

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00450
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	Land to South of Farfield Lane, Cricklade, SN6 6HZ
DEVELOPMENT DESCRIPTION:	Revised scheme- Residential conversion of former agricultural building into one dwelling, further to Class Q consent (PL/2025/07492)
RECOMMENDATION:	Refuse

SITE DESCRIPTION/CONTEXT

The application site comprises a tract of land on the southern side of Farfield Lane, Cricklade. Within the site is a barn which is in use for keeping animals on the site. This barn is typical of modern agricultural buildings with a fibre cement roof and vertical timber clad elevations. A large opening lies on the eastern side elevation. The barn is reached by way of an existing field entrance.

Lying outside of any settlement boundary, the site lies within the open countryside for the purposes of planning. There are no adjacent buildings or residential properties, other than a small field shelter to the south. The site does not lie within or adjacent to any heritage asset. The site is in Flood Zone 1 with some areas at risk of surface water flooding. The site is not within a designated Landscape. The site sits within the inner 'Zone of Influence' of the North Meadows Special Area of Conservation.

PROPOSAL

The proposal is described as a *Revised scheme- Residential conversion of former agricultural building into one dwelling, further to Class Q consent (PL/2025/07492)*. The application is made on the basis that the applicant considers that the site benefits from deemed approval prior approval under PL/2025/07492, which related to the conversion of the building by way of permission granted by the General Permitted Development Order, Schedule 2, Part 3, Class Q.

In terms of the proposed works, the external envelope of the building would remain, with domestic fenestration on the east, south and west sides, and solar panels on the western roof slope. Internally the conversion would provide for a three-bed property with bathrooms, utility and open plan kitchen/living area all on ground floor level. Access would be from the existing field access with the private amenity space incorporating a parking and turning area to the north of the main structure and a small, enclosed garden lying to the east and south of the site and segregated from the additional land on the holding by a post and rail fence. The only significant difference between the plans submitted for the Class Q proposal and this current proposal is the addition of an external flue for a wood burning stove, which would be positioned on the southern end of the western side elevation.

PLANNING HISTORY

Proposal / Summary
19/06952/FUL - Full planning permission Decision - Withdrawn Date: 11/10/2019 – Agricultural barn
19/11916/FUL - Full planning permission Decision - Approve with Conditions Date: 2/4/2020 – Proposed agricultural barn, re-submission of application 19/06952/FUL.
PL/2025/07492 - Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses – Proposed agricultural barn conversion to dwelling house

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

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 19 Spatial Strategy: Royal Wootton Bassett & Cricklade Community Area
- Core Policy 45 Meeting Wiltshire's Housing Needs;
- 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 64 Demand Management

Draft Wiltshire Local Plan Policies

At Full Council on 19 May 2026, the elected members of Wiltshire Council agreed to withdraw the emerging Wiltshire Local Plan. It will now be subject to a legal process to finalise its withdrawal - which is likely to happen in July or August (2026). The said Plan has no material weight for the purposes of the application.

Cricklade Neighbourhood Plan: Made March 2018

Policy H1: The Settlement Boundary

Development will not be supported outside the settlement boundary unless specifically allows by policies in the development plan.

Supplementary Planning Documents and other Guidance:

- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015
- A Green & Blue Infrastructure Strategy for Wiltshire: Wiltshire's Natural Environment Plan 2022-2030
- Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP)

ISSUES

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

- Principle of Development
- Design and Impact on the Character and Appearance of the Area
- Residential Amenity
- Highways Impacts and Parking
- Ecology and Biodiversity
- Drainage and Flood Risk

CONSULTATION RESPONSES

Cricklade Town Council: Object

with no official deemed consent for Class Q given, this application is therefore still for residential development in the open countryside

WC Highways: Comment

Site is outside a settlement boundary, raising concerns in relation to sustainability. Farfield Lane has a bridleway and therefore Countryside Access Team should be consulted. The development would see a slight alteration in trip generation but rely heavily on private motor transport. Other than sustainability there would not be any other considered reason to object. Therefore a condition is recommended if the proposal is found acceptable for cycle parking.

WC Rights of Way: No Objection subject to informatives for;

No works to commence without consultation with the PROW Officer, that the applicant will require private rights for vehicular access, and that the applicant should note that it is a criminal offence to obstruct a public right of way. The applicant should also note that no construction or demolition vehicles may access CRIC15 without prior consultation with the rights of way officer.

WC Public Protection: No objection

Ecology: No Objection. Subject to appropriate contributions being secured by way of a legal agreement to secure payments for the North Meadows SAC mitigation strategy.

BNG; the development on the site is considered to meet the criteria to be below the de minimis threshold. Conditions are recommended for ecological enhancements and for no external lighting. An Informative is also recommended to advise the applicant of their statutory duties with regard to protected species.

REPRESENTATIONS

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

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

No letters of representation were received in relation to the proposed development.

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

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.

It is noted that the submission is reliant upon the assumption that permission already exists to convert the building to a dwelling as a result of preceding application for prior approval under Schedule 2, Part 3, Class Q of the General Permitted Development Order.

The LPA acknowledges that no decision was issued on that application, ref: PL/2025/07492, however the applicant has been advised that due to the qualifying criteria of Class Q, which go beyond the building simply being in agricultural use, the building does not benefit from the permitted development right in the first instance. The LPA does not agree that a Class Q “fall back” position exists as a realistic proposition in this case. With reference to the case law, *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314, there must be a realistic prospect of a fallback position being implemented for it to attract weight.

It is accepted that a prior approval decision was not issued within the 56 day determination period, and that in such circumstances prior approval can be deemed as being “approved” by default. However, it is not the case that development can then lawfully begin in cases where it is not permitted development under Class Q in the first instance. In this particular case, the qualifying criteria of Class Q are not considered to be met, as despite the agricultural building being in agricultural use on the requisite date in 2023, as it was not part of an “established agricultural unit” with reference to the General Permitted Development Order (GPDO) definition below;

“established agricultural unit” means agricultural land occupied as a unit for the purposes of agriculture—

(a) for the purposes of Class R, on or before 3rd July 2012 or for 10 years before the date the development begins; or

(b) for the purposes of Class Q or S, on or before 20th March 2013 or for 10 years before the date the development begins;

The Planning Statement confirms that the land was purchased in 2018 and whilst an existing business is referenced, there was no evidence that the building formed part of an 'established agricultural unit'. In any event the facts stated in the statement clearly confirm that the land and building do not form part of the wider established agricultural unit it was part of before changing ownership in 2018. Consequently, it is the LPA's view that the development would not comply with the requirements of paragraph Q1. (a)(i) or (ii) and therefore does not benefit from Class Q permitted development rights. As such, the application submitted under PL/2025/07492 has no effect. A recent appeal from 2025, ref: **APP/P1045/W/24/3357582**, supports this Council's conclusion on this matter in that it cites very similar circumstances. The main issue in the appeal was whether the proposal would be permitted development, with particular regard to the requirements of paragraph Q1. (a)(i), namely, whether the appeal building was part of an established agricultural unit on 24 July 2023. In that case it was not demonstrated that the agricultural building was part of an 'established agricultural unit' due to a change in ownership of the appeal site in 2019.

As the asserted fall-back position on Class Q is not considered to be a realistic prospect in this case, no material weight can be afforded to its principle. The proposal is assessed as new residential development within the open countryside, where development is strictly controlled unless one of the local plan exception policies apply.

The policy that which applies to the conversion of existing buildings in the countryside is CP48 'Supporting Rural Life' which supports the Conversion and re-use of rural buildings for employment, tourism and cultural purposes and where these are not practical propositions, residential uses. The definition of rural buildings to which this policy applies is limited to those that are unused because they are no longer needed or suitable for their original or last lawful use, and for which there is no reasonable prospect of an alternative commercial use.

It is not considered that this definition is met in the present case. The proposal relates to a relatively modern, well-constructed agricultural building on agricultural land, that remains entirely capable of, and suitable for continued agricultural use. The building therefore retains clear potential for ongoing use within agriculture, irrespective of the current owner's preference or intentions. It is not considered that Core Policy 48 should apply in this case.

Notwithstanding the LPA conclusion that CP48 should not apply to a building which is not redundant or disused, the criteria have been considered below.

In considering criterion (i), no structural survey has been submitted. However, the LPA accepts that the building is structurally sound, in good condition and as a result the level of works would be reasonably considered as a conversion.

Criterion (ii) requires the proposed use to be compatible with the character and appearance of the landscape and to safeguard the amenities of resultant and nearby existing residential areas. The change of use of the site to residential and consequent need for garden space and parking creates the parking potential for a wide range of domestic paraphernalia including parked vehicles associated with the residential use to be introduced with a harmful urbanising effect in the open countryside.

With regards to the impacts on residential amenities, the assessment set out within the 'Amenities' section below concludes that the proposal would fail to provide acceptable living conditions for future occupiers of the dwelling.

With respect to criterion (iii), the site is served by an existing access directly onto the existing road. This matter is further discussed under the 'Highways' section below within the report, which concludes that the existing access arrangements, parking provision, and impacts on highways safety could be made acceptable, with no objections raised by the Council's Highways Officer on technical grounds.

With regards to criterion (iv), the site is not well served by services and facilities as one would within one of Wiltshire's identified settlements. As discussed in the 'Highways' section of the report, the site is not considered to be in a sustainable location due to the lack of access to alternative transport modes. Consequently, with consideration to the proposed residential use in this case, the application site is not considered to sufficiently meet what would constitute as having 'reasonable access' to local services and fails to satisfy criterion (iv).

It is noted that the proposal does not involve the conversion of a heritage asset and therefore criterion (v) is not relevant to this application.

In conclusion, the development represents the provision of one new dwelling, outside of the limits of development in a location which is entirely unsustainable. The dwelling is not advanced on the basis that it meets the essential need of an agricultural worker and no other exception policies are considered to apply in this case.

When considering paragraph 84 of the NPPF relating to isolated homes in the countryside, none of the provisions are considered to apply in this case. The proposal is not advanced as accommodation for a rural worker, the building is not a heritage asset, there is no evidence that the buildings are redundant or disused, or that the changes (which are limited externally) would enhance the immediate setting. To the contrary, further domestication of the external areas could have an urbanising effect on the locality. The proposal does not relate to the subdivision of an existing residential building. The proposal is not purported to be of exceptional design quality. The proposal is not supported by paragraph 84 of the NPPF.

5 Year Housing Land Supply

The Wiltshire Housing Land Supply Statement (June 2025) provides the latest position on the Council's ability to demonstrate a five-year supply of deliverable housing land, which is a material consideration in the determination of planning applications.

The National Planning Policy Framework was revised in December 2024. This has reintroduced the requirement to meet five years' worth of deliverable sites and a buffer to be applied to the five-year housing requirement in all circumstances, and has revised the Local Housing Need calculation to establish the five-year housing requirement. These factors have resulted in a substantial increase in the five-year housing requirement to be met from the previous calculation. When this is assessed against the housing land supply which can be delivered within five years, the recalculation shows a significant reduction in the number of years supply. The resulting position shows that the Council can currently demonstrate a 2.8

years housing land supply of housing at a unitary authority level. This is considered to be a substantial shortfall.

The absence of a five-year housing land supply is a material consideration in the determination of this application. In accordance with Paragraphs 78 and 11(d) of the National Planning Policy Framework (NPPF), for applications involving the provision of housing, where there is a shortfall in the supply of deliverable housing sites, the most important policies for determining the application should be considered out of date. The current housing land supply shortfall is a factor that must be considered in the planning balance and in this case, as a five-year housing land supply cannot be demonstrated, the weight that can be applied to the most important policies for determining this application should be assessed and altered in the light of the shortage in housing land supply. The proposal must be assessed against the national policy context of the need to boost housing supply and the benefits of delivering new homes whilst having particular regard to the key policies set out in paragraph 11(d)(ii) and Footnote 9 of the NPPF.

Design and Impact on the Character and Appearance of the Area

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.

Building for a Healthy Life Framework promotes healthy, inclusive, and sustainable places. The document encourages:

- Walkability.
- Access to green space.
- Active design principles for well-being.

In this instance, the existing building is viewed as part of the working countryside and despite its bulk and scale, sits comfortably within that pastoral setting. Such buildings are not uncommon on farmed fields and are viewed as part of the agricultural backdrop of rural life. Whilst it is acknowledged that a dwelling of the same size would not increase the scale of built form on the site, and that additional built form could be controlled by way of appropriate planning conditions, it would necessarily attract attributes associated with a residential property.

This includes but is not limited to the proposed new fenestration, car parking, domestic garden and access, and the usual domestic paraphernalia connected with a residential plot and its private amenity space. These changes would be particularly visible within this rural and open landscape and are considered to negatively impact on the character and appearance of the landscape in this location. Whilst it is acknowledged that there are other residential properties within the wider landscape this urbanisation of an agricultural site is not considered to respond positively to the landscape character or context.

It is considered that the size of the residential garden was predicated on the limitation of Class Q and its criteria. However, in this particular instance, as this is not considered an appropriate fall-back position, the limited size of the garden is not considered to meet the standards adopted within the Wiltshire Design Guide. That SPD states that a new back gardens should comfortably serve the typical needs of those who will use it. An appropriate garden for an open market dwelling should have a useable footprint similar to the size of the property. Whilst this could be achieved by way of revised plans, an enlarged amenity space to meet those standards would further add to the domestication of the plot and further erode the countryside in this location with the additional intrusion. Whilst not considered to form a reason for refusal in this instance, this addition would add to the visual intrusion in this rural location.

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.

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

As previously described, the site lies within an open rural area, characterised by farmed fields and native hedgerows. The topography of the site and its environs is relatively flat with open views across the landscape. As an agricultural building, there would be limited light spill and day to day operations would be related to animal upkeep and husbandry. As a domestic property, the character of the site would be completely changed. The combination of lighting, formalised boundary treatments, parking and domestic paraphernalia would have an irreversibly urbanising effect on the character of the landscape. Whilst mitigation in the form of landscaping could screen these effects to some extent, given the flat open aspect of the surroundings, the urbanising encroachment into countryside would still be prominent and incongruous.

The proposal fails to respond positively to its landscape context, resulting in harm to the character of the area. The proposal is therefore considered contrary to Core Policies 51 (ii), (vii) and 57 (i) and (vi) of the Wiltshire Core Strategy and the National Planning Policy Framework paragraphs 135 and 187.

Residential Amenity

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. These policies guide the assessment of amenity impacts.

In this instance, given the degree of separation to the nearest residential properties, the change of use to a domestic dwelling is not considered to result in overlooking, outlook, or overbearing impact upon those nearest to the site.

Highways Impacts and Parking

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 application site would be served by the existing farm gate that leads into the plot with a parking and turning area located on the site of an existing outbuilding and where there is an existing gravelled surface.

The Council's Highway Team were consulted on this proposal as a new, residential access would be formed. The site is located remote from any settlement raising concerns with the sustainability of the site, due to reliance on private motor transport for day to day needs. The site is approximately 1.4km south of Cricklade and is not served by safe or practical walking or cycling routes, nor is there access to public transport (the nearest public stop appears to be in Cricklade). The proposal is sited in an unsustainable location and there would be a full reliance on private car use to access services and facilities. The proposal is therefore considered contrary to Core Policies 60 and 61 and Section 9 of the Framework, which aims to reduce the need to travel by private car.

It is noted that the site has an existing access onto Farfield Lane, which is a metalled bridleway and public right of way, CRIC15 and is not an adopted highway and it is assumed that the applicant has vehicular rights of this asset.

Albeit concerns are raised in terms of sustainability, it is considered by that service that there is sufficient parking and turning, and that cycle parking can be achieved by way of a suitable condition.

As the adjacent lane comprises a bridleway and footpath, the Council's Public Right of Way Officer was also consulted. There is no overall objection but informatives are recommended to advise the applicant of their statutory and legal duties in relation to its use, free passage and permissions to carry out works.

Ecology and Biodiversity

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

The Council's Ecology specialist has been consulted on the proposal and the Case Officer has had discussion with regard to the formal response received. In this instance, due to the existence of and the limited change to the building on the site and the presence of the existing access and gravelled forecourt area, it is considered and agreed that the development would meet the criteria to be classed as de minimus in this instance.

Nevertheless, the site lies within the Inner Zone of Influence for the North Meadows Special Area of Conservation (SAC). This is an exceptional example of a lowland meadow with world class populations of snakeshead fritillary flowers and is open to the public throughout the year. Visitor pressure is impacting the meadow and it is likely additional residential dwellings/overnight accommodation will lead to the site losing its special interest. Wiltshire Council and neighbouring authorities have therefore prepared a joint Interim Recreation Mitigation Strategy.

The site is eligible to secure appropriate mitigation via financial contributions towards the Council's Strategic North Meadows Interim Mitigation Strategy which has been agreed in

consultation with Natural England. This contribution would need to be secured by way of a s106 or s111 agreement entered into by the applicant and Wiltshire Council. The applicant has not committed to a mitigation payment at this stage, but should the LPA consider that the proposal could be supported, then this would need to be arranged prior to determination. Given the overriding concerns relating to the principle of development this has not been requested.

While it is not expected that this development will result in significant loss of habitat, both CP50 and NPPF requires the inclusion of biodiversity enhancements, such as bird and bat boxes. Further details should be provided on the number and types of bird and bat boxes to be included, and the location of these enhancements must be included on the site plan drawings and will become an enforceable part of the planning permission. Bird/bat boxes will continue to be available for bats/birds for the lifetime of the development. Such requirements can be secured by way of a relevant condition should permission be granted. Additionally, it is recommended that a lighting condition would be required along with an informative advising the applicant of their statutory and legal obligations in relation to protected species.

Drainage and Flood Risk

Core Policy 67 of the Wiltshire Core Strategy and paragraphs 170 to 182 of the NPPF require:

- Avoidance of increased flood risk;
- Use of appropriate mitigation measures; and
- Application of the sequential and exception tests in areas at risk of flooding where appropriate.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source;
- Improve water quality;
- Support biodiversity and amenity; and
- Be integrated into the site layout and green infrastructure.

The application site is location within Flood Zone 1 and the Council SFRA indicates ground water levels could be between 0.025m and 0.5m risk meaning a risk of groundwater emerging at the surface locally. The EA National Flood Map indicates some parts of the site affected by surface water, likely aligning with topographical low spots.

Given the scale of development and the fact the proposal relates to an existing building, without proposing any significant additional roof area or hardstanding, it is considered that risks can be appropriately controlled safely by a positive sustainable drainage system.

The LPA are satisfied that the proposed development would not result in an increase in flood risk on site or elsewhere. A detailed surface water drainage strategy can therefore safely be secured by condition.

PLANNING BALANCE AND CONCLUSION

At the heart of the NPPF there is a presumption in favour of sustainable development requiring local planning authorities to approve development proposals that accord with an up-to-date development plan without delay; and where there are no relevant development plan policies,

or the policies which are most important for determining the application are out-of-date, permission should be granted unless (taken from paragraph 11d of the NPPF):

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;

Having regard to paragraph 11(d) of the National Planning Policy Framework and the provisions of footnote 7, the Local Planning Authority considers that the presumption in favour of sustainable development ('tilted balance') is engaged. This is because the Housing Land Supply figure is below 5 years at 2.8years meaning the relevant policies of the development plan are considered out-of-date. In weighing the planning balance, the following factors have been considered:

Planning Balance

Benefits of the Proposal

The delivery of new homes is a significant benefit, particularly in the context of Wiltshire's current housing land supply position.

- **Benefit:** Provision of one new dwelling.
- **Weight:** Limited weight.

The proposal will generate limited economic benefits during construction and occupation. This includes direct employment in the construction sector, supply chain benefits, and increased local spending by future residents. These benefits align with paragraph 85 of the NPPF, which supports the role of housing in promoting economic growth and resilience.

- **Benefit:** Economic uplift through construction jobs and post-occupation local expenditure.
- **Weight:** Limited weight.

Identified Harms

Departure from the development plan

Whilst Wiltshire Council cannot currently demonstrate a five-year supply of deliverable housing land, this does not render development plan policies relating to the principle of development irrelevant; such policies remain capable of attracting significant weight where they align with the National Planning Policy Framework in directing growth to the most sustainable locations. This is the case here.

- **Harm:** Departure from the development plan.
- **Weight:** Significant weight.

Unsustainable location – accessibility

The proposal is sited in an unsustainable location and there would be a full reliance on private car use to access services and facilities.

- **Harm:** Reliance on private car, increase in unsustainable journeys
- **Weight:** Significant weight.

Landscape and Visual Impact

The proposal would result in an unacceptable change to the character and appearance of the site and its surroundings, particularly where development encroaches into open countryside and in a visually sensitive area.

- **Harm:** Erosion of rural character and visual intrusion into the landscape.
- **Weight:** Significant weight

Neutral Impacts

In assessing the overall planning balance, it is also important to identify those aspects of the development that are considered to be policy-compliant and acceptable, but which do not result in either a net benefit or harm. The following elements are afforded neutral weight in the planning balance, as they represent the baseline expectation for sustainable development in accordance with the development plan and national policy: These include highway impact, ecology, flood risk and drainage.

Financial contributions secured through Section 106 agreements or the Community Infrastructure Levy (CIL) are required to mitigate the impacts of development and ensure that it is acceptable in planning terms. As such, they are generally considered to be neutral in the planning balance, as they are necessary to make the development policy compliant.

Conclusion

Having regard to the above, the proposed development is considered unacceptable in planning terms. It is concluded that the proposal represents unsustainable development with its conflict with Core Policies 1, 2, 19 and 48 of the Wiltshire Core Strategy. The proposal would result in an increase in unsustainable journeys by private motor vehicle, a harmful impact on the character of the surrounding rural landscape, as well as the unjustified loss of a fit-for-purpose, modern agricultural building. The benefits afforded to the proposal in the form of one market dwelling and economic benefits are limited.

Despite the lack of five-year housing land supply, the harms identified as a result of the proposal would significantly and demonstrably outweigh the benefits of delivering one new dwelling. With circumstances being insufficient to warrant otherwise, the application is recommended for refusal for the reasons set out below.

RECOMMENDATION:

That Planning Permission be REFUSED.

1. The development would be in an isolated location outside any recognised development limits, resulting in the creation of a new dwelling in the open countryside. This is contrary to the National Planning Policy Framework, and Policies CP1, CP2 & CP19 of the Wiltshire Core Strategy, which set a presumption against development outside of the towns and villages in rural areas except in a number of exceptional circumstances, none of which apply in this instance. The proposal does not fall to be considered as the conversion and reuse of a disused and redundant rural building for the purposes of exception policy CP48 (Supporting Rural Life) and in any event it is not demonstrated

that the relevant criteria of CP48 are met, including whether preferential uses are practical propositions, whether the site is well served by services and facilities and whether the development is compatible with its surroundings. The proposal fails to accord with Core Policies 1, 2, 19 and 48 of the Wiltshire Core Strategy, Saved Policy H4 of the NWLP and National Planning Policy Framework para. 84.

2. The development proposed would result in the creation of a dwelling in a location that is remote from any settlement, services, facilities and access to public transport. The site is not suitably located to allow residents to walk or cycle to reach any services and employment opportunities. As such future occupants would be entirely dependent on use of the private car use for day-to-day needs. The dwelling would be situated in an unsustainable location contrary to the aims of National Planning Policy Framework 110 & 115 and Wiltshire Core Strategy Core Policies 57 (xiv), 60 (i) and 61 of the Wiltshire Core Strategy.
3. The introduction of a new dwelling and its potential for domestic paraphernalia to be introduced to the site, fails to achieve a high standard of design or respond positively to its landscape context, resulting in harm to the character of the area. The proposal is contrary to Core Policies 51 (ii), (vi), (vii) & (viii) and 57 (i) & (vi) of the Wiltshire Core Strategy, the Wiltshire Design Guide and National Planning Policy Framework paras 135 & 187.

Informative

Plans relating to the assessment of the development and reason for refusal:

Application Form
Planning Statement, Dated 17th January 2026
FLFP-LP1 Rev A. Location Plan
FLFP-SP1 Rev A. Site Plan
FLCQ-EF1 Rev A. Existing Floor Plans
FLCQ-EE1 Rev A. Existing Elevations
FLFP-PF1 Rev A. Proposed Floor Plan
FLFP-PE1 Rev A. Proposed Elevations
(all received on 21 January 2026)