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ATLAS

PLANNING GROUP



PLANNING STATEMENT

Dairy Cottage, Grange Farm, Maiden Bradley, BA12 7HX

June 2026

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INTRODUCTION AND SITE CONTEXT

- 1.1 This Statement has been prepared by Atlas Planning Group on behalf of the applicants and owners to accompany a full planning application for the change of use of a building at Grange Farm to residential use.
- 1.2 Grange Farm is positioned to the north of Stourhead and to the west of Maiden Bradley. It is formed of several buildings including agricultural and equestrian buildings. associated with the residential dwelling, Grange Farmhouse.
- 1.3 The main residential dwelling, Grange Farmhouse (recently referred to within planning history as ‘Yarnfield Manor’), is Grade II Listed. The building subject to this application is known as ‘Dairy Cottage’ and is identified as a structure which makes a positive contribution to the significance of Grange Farmhouse primarily by defining the historic yard, and in its general form and material palette which contributes to the historic farm group¹.
- 1.4 Whilst the building’s likely historic use was a cart horse stable, loft or possibly bulls’ house, it has already been converted to a residential/domestic purpose following the grant of planning permission. However, despite being very similar in appearance to that approved, the works that have been carried out do not accord fully accord with either the planning permissions granted in 2015/2016 for holiday let and groom’s accommodation (see Planning History below). The building has been left redundant by its previous owners, and it currently does not have an active use.
- 1.5 The site is not located within a Conservation Area. There are also no other listed buildings (apart from Grange Farmhouse) immediately adjacent to the site or within the near vicinity. The site is positioned within the Cranborne and Chase West Wiltshire Downs National Landscape (previously called Area of Outstanding Natural Beauty (AONB)).
- 1.6 This Statement will assess the development against both local and national planning policy found within the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy and the saved policies of the Salisbury District Local Plan.

¹ HCUK 2026



Figure 1: Site Context

PLANNING HISTORY

3.1 The application building has been subject to recent two planning applications:

15/04764/FUL

3.2 In September 2015, planning permission was granted for the change of use of Dairy Cottage from agricultural to residential with associated alteration. The use proposed was for grooms' accommodation.

3.3 The approval contained the following condition:

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the business occupying the plot edged red on the attached plan, or a widow or widower of such a person, or any resident dependents.

16/06319/FUL

3.4 In September 2016, planning permission was granted for the change of use of Dairy Cottage from agricultural to residential for the purposes of Holiday Lettings.



THE PROPOSAL

4.1 The description of development would be as follows:

“Change of use of Dairy Cottage to separate residential use and associated alterations and landscape enhancements”

- 4.2 At present, Dairy Cottage retains no internal clues to its agricultural use as a stable, hayloft and possibly bull house since the building was converted to domestic use between 2014-2016. However, it is not evident which (if either) planning permission was implemented due to inconsistencies with the approved permissions.
- 4.3 Given that the building does not have an active use and it is not clear whether the previous owners undertook the conversion as part of the worker’s accommodation or holiday let, the proposal seeks to rectify the changes to layout and external appearance and to change the use to an independent dwelling.
- 4.4 The dwelling will be accessed off Duke’s Lane, where parking is provided. The existing equestrian menage is to be removed and soft landscaping proposed to enhance its setting.

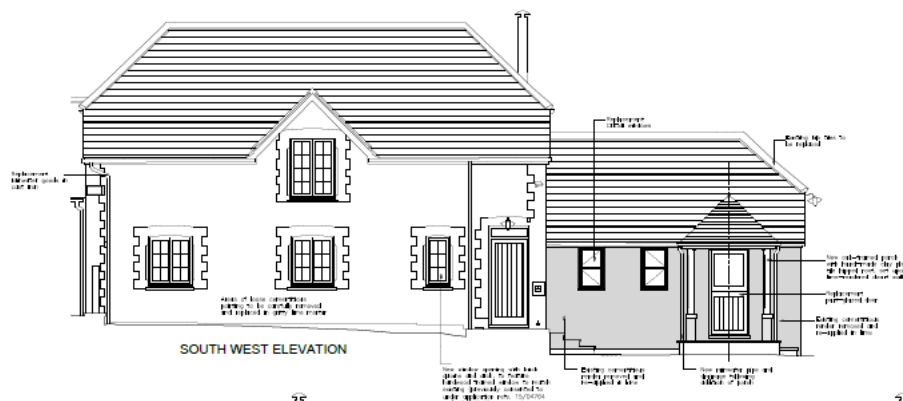


Figure 3: Proposed Front Elevation

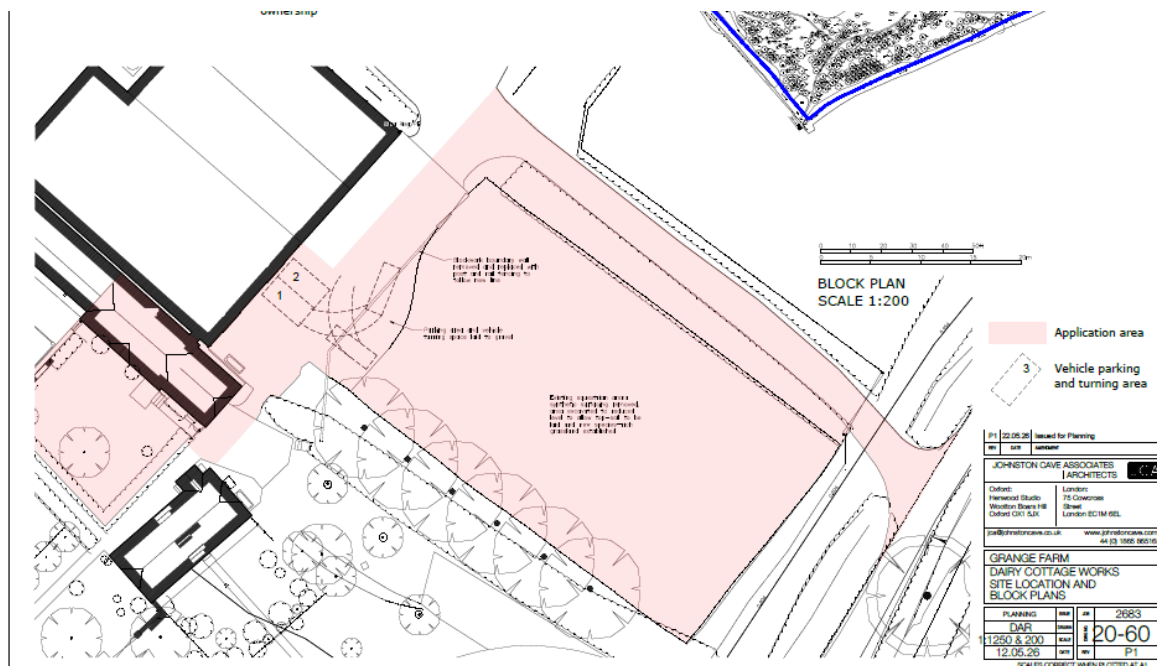


Figure 4: Proposed Site Plan

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.3 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to determine if the proposal is an appropriate form of development for the application site.

PRINCIPLE OF DEVELOPMENT

- 5.4 The application site is positioned within the open countryside within an isolated location.
- 5.5 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery

Strategy’, noting that development in the countryside would be acceptable if it accorded with Policy CP48 and policies relating to isolated new homes under the NPPF.

Core Policy 48

5.6 Core Policy 48 supports the reuse and conversion of existing rural buildings. The policy gives priority for employment, tourism, cultural and community uses first where they satisfy a set criteria but does allow residential use where alternative uses are not feasible in practice; and the proposal secures the long-term conservation of the building.

5.7 Dairy Cottage has previously been granted permission for (restricted) residential use under CP48, with Officers noting:

“ as this building is a heritage asset the LPA would support any conversion or use that would lead to its viable long term safeguarding. Core Policy 48’s preferred uses for conversion are employment, tourism, cultural and community. However these aforementioned uses are not likely to be practical propositions and as such CP48 does allow for some residential conversion of the building. .” (15/04764/FUL)

“Policy CP48 of the WCS is also relevant to this proposal. This has similar criteria, but also emphasises the reuse of heritage assets, even for residential purposes. This building is listed, and hence a heritage asset, and the Conservation officer has no objection to the proposal.

Furthermore, the works suggested are also similar to those that have been previously approved, and thus in heritage terms, a refusal of the scheme on design or heritage grounds would be difficult to justify.” (16/06319/FUL).

5.8 Whilst the proposal differs from the previously approved schemes in that it seeks a separate residential use rather than holiday accommodation or a rural worker’s accommodation, the underlying planning considerations remain similar. The building is a heritage asset, and the proposed use would secure its long-term conservation.

5.9 Indeed, Officers have confirmed that the alternative uses are not practical propositions and the works involved are very similar to those proposed in the 2015 and 2016. Therefore, as the Officer comments, a refusal of the scheme on design or heritage grounds would be difficult to justify.

5.10 Given that previous permissions demonstrate that alternative rural uses have either not been fully implemented or have proven unviable in reality, a separate residential use would be the optimum use to safeguard this heritage asset. Accordingly, the principle of development should be considered acceptable.

NPPF

5.11 In addition to Core Policy 48, the development is also supported by Paragraph 84 of the NPPF which permits the re-use of redundant or disused buildings in the countryside where this would enhance the immediate setting.

5.12 As shown in the Figure below, Grange Farm is positioned in an isolated location, remote from any settlement. As explained above, the building was acquired by the applicant, where the previous owners had started to convert the building but not in accordance with any of the permissions. It therefore has no active use and lies redundant.

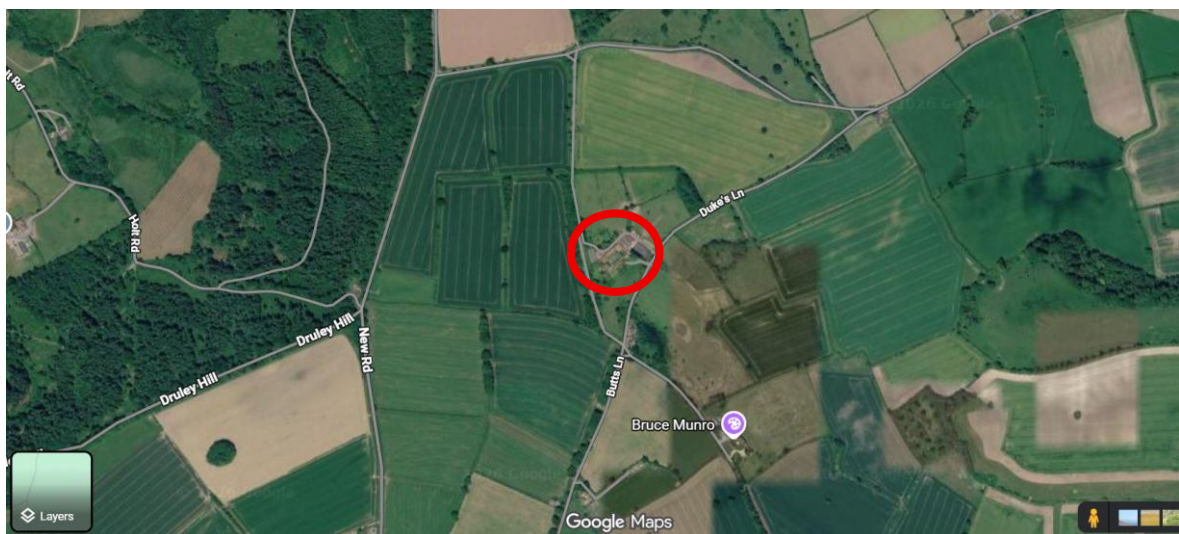


Figure 5: Isolated Nature of Application Site

5.13 The proposed development would reuse this redundant building that is of historical importance and would enhance its immediate setting by providing additional landscaping and removing the manège. Therefore, the development would accord with NPPF paragraph 84.

5.14 Likewise, the scheme would accord with paragraph 11d under the NPPF. Following the publication of the NPPF, it is common ground that the Council cannot demonstrate a five-year housing land

supply, with only 2.3 years' worth of supply. Inspectors have considered the updated calculation of housing supply to be a substantial shortfall, meaning that Paragraph 11(d) of the NPPF is applied and the 'tilted balance' should be engaged.

5.15 This states that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, for example through the inability of the authority to demonstrate the required housing land supply, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

5.16 In this case, the benefits of reusing of a heritage asset outweigh any harm that would arise. Therefore, the principle of development should be considered acceptable, and the planning balance lies in favour of granting permission.

IMPACT ON HERITAGE ASSETS

5.17 Dairy Cottage is curtilage listed and identified as a structure which makes a positive contribution to the significance of Grange Farmhouse primarily by defining the historic yard. Core Policy CP57 requires a high standard of design in all new developments, whilst Core Policy 58 seeks to preserve and enhance the historic environment.

5.18 The application is accompanied by a Heritage Statement by HCUK, which comments that the proposed internal changes will have no effect on the significance of Grange Farmhouse. *"Dairy Cottage is already converted to a residential/domestic purpose, all the internal finishes to walls floors etc are less than 25 years old and changes to the internal layout or finish will not affect the contribution made by the building overall as part of the farm group."*

5.19 It has been found that the external changes proposed are modest and in keeping with the broad character of the building today as part of that group. Changes such as the porch are additive and

reversible but also do not fundamentally alter the way that the farm buildings are experienced alongside the main farmhouse and as part of an evolving collection of structures which no longer have viable agricultural uses.

5.20 The proposals are modest and do not erode the architectural, historic or archaeological values of Grange Farmhouse. Whilst Dairy Cottage is much altered, the proposed removal of cementitious render and pointing is an active enhancement to the heritage qualities of the building.

5.21 The Heritage Impact Assessment further concludes that the removal of the menage and unsightly concrete block wall (which does not contribute positively to setting of the Listed Building) and restoration of open grassland should be considered a positive aspect of the proposal.



Figure 6 - Modern menage and concrete block wall to be removed and returned to grassland

5.22 With no harm identified, the proposed development is considered to preserve the significance of the Listed Building. As such, the development accords with Core Policy 57 and 58, along with the provisions of the Planning (Listed Buildings and Conservation Areas) Act.

IMPACT ON CHARACTER AND APPEARANCE OF LANDSCAPE

5.23 The site lies within the Cranborne Chase and West Wiltshire National Landscape (formerly AONB). The NPPF requires that great weight is given to conserving and enhancing landscape and scenic beauty in such areas.

- 5.24 The Cranborne Chase Management Plan 2025–2030 is a material consideration in decision-making and sets out a framework for conserving and enhancing the special qualities of the landscape. Its overarching objective is to ensure that development contributes positively to the natural beauty, landscape character, biodiversity and cultural heritage of the area.
- 5.25 The proposal would not unduly harm the landscape character of the National Landscape. After all, the development seeks to reuse an existing building within the countryside and comprises minimal changes to the external appearance of the building.
- 5.26 If anything, the proposal enhances landscape character by removing the menage and reinstating soft landscaping and vegetation.
- 5.27 Within the site’s planning history, the Officer considered the conversion acceptable, commenting *“This application is principally one of conversion and reuse of an existing building. As such there are no proposed alterations to the building that could have any demonstrable impact on the wider character and setting of the AONB.”*
- 5.28 The same arguments equally apply to this scheme and therefore, the proposal would not harm the National Landscape and would accord with Core Policy 51.

IMPACTS ON RESIDENTIAL AMENITY

- 5.29 Core Policy 57 outlines that development is required to achieve a high standard of design that safeguards residential amenity by ensuring proposals are compatible with surrounding uses and do not result in unacceptable impacts such as overlooking, loss of privacy, overshadowing, noise, or general disturbance. This reflects the NPPF, which requires planning decisions to promote well-designed places and secure a high standard of amenity for existing and future users, ensuring that development contributes positively to the quality of the built environment and living conditions.
- 5.30 The proposed conversion is not considered to have any impacts on amenity. Dairy Cottage is positioned in an isolated location with only two residential neighbours.
- 5.31 Grange Farmhouse to the west is c.60m distant, and separated by tall hedges that bound the curtilage of Dairy Cottage.

- 5.32 'Farm Cottage' to the south is separated by c.18m, but is set at 90 degrees so Dairy Cottage, and separated by tall hedges.
- 5.33 Given these separation distances, angles relative to each other and intervening vegetation, no conflict or amenity issues will arise.
- 5.34 Additionally, the proposed development ensures that the accommodation provided for future occupants is high quality and suitable external amenity space is provided. As such, the proposal accords with Core Policy 57.

HIGHWAYS & PARKING

- 5.35 Wiltshire Core Policy 60 requires that development proposals must ensure adequate parking provision to reduce the need for on-street parking and to mitigate any potential adverse impacts on local traffic conditions.
- 5.36 The proposed development will utilise the existing access and parking will be provided for 2 cars. In determining the previous applications, the Wiltshire Council Highway Officer has commented *"It is considered that the proposed change of use will not detrimentally affect highway safety and I therefore recommend that no highway objection be raised to this application."*
- 5.37 There have been no changes in circumstance since the previous applications were determined. As such, the proposal continues to accord with CP61, which seeks to ensure that new development does not unacceptably impact upon highway safety.

ECOLOGY

- 5.38 Core Policy 50 states that all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. In addition, Core Policy 50 states that all development should seek opportunities to enhance biodiversity.
- 5.39 The application is accompanied by an Ecology Technical Report, which confirms that the proposed development would not harm any protected species. Indeed, a Preliminary Roost

Assessment was undertaken and identified the cottage as holding negligible potential to support roosting bats and so no further surveys are required.

5.40 The site presents an opportunity to provide additional roosting sites for bat and bird species by enhancing the site, in compliance with national and local planning policy. Furthermore, the application is supported by a BNG assessment, which concludes that 10% net gain requirement is exceeded.

5.41 The current scheme results in a net gain of 0.36 habitat units (12.92%) and net gain of 0.03 hedgerow units (16.74%) through the retention of the habitats of value on site and creation of modified grassland and a native hedgerow.

5.42 Given the above, the proposed development is in accordance with Core Policy 50.

PLANNING BALANCE AND CONCLUSION

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.2 The proposed development seeks to change the use of an existing building to separate residential use. Whilst there have been multiple attempts to convert the building into varying tied residential uses under differing permissions, none have been successful in securing a use for the building long term. The applicants therefore seek to convert the building into an independent dwelling to preserve the heritage asset.

6.3 Policy CP48 allows the reuse of building in the countryside and Officers have confirmed that no other uses (employment, community or cultural) would be practical propositions. After all, the building is positioned on an estate owned by a single family in an isolated position and the building is curtilage listed.

6.4 The Council, along with the accompanying Heritage Report, have confirmed that the proposed changes are considered acceptable in heritage terms and given that this development would safeguard a curtilage listed building, the principle of development should be considered acceptable.

6.5 Indeed, this Statement demonstrates that the proposal would also accord with paragraph 84 of the NPPF. Whilst an isolated new home would be created through the reuse of existing buildings, its immediate setting (and that of the Listed Building) would be enhanced.

6.6 Consequently, the proposal would make modest but important contribution to Wiltshire's housing land supply. At Westbury (APP/Y3940/W/24/3345598), the Inspector gave significant weight to housing delivery benefits and applied only limited weight to development plan conflict, noting that the Council could demonstrate only "just over 2 years" housing land supply.

6.7 Applying Paragraph 11(d) of the National Planning Policy Framework, planning permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits.

6.8 This Statement has demonstrated that there are no impacts arising from the development. The proposal would safeguard the scenic beauty of the National Landscape, along with the amenity of neighbouring buildings. There would be no impact on highway safety and ecology. As such, we commend the proposal to you.