

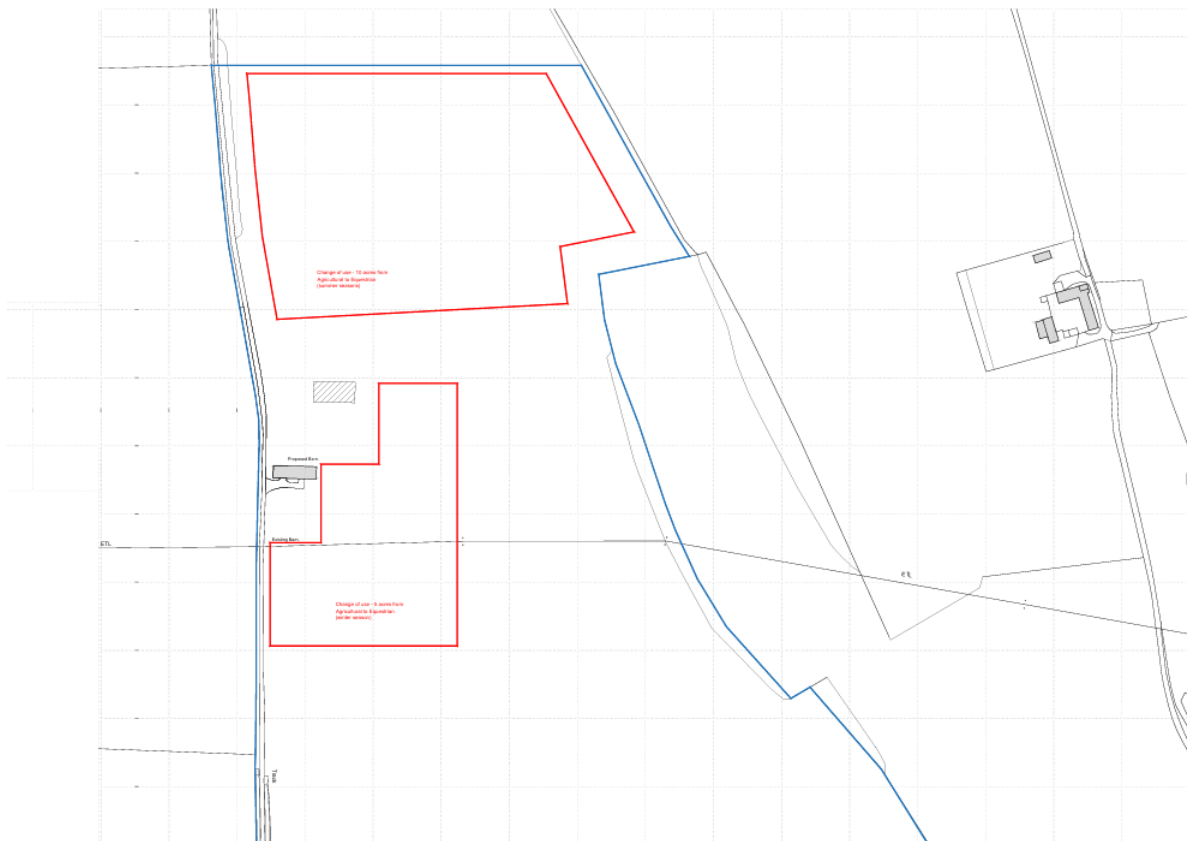
APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08480
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Deerland Farm, Dinton, Salisbury, SP3 5ER
DEVELOPMENT DESCRIPTION:	Change of use of part of existing site, from Agricultural to Equestrian use.
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is an existing 75-acre agricultural holding located outside the village of Dinton and any local Conservation Areas, but within the curtilage of the Cranborne Chase & West Wiltshire National Landscape.



PROPOSAL

The proposal seeks approval for two areas within the 75 acre plot to have a change of use from agricultural to private, recreational and small business equestrian use. The applicants seeks to gain flexibility within the site to allow for seasonal rotation for agriculture and equestrian grazing dependant on the land conditions. The flexible use would also allow for the

applicant's private horses to be retained on site and for the applicants 1 to 1 horse therapy practice to have a permanent base to reduce the overall visits undertaken to the site currently.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 3 Infrastructure Requirements;
- Core Policy 23 Wiltshire Community Area
- Core Policy 34 Additional Employment Land
- 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 60 Sustainable Transport;
- Core Policy 61 Transport & Development;
- Core Policy 62 Development Impacts on the Transport Network;
- Core Policy 63 Transport Strategies
- Core Policy 64 Demand Management

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)

- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Highways: No Objection

WC Public Protection: No comment

Parish/Town Council: None received.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

None received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.

- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Such a change of use is supported in principle and is further supported by the NPPF:

Supporting a prosperous rural economy 88.

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

The proposed works on this site will provide the applicants with a chance to diversify a small parcel of the existing land, for their own business provisions. The remainder of the land will be retained for agriculture and actively grazed with sheep.

This proposal seeks no change of use for existing buildings and retains the characteristics of the full site as existing, whilst providing a specialised therapy service, which could be considered as a facility of local benefit.

In addition, Core Policy 34 supports proposals outside Principal Settlements, Market Towns and Local service centres providing proposals:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council

Where they:

- a. meet sustainable development objectives as set out in the policies of this Core Strategy and
- b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
- c. are supported by evidence that they are required to benefit the local economic and social needs and
- d. would not undermine the delivery of strategic employment allocations and e. are supported by adequate infrastructure.

The proposals complement the existing use and the rural character of the area. The site is close to the village of Dinton and provide the area with a unique service.

Design and Impact on the Character and Appearance of the Area

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

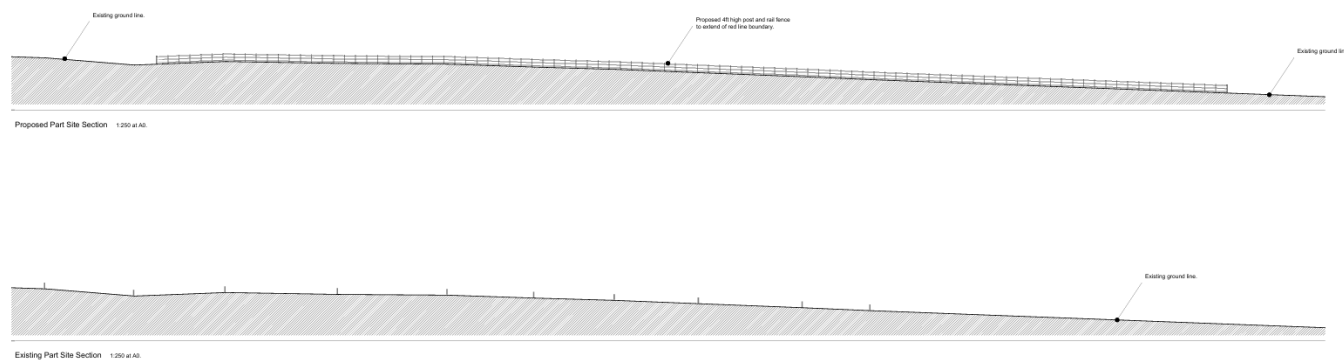
Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

The existing site is used for the grazing of livestock, which will not be altered by the proposed change of use to equestrian as the areas will be rotated and therefore the presence of grazing livestock will remain present continuously on site.

The two areas which form part of the change of use to equestrian have been shown on the submitted plans (outlined in red) and will be marked out via a low level timber fencing is common for such uses.



Therefore, the proposed fencing is not considered to result in any visual alterations which would negatively impact the open and rural character of the area, with the aesthetics of the site remaining largely as existing. The proposed change of use will solely provide diversity to this existing agricultural holding.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

Due to the nature of the proposal and the location of the site in relation to any nearby residential properties the change of use would not result in any adverse effects.

Highways Impacts and Parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

The supporting statement states:

The site benefits from a large and established gated entrance to the public highway. Regular maintenance of visual access on / off site to ensure safe manoeuvre onto 30mph road. The site is currently accessed multiple times per day by the applicants and associated agricultural visitors. These include farm workers, shepherds, veterinarians, and other agricultural professionals.

As there is no accommodation on site, there is a requirement for the site to be visited at multiple times per day by the applicants also. At present the applicants utilise their qualifications at off-site facilities for their therapy work, which increases the number of traffic movements to and from the site significantly per day. This involves visiting the site in the morning to feed and tend to animals, before leaving site to undertake work, and then returning to the site, potentially several times a day.

There are obvious welfare, sustainability and environmental benefits, as well as providing a bespoke facility for therapy purposes. Having all their livestock and horses in one place is beneficial, and more sustainable, whilst improving the welfare of all the animals under the applicant's ownership.

The applicants being able to remain on site for the duration of the day will also minimise the number of visits required by other farm workers, offsetting any client visits. The visits from clients will be significantly restricted, and mimic the applicants' current daytime activities that are undertaken away from site.

It is also noted that the proposed therapy services will be on a 1-2-1 basis with the details confirming visits will be limited to 2 per day maximum. This can be conditioned upon any approval to ensure the proposed use would not result in any detrimental impacts upon the highway network.

In addition, officers note from visiting the site that the existing access and off road parking provision is adequate and that the Councils Highways Officer has raised no objection to the proposal.

Landscape and Visual Impact

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

Landscape impact must be considered alongside biodiversity, heritage, and green infrastructure objectives, with mitigation measures encouraged where harm cannot be avoided.

The existing property is well concealed from the public domain via existing established vegetation to the front and side boundaries, and the topography of the existing site. The current proposal ensures the open character of the site would remain and the rural landscape character would be protected in line with Core Policy 51.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions.