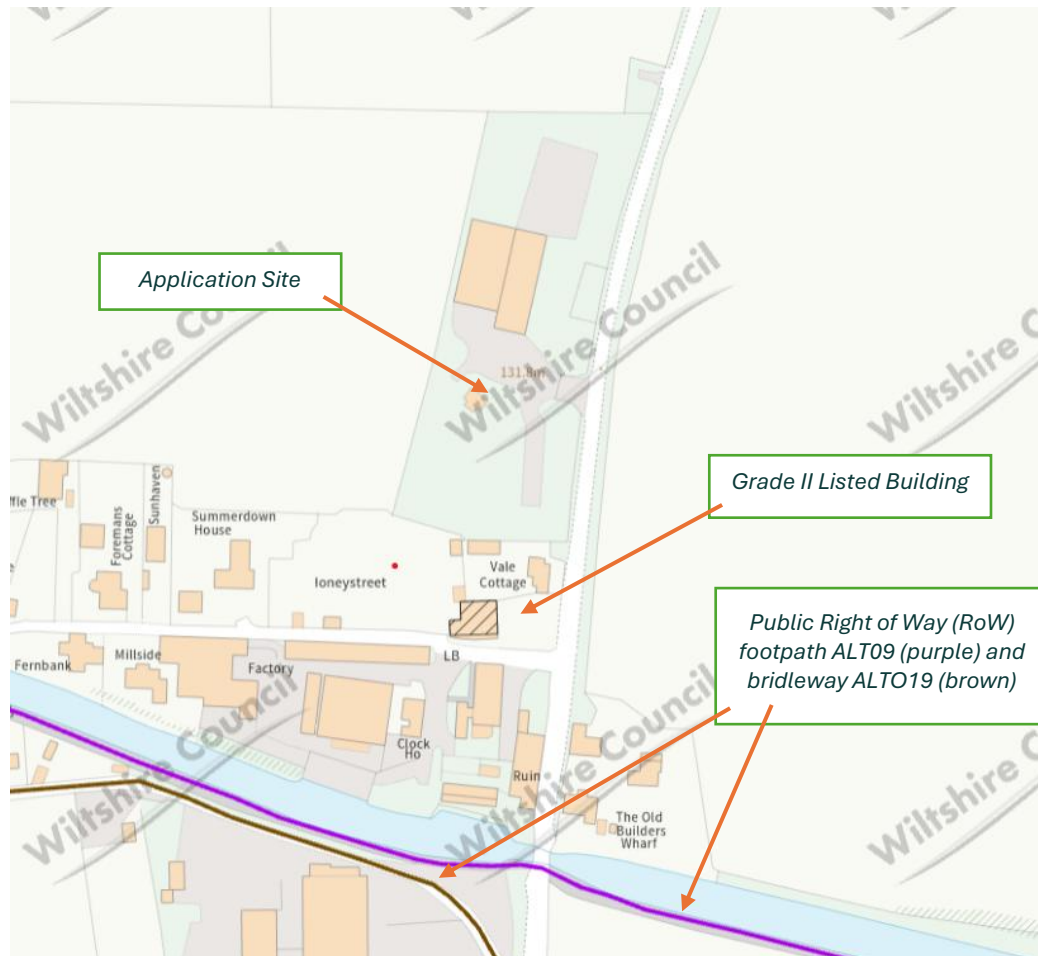


Figure 2: Site relative to nearest listed building (hatched black) and RoW's (purple and brown routes)

- 2.4 Government flood maps for planning record that the site is in Flood Zone 1 (lowest risk). The site is within the Hampshire River Avon Catchment Area. Aside the above, the site is not subject to any other known ecological, landscape or heritage designations.

3. PLANNING HISTORY

- 3.1 The table below summarises the planning history available on Wiltshire Council's website pertaining to the application site and/or immediate vicinity and which is considered of relevance to the current proposals.

Application No.	Description	Decision
<u>20/01634/FUL</u>	Change use of part of an existing agricultural field to provide a village parking area for 20 cars with associated works and landscaping.	Allowed At Appeal 16/07/21 See Appendix 1 for copy of Appeal decision
<u>PL/2021/05166</u>	Agricultural storage building created by extension of an existing farm building	Prior Approval Not Required 01/06/21
Application No.	Description	Decision
<u>19/02331/DOC</u>	Discharge of condition 1 (landscaping) of planning application 18/08363/FUL.	Approved 17/04/19
<u>18/08363/FUL</u>	Retrospective application for the retention of alterations to existing access and driveway onto the highway and retention of hard surfaced area	Approved 18/01/19

4. DESCRIPTION OF DEVELOPMENT

4.1 The description of development for this application is:

"Re-use and conversion of former RAF building to form a single dwelling and associated works".

4.2 The proposal involves the redevelopment of the former RAF building to include a modest linked extension to its southwestern elevation to facilitate the sensitive restoration and conversion of the building to form a one-bedroom dwelling. The scheme has been designed within a minimal intervention approach, utilising existing openings, limiting new openings and retaining/repairing existing materials wherever possible. Allocated parking and turning space for two vehicles is shown to the northeast of the building, alongside bike and bin storage. A modest area of domestic curtilage, commensurate with the size of the dwelling will be formed utilising existing field boundaries to the east and west. **Post and rail fence could be added to delineate the southern curtilage extent** and further details can be agreed via condition. The framework for strengthening of existing and a small amount of additional soft landscaping is shown, to help assimilate the dwelling into the site surroundings.

- 4.3 The dwelling is proposed as a self-build unit and it is the intention of the applicant, who is long standing Honey Street resident Mr John Dunford, to occupy the property. The size and layout of the dwelling, being one bedroom in size and single storey in nature will suit the requirements of the applicant in his retirement and enable him to continue to live on his landholding in Honey Street.

5. PLANNING POLICIES

- 5.1 Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.
- 5.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 18: Spatial Strategy for the Pewsey Community Area

Core Policy 48: Supporting Rural Life

Core Policy 50: Biodiversity and Geodiversity

Core Policy 51: Landscape

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 58: Ensuring the Conservation of the Historic Environment

Core Policy 60: Sustainable Transport

Core Policy 61: Transport and Development

Core Policy 67: Flood Risk

Core Policy 69: Protection of the River Avon SAC

- 5.3 The Development Plan also comprises saved policies from the former Kennet District Plan (2011). No saved KDP policies are considered of particular relevance to this application.
- 5.4 At local level, the site does not fall within any designated area for the purposes of Neighbourhood Planning.
- 5.5 The North Wessex Downs National Landscape Management Plan (2025 – 2030) and the Honey Street Village Design Statement (2006) provide supplementary planning guidance of relevance to the proposal.

- 5.6 The National Planning Policy Framework (NPPF) (Feb 2025) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, the NPPF promotes sustainable development and seeks to make effective use of land and buildings.
- 5.7 At the time of writing, Cabinet has agreed to recommend withdrawal of the draft Wiltshire Local Plan.
- 5.8 A detailed planning assessment of the proposals in light of the above policies and any other material considerations is set out below.

6. PLANNING ASSESSMENT

- 6.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:
- i. The principle of development;
 - ii. The impact upon the character and appearance of the area;
 - iii. Impact upon heritage assets;
 - iv. Ecology;
 - v. Highways; and
 - vi. Residential amenity

Principle of Development

- 6.2 The site is located adjacent, but outside of the settlement of Honey Street. In such locations, CP2 (Delivery Strategy) of the WCS states that development will only be acceptable where permitted by other 'exception' policies within the WCS. One of these exception policies is CP48 relating to the conversion and reuse of rural buildings, which is applicable to this application and explored in further detail later within this section.
- 6.3 Paragraph 83 of the framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. New isolated homes in the countryside are discouraged (paragraph 84 NPPF), except in certain limited circumstances. The site is not isolated in the meaning of the framework. Notwithstanding this, one of the circumstances set out at paragraph 84 are considered to apply to this application, namely 84d) reusing redundant buildings and enhancing the immediate site setting.
- 6.4 CP48 of the WCS relates to the conversion and reuse of rural buildings. The policy offers support for such proposals subject to five criteria:

1. *The building is structurally sound and capable of conversion without major rebuilding and with only necessary extension or modification which preserves the character of the original building*

The building subject of this application was inspected by JCP Structural and Civil Engineers, and their report accompanies this application. To summarise, they concluded that *'Generally the building structure is sound, and capable of reuse as a residential property.'* *'Some minor, but reasonable refurbishment work is required in order for the building to be upgraded to suit modern Building Regulations within the existing building envelope'*. The report concludes *'It is our professional opinion that the proposals for conversion to residential use are reasonable and achievable using the original building structure'*.

The scheme proposes a modest linked extension to the southwestern side of the building. Notably, policy CP48 does not preclude extensions, but requires them to be 'necessary' and 'preserve the character of the original building'. The design of the modest extension is subordinate to the existing structure and reflects the style and proportions of the existing building, thereby preserving its character.

2. *The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas*

The application is supported by a LVIA which concludes that the landscape effects would generally be Negligible in the long term. This issue is addressed in further detail at section 6.2 of this statement. The application building itself is separated from neighbouring dwellings to the south by circa 45m. These separation distances are sufficient to ensure the proposal would not adversely affect surrounding residential amenities.

3. *The building can be served by adequate access and infrastructure*

The site and wider agricultural land is served by an existing access onto The Sands (classified road C38) which would be utilised to serve the new dwelling with no alterations to this access point required in connection with the proposal. The access point has good visibility and was considered safe and suitable to serve traffic associated with the overspill car park to the east of the site by the Planning Inspector when allowing appeal ref: APP/Y3940/W/20/3262620. The access can accommodate the additional vehicular trips associated with a single dwelling without any detrimental impact on the safety of the highway network. The building has electric connected and main sewer and water connections are nearby within the site.

4. *The site has reasonable access to local services*

The application site occupies an edge of settlement location, with only a short distance to the facilities and services available within Honey Street, such as the farm shop, café and pub at 0.2km and 0.4km from the site respectively. Honey Street benefits from a higher number of facilities and services than would typically be found in a settlement of its size, attributed to the role it plays in the local tourist industry. A bus stop is located approximately 0.2km south of the site within Honey Street on the C28, with the timetables indicating the service runs circa 3x daily between the larger settlements of Devizes and Pewsey. The short distance between the overspill car park site (immediately to the east of the application site) and Honey Street was noted by the Inspector in allowing appeal ref: APP/Y3940/W/20/3262620, where the lack of formal footway into Honey Street was factored into his decision making, with the

Inspector highlighting the verge on the opposite side of the road, the light traffic and the fact that the route is part of The White Horse Trail a popular route for walkers and cyclists, before concluding the issue was not determinative in the appeal. It follows that the same conclusion applies to the application site, which relates to only a single dwelling (compared to an overspill car park for circa 20 cars), the site having reasonable access to local services only a short distance away with options to travel via modes other than private motor vehicle offered by the nearby bus stops and cycle routes.

5. The conversion or re-use of a heritage asset would lead to its viable long-term safeguarding.

The building subject of this application is considered to represent an undesignated heritage asset due to its historical association with Alton Barnes Relief Airfield during the Second World War. Accordingly, the application is supported by a Heritage Impact Assessment prepared by HPS Professional Archaeological Services which confirms that the building 'is one of only two surviving above ground structures associated with RAF Alton Barnes Relief Landing Ground and is considered to be at genuine risk of total loss through dereliction'. The report further concludes that the proposed conversion represents a well-conceived and principled approach to conserving a non-designated heritage asset of local and regional significance and that retaining, repairing and bringing the building into occupied use is the most significant heritage outcome of the scheme.

6.5 Having regard to the findings of the Heritage Impact Assessment, together with the evidence submitted regarding alternative uses and the proposed long-term occupation of the dwelling, it is evident that the proposed conversion and reuse would secure a sustainable and credible long-term future for the asset. Residential occupation would facilitate ongoing maintenance and stewardship of the building and represents an appropriate use consistent with its conservation.

6.6 CP48 requires clear evidence that employment, tourism, cultural and community uses are not practical propositions before residential use is considered (historically demonstrated through valuation and marketing exercise). In this case alternative uses were considered and discounted. A summary of the alternative uses are listed below, as well as reasons why those uses were discounted:

1. Continued ancillary agricultural use

- Does not generate investment sufficient to secure repair works.
- Agricultural use will not prevent deterioration.
- Not a credible conservation outcome.

2. Standalone cultural/history use

- Building not big enough to accommodate ample number of visitors to make a standalone cultural/history use viable.
- No operational or management body identified.
- Heritage value better preserved via a permanent occupied use.

3. Holiday let / tourism accommodation

- Seasonal occupation.
- Less reliable stewardship than permanent occupation.

- Additional management / servicing requirements.
- No clear heritage advantage over permanent residential use.

4. Other farm-related ancillary use

- Applicant's wider holding already served by modern purpose built existing agricultural structures.
- Limited functional need for this type and size of building.

- 6.7 In light of the above, we consider conversion to a residential self-build is the best reuse of the building. There are other planning material considerations of relevance on this point.
- 6.8 Firstly, draft policy CP82 in the emerging WLP removes the requirement for consideration of other uses and is less stringent on this matter. Whilst this policy is not adopted, it indicates a more flexible direction of travel on the matter of residential conversions of buildings in the countryside and echoes overarching national policy contained within the NPPF regarding provision of housing.
- 6.9 Secondly, the Council does not have a 5-year housing land supply with 5% buffer, the latest position confirming only a 2.42 year supply, a significant shortfall.
- 6.10 Thirdly, precedence has been set with the Council undertaking their own assessments on the issue of whether alternative uses are practicable propositions and/or placing moderate weight to the significant housing land supply shortfall when approving several similar proposals for residential conversions of rural buildings with an absence of valuation or marketing exercise to evidence a cascade approach to uses, for example applications reference: PL/2025/08250/FUL, PL/2025/04855/FUL, 21/01894/FUL and PL/2021/07956. Thus, the principle has been set for this application to be considered accordingly.
- 6.11 To summarise, the re-use and conversion of this building to a single dwelling represents an opportunity to secure the long-term future for this undesignated heritage asset, therefore preserving it for future generations.
- 6.12 Whilst the applicant intends to occupy the dwelling, the proposal has been designed as a permanent market dwelling capable of occupation independently of the applicant's personal circumstances. The modest scale, access to local services, single-storey layout and proximity to existing infrastructure ensure the building remains capable of securing long-term occupied stewardship.
- 6.13 This statement has set out why the proposal is in accordance with CP48 of the WCS, which allows for conversion of rural buildings to residential uses and as such, the principle of the application is found to be acceptable. Turning now to other matters of acknowledged importance;

Impact upon the Character and Appearance of the Area

- 6.14 The application site is located within the North Wessex Downs National Landscape and occupies an edge of settlement location. A LVIA therefore accompanies this application.

- 6.15 Policy contained within CP 51 of the WCS makes clear that development should protect, conserve and where possible enhance landscape character while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. The policy echoes paragraph 189 of the National Planning Policy Framework in requiring that great weight will be given to conserving and enhancing landscapes such as National Landscapes. Policy 57 of the CS requires a high standard of design that responds positively to the existing landscape features.
- 6.16 Of relevance to this application is an appeal decision made in July 2021 relating to a proposal for overspill village car parking on land directly adjacent to the application site to its southeastern boundary. A copy of the appeal decision is included at Appendix 1. In allowing the appeal, the Inspector made comments on the landscape within the site vicinity, several of which are pertinent to this proposal.
- 6.17 When discussing the visibility of the appeal site, the Inspector noted that 'the site was barely discernible from the adjacent road due to vegetation growth on the verge', 'from the south, views of the site are impeded by the wall of Vale Cottage and existing tree planting. A view of the site would be available from the entrance, which is also the existing entrance to the relatively new large barn, but in time this view would be lessened considerably by the proposed planting which would lap around to the north and north east'.
- 6.18 These conclusions are equally applicable to the land subject of this application, which directly adjoins the appeal site to which the Inspectors comments relate. As with the appeal site, this development would be most visible in views through the site entrance to the north east and again, as per the appeal proposal, some additional soft landscaping is proposed to the north eastern corner of the site which would lessen any impacts over time. It is noteworthy that the application site is set back further from the road than the appeal site, and that the proposed development relates to the conversion and modest extension of an existing building that is single storey in nature only, therefore it can be concluded that the resulting changes to the landscape would not be significant nor conflict with CP51 of the WCS.
- 6.19 Furthermore, comments made by the Inspector regarding the contribution of the appeal land and its immediate surroundings (which include the current application site) to the appearance of the surrounding landscape are worth highlighting. The Inspector found that *'the parcel of land north of Vale Cottage, including the appeal site, has already changed considerably in nature due to the erection of the large barn and its associated hardstanding. This change is acknowledged in several places within the WH Landscape LVIA, which states that the visual character of the paddock has been changed as a result of the construction of the hardstanding, with what was once an agricultural field now appearing as a large storage yard.'* In allowing the appeal for the overspill car park, the character of the land in the vicinity of the application site has now further altered.

- 6.20 Regarding potential for the application to contribute toward any coalescence of Honey Street toward Alton Barnes to the north, the Inspector remarked *'to my mind, whilst I accept that the barn to the north of the appeal site is agricultural in nature rather than urban, it has already moved built form further towards Alton Barnes. The proposed car park would not therefore exacerbate this further.'* It follows that the same conclusion could be reached in regard to the application site, which is located between the barn to the north and built extents of Honey Street to the south and adjacent to the now approved overspill village car park to the east and relates to an existing single storey building.
- 6.21 In summary, the application site is not especially visible from surrounding public viewpoints from all bar views through the access point to the site. The existing landscape character of the site has been largely altered through permissions for agricultural developments and the adjacent overspill car park, the site sandwiched between the existing agricultural barn to the north and built form of Honey Street to the south.
- 6.22 The proposal offers potential to improve the appearance of the site, through repairs to the structure itself, the secured long term maintenance of the building and site and the soft landscaping proposals. Therefore, as concluded by the LVIA the application would not result in any long-term adverse effects on the surrounding landscape.
- 6.23 As such the application is compliant with policy contained in CP51 and CP57 of the WCS and relevant landscape policy within the NPPF. The supporting LVIA supports this and argues that the development, aligns with North Wessex Downs landscape objectives, improves landscape cohesion and "legibility," and reinforces local heritage narratives. The overall conclusion is that the only expected long-term residual effects would be beneficial.

Impact upon Heritage Assets

- 6.24 As cited earlier within this statement, the building subject of this application is considered to represent an undesignated heritage asset due to its historical association with Alton Barnes Relief Airfield during the WW2. For proposals affecting heritage assets, policy set out at paragraph 207 of the NPPF requires applicants to *'describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail provided should be proportionate to assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. Accordingly, the application is supported by a Heritage Impact Assessment Report by HPS Professional Archaeological Services which should be read in conjunction with this statement.

- 6.25 The HPS report confirms that the building 'is one of only two surviving above ground structures associated with RAF Alton Barnes Relief Landing Ground and is considered to be at genuine risk of total loss through dereliction.' It summarises that 'The proposed conversion of the former RAF building at Honey Street, Alton Barnes, represents a well-conceived and principled approach to the conservation of a non-designated heritage asset of acknowledged local and regional significance. The decision to retain, repair and bring the building into residential use, rather than allow it to deteriorate further or consent to its demolition, is the single most important heritage outcome of the scheme and **is strongly supported.**' (our emphasis added) The design scheme was designed with a minimal intervention approach, with materials retained and repaired as opposed to being replaced wherever possible. The result is a scheme which sees the existing structure and proportions of the former RAF building clearly discernible and retains the heritage value of this physical asset for future appreciation.
- 6.26 In referring to the test at paragraph 215 of the NPPF the HPS report concludes that 'The proposals are considered to result in less than substantial harm to the significance of the heritage asset. This harm is clearly and significantly outweighed by the benefits of the scheme, including the preservation of an at-risk heritage asset, the securing of its long-term maintenance, and the retention of a rare physical connection to the wartime history of the Vale of Pewsey.' It is evident that the proposed conversion and reuse of this undesignated heritage asset would result in the viable long-term safeguarding of the structure and preserve the building as one of only two remaining above ground structures associated with the WW2 Alton Barnes Relief Airfield, an important part of local and regional history. The application therefore accords with the principles set out in CP58 of the WCS and policy contained within chapter 16 of the NPPF.

Residential Amenity

- 6.27 CP57 of the WCS requires a high standard of design in all new development and sets out various points of consideration to achieve this, including having regard to the amenities of surrounding occupants as well as achieving appropriate levels of amenity within the development itself.
- 6.28 In this case the subject building is single storey in nature and is separated from the closest neighbouring dwelling by over 45 metres, which will prevent any material impact on the residential amenities of existing occupants.
- 6.29 Turning to the new dwelling itself, the property will benefit from adequate private amenity space, light, parking facilities and bike and bin stores. The adjacent farm building to north is under control of the applicant, who intends to occupy the new dwelling. Notwithstanding this, the farm building does not house livestock and is circa 20 metres from the proposed dwelling with intervening soft landscaping.
- 6.30 For these reasons, the proposal is in accordance with CP57 of the WCS and would ensure adequate residential amenities for neighbouring existing and proposed new occupants.

Ecology

- 6.31 Paragraph 187 of the NPPF requires decisions to contribute to and enhance the natural and local environment. CP50 'Biodiversity and Geodiversity' of the WCS requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The policy also requires proposals to incorporate appropriate mitigation measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. The policy states that all development should seek opportunities to enhance biodiversity.
- 6.32 This application is accompanied by a Preliminary Ecological Appraisal July 2025 carried out by Seasons Ecology. This confirmed the presence of roosting bats and bird nests within the building subject of the conversion proposals. Consequently, further bat surveys have been undertaken at the site, the findings of two of these surveys are reported within the Bat Surveys Report August/September 2025 by Seasons Ecology. A third survey is being carried out mid-May and the findings will be reported to the Council under separate cover.
- 6.33 The Preliminary Ecological Appraisal and Bat Survey Reports make recommendations for sensitive lighting and biodiversity enhancements for inclusion within the scheme, to include one built in bat box and two built in bird boxes and one bat box in a nearby tree. Confirmation is provided that the applicant is willing to adhere to the mitigation recommendations as set out in sections 6.4-6.6 of the Preliminary Ecological Appraisal Report and Bat Surveys Report by Seasons Ecology.
- 6.34 On this basis the application accords with policy in CP50 of the WCS and the wider objectives to conserve and enhance the natural environment set out within the framework, ensuring that the protected species and their habitats will be protected and offering enhancements to site biodiversity.
- 6.35 The proposal constitutes a self-build application to be occupied by the applicant, on a site of less than 0.2ha and therefore is exempt from BNG requirements.

Highways

- 6.36 Paragraph 116 of the NPPF states that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'. The framework also acknowledges at paragraph 110 that 'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'
- 6.37 The application site benefits from an established access onto the C38 road The Sands, the access currently also used by the agricultural uses and the overspill village car park. The access point is widely splayed and has good visibility to both directions. No alterations are proposed to the access point in connection with this application.

- 6.38 The trip generation from a single 1 bedroom dwelling can be accommodated at the access point without any adverse impacts on the local highway network, the access point established for use by agricultural vehicles and considered safe and suitable for use to serve the overspill village car park serving circa 20 vehicles by the Planning Inspector in 2021.
- 6.39 The scheme provides for parking and turning space for vehicles to meet the levels as set out in Wiltshire Council's Local Transport Plan (LTP) Car Parking Strategy 2011–2026 (requiring a minimum of 1 space for a 1 bedroom unit). In addition, space for bicycle storage is allocated. As discussed earlier within this statement, although the site is rural and located just outside of the settlement of Honey Street, services and facilities are within close walking distance, including a farm shop, café, pub and bus stop. The comments of the Inspector with regards to the suitability of the pedestrian route from the access point onto the C38 for users accessing Honey Street has already been highlighted within this statement, the Inspector finding factors such as the short distance, lightly trafficked road, presence of a verge and fact that the route is already popular with walkers and cyclists weighing in its favour when allowing the overspill village car park, which utilises the same access point and is the same distance from services and facilities within Honey Street as the appeal site. It follows that the same conclusions are applicable to this proposal with regard to the sustainability of the site.
- 6.40 To conclude, whilst the application site is located within rural area, just outside of the settlement of Honey Street, it is not 'isolated' within the context of the framework and has several services and facilities within walking distance, and nearby larger settlements accessible by sustainable travel modes. The access and parking proposals set out within this application will ensure highway safety is preserved.
- 6.41 For these reasons the proposal accords with advice contained in CP60-62 of the WCS and relevant transport sustainability policy within the NPPF.

7. CONCLUSIONS

- 7.1 This statement has assessed the proposed development against relevant planning policies, to which it has demonstrated that the application accords. Specifically, the conversion of the building to residential use is permitted under CP48 of the WCS.
- 7.2 Other material considerations have been highlighted, such as the existing deficit in Wiltshire Council's 5 year Housing Land Supply, which weighs in favour of the proposal.
- 7.3 The conversion and redevelopment of this former RAF building into a small dwelling will offer important heritage benefits, by securing a long term use for this building which has been demonstrated to be of heritage importance and it has been evidenced that the proposal will not result in any long term adverse impacts on the surrounding national landscape, nor on any other matters of acknowledged importance such as ecology, amenity and highway safety.
- 7.4 The application would also make a small, but worthwhile contribution toward housing stock in this area, the self-build tenure and small unit size both in demand and at a time where the Council's Spatial Strategy is out of date.
- 7.5 For these reasons we trust that the Council will move to approving the application without delay.