



RCC TOWN PLANNING CONSULTANCY



Site: Barn to the rear of 123 New Road, Bromham

Proposal: Conversion of barn to self-build dwelling

On behalf of: Mr S Alexander

Date of Issue: June 2026



RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 BACKGROUND AND DEVELOPMENT PROPOSAL

- 1.1 This statement has been prepared on behalf of the applicant to support their planning application for the conversion of the existing agricultural barn to a self-build dwelling to be occupied by the applicant. The statement will examine how the proposed development relates to the site and its context, as well as provide an explanation and justification for the scheme having regard to national and local plan policy and guidance.
- 1.2 This statement should be read alongside the following documents and reports:

- Preliminary Ecological Appraisal
- Viability Report

- 1.3 The applicant owns 123 New Road and the field located to the north of it, together with the barn located at the northern end of the field that is the subject of this application. Planning permission for the barn was approved for the previous owner of the house and site in 2020 (20/06406/FUL). The barn was required in connection with agricultural land in the local area owned and farmed by the previous owner of the property. As can be seen by the submitted documents, there is now only a modest area of land remaining.
- 1.4 The full planning permission for the barn includes a condition (condition 2) which requires that:

"If within a period of 10 years from the date of this permission, the agricultural use of the building hereby permitted permanently ceases, the building/structure and resulting demolition materials shall be removed and the site shall, within a period of three months from the date of the substantial demolition of the said building/structure, be restored to its condition before the development took place or to such other condition as may be agreed in writing by the Local Planning Authority."

REASON: To ensure that the agricultural buildings/structures are removed on cessation of their agricultural purposes, in the interests of protecting the rural character of the area."

- 1.5 The application building is still in low-key agricultural use, with only a modest area of land remaining in agricultural use connected to it. The applicant uses the building to store machinery and equipment required to maintain the land (ride on mower, fencing materials etc). As such the building is still currently utilised for agricultural purposes. This proposal is to use some of the grassed area to the south of the barn as a domestic garden and the rest will be turned over for species rich native grassland where ongoing management would be minimal.



- 1.6 Notwithstanding this, we would however argue that condition 2 of planning approval 20/06406/FUL does not satisfy paragraph 57 of the NPPF as it is neither reasonable nor necessary. Paragraph 57 advises that:

"Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects."

- 1.7 Further assistance on the approach to be taken when using conditions is set out in The Planning Guidance – Use of Planning Conditions. Paragraph 014 is particularly relevant as it states that *"A condition requiring the demolition after a stated period of a building that is clearly intended to be permanent is unlikely to pass the test of reasonableness."*
- 1.8 The importance of satisfying the tests for conditions is highlighted in appeal decision ref APP/R0335/W/23/3321872 (copy included as part of this submission as appendix A). This appeal in Warfield relates to a very similar situation, whereby the Council imposed a condition (condition 4 of planning approval 22/00515/FUL) requiring the removal of the approved agricultural building if it ceased to be used for agricultural purposes.
- 1.9 In allowing the appeal, the Inspector advised that the main issues were whether the retention of the disputed condition is necessary or reasonable having regard to:
- The effect of the development on the Green Belt, including openness and the purposes of including land within it; and
 - The effect of the development on the character and appearance of the area.
- 1.10 It is the second issue that is relevant to the current application. At paragraph 18 the Inspector noted that in granting the planning permission, it reasonably followed that the Council considered that the erection of the agricultural building and its scale and form would meet the requirements set out in the local plan and NPPF in terms of siting and appearance in the location proposed.
- 1.11 He also drew attention to fact that the requirements applicable to the re-use of agricultural buildings provide adequate safeguards to prevent harm to the character and appearance of the countryside, should a use for non-agricultural purposes be sought in the future.
- 1.12 The Inspector concluded that the disputed condition is not reasonable or necessary to make the development acceptable with regard to the effect of the development on the character and appearance of the area or to comply with planning policy.
- 1.13 In the current case, as set out in para 1.4 above, the reason for imposing the condition on the application building was stated on the decision notice as to be in the interests of protecting the rural character of the area.



- 1.14 The officer's report provides further detail relating to the visual impact of the development, noting that there are no special landscape designations in the area and that historically, the site contained eight large polytunnel type structures. In terms of visual impact, the officer's report states that:

"It is considered that the structure will not have a detrimental impact on the character of the landscape and does not appear out of place within this rural environment and as such it is considered that the scheme does not result in detrimental harm to the visual amenities of the surrounding area."

The officer's report concludes that the proposal meets the requirements of local planning policies set out in the WCS and the NPPF."

- 1.15 Following the logic set out by the Inspector in the Warfield Appeal, in granting planning permission for the barn, it reasonably followed that Wiltshire Council considered that the erection of the agricultural building and its scale and form would meet the requirements set out in the local plan and NPPF in terms of siting and appearance in the location proposed. These points are indeed clearly addressed and confirmed in the Officer's report.
- 1.16 The existing building undoubtedly does not appear out of place in this locality. As a result, there is no justification for the imposition of condition 2 with respect to matters of appearance or the rural character of the area.
- 1.17 As such the condition is not reasonable or necessary to make the development acceptable with regard to the effect of the development on the character and appearance of the area or to comply with planning policy. This is a key consideration for the council when considering this current application.

2.0 SITE CONTEXT

- 2.1 This application relates to an existing agricultural barn and associated land located in a semi-rural location less than a mile from the centre of Bromham. Bromham benefits from a range of local facilities including several shops, a public house, primary school, pre-school, church and community hub and is defined as a large village in the core strategy. The site area amounts to 1203sqm.
- 2.2 No special landscape protections or designations apply to the site, or its immediate environs and the site is at low risk of flooding, lying in flood zone 1. Figure 1 below is an aerial photograph showing the immediate context of the site.



Figure 1: Application site

- 2.3 The application site is set back from the New Road and comprises the barn the subject of this application, a small, grassed area to the south, a concrete/gravel parking area to the west of the barn and the existing vehicular access from New Road, see figure 2 over. 123 New Road, its residential curtilage, and a small paddock are positioned to the south of the application site.



Figure 2 – Site context

- 2.4 The application building is a rectangular shaped single storey structure constructed of masonry blockwork walls with vertical timber cladding to the external face. The pitched roof is clad in corrugated metal sheeting. Internally it has a simple open timber roof structure. There is an existing vehicular access and driveway to the application site from New Road with parking and turning facilities. This access also serves 123 New Road (the applicant's home) and 83 New Road (Sundown), a residential property located to the north of the barn. Figures 3 and 4 over show a view of the application building and the access.
- 2.5 There is a thick laurel hedge delineating the eastern site boundary and a tall leylandii hedge running along the northern boundary. There is a mature mixed native hedge along the western side of the access.



Figure 3 – South elevation of barn



Figure 4 – View of barn and access driveway

3.0 PLANNING POLICY

- 3.1 The planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS).
- 3.2 The site is located within the designated area of the Emerging Bromham Neighbourhood Plan. The Parish Council is currently in the early stages of preparing the Plan.
- 3.3 Material considerations comprise the following:
- Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy
 - The Wiltshire Design Guide (2024)
 - National Planning Policy Framework 2024 (NPPF)
 - National Planning Practice Guidance (NPPG)
- 3.4 The relevant policies and guidance are set out in the associated tables:

WILTSHIRE CORE STRATEGY

Policy	Title
CP1	Settlement strategy
CP2	Delivery strategy
CP12	Devizes community area
CP50	Biodiversity and geodiversity
CP51	Landscape
CP57	Ensuring high quality design and place shaping
CP60	Sustainable transport
CP61	Transport and new development

NATIONAL PLANNING POLICY FRAMEWORK

Policy	Title
5	Delivering a sufficient supply of homes
11	Making an effective use of land
12	Landscape
15	Conserving and enhancing the natural environment

4.0 PLANNING ASSESSMENT

4.1 The main planning issues to be discussed are:

- Principle of development
- Design and visual impact
- Highway safety and parking
- Residential amenity
- Ecology and biodiversity

Principle of Development

- 4.2 Within the Settlement Strategy set out in policy CP1 of the WCS, there is a general presumption against development outside the defined limits of Principal Settlements, Market Towns, Local Service Centres and Large Villages. Bromham is defined as a Large Village in the WCS with a defined limits of development (LOD). The application site is located beyond the LOD and is therefore within the countryside.
- 4.3 Policy CP2 of the WCS addresses the Delivery Strategy, setting out a presumption in favour of new residential development within the LOD further stating that housing should not be permitted outside of the LOD except in few exceptional circumstances explained in the policy and supporting paragraph 4.25 of the WCS. These exceptions seek to respond to both local circumstance and national policy.
- 4.4 The policy 'exception' to the provision of housing only in the most sustainable of locations has been permitted in order to help meet the Government's clear aim to significantly boost housing supply as set out in Chapter 6 of the NPPF and numerous ministerial statements, through in this instance, the re-use of existing under-utilised rural buildings. This is a better means of providing housing by efficiently using buildings which are already in existence, to limit the pressure on untouched countryside to provide for the growing demands on housing supply. Both national and local policy accepts that residential conversions may be deemed acceptable even in isolated rural locations.
- 4.5 The NPPF at paragraphs 83 and 84 support the principle of new housing in rural locations in certain exceptional situations. At paragraph 83 the NPPF states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities".

While paragraph 84 concerns development which would secure the reuse of a building in the countryside, stating:

"Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

...c) the development would re-use redundant or disused buildings and enhance its immediate setting..."

- 4.6 Similarly, the permissible exceptions set out in the WCS include the conversion and re-use of an existing rural building to an alternative use, subject to the criteria set out in policy CP48. In the first instance, the core strategy seeks the use of the building for employment, tourism, cultural or community uses. If this is not a practical proposition, a residential use would then be considered. Policy CP48 states:

"Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.*
- ii. 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.*
- iii. The building can be served by adequate access and infrastructure.*
- iv. The site has reasonable access to local services or*
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding. **(Taken from adopted version of WCS which has not been correctly transposed in the online version)***

Only where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the re-use of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy"

- 4.7 It is not therefore necessary to demonstrate compliance with both criterion iv) and v) of policy CP48, but only one of the two.
- 4.8 To accept the principle of a residential use of the site, CP48 requires applicants to demonstrate that the conversion and/or re-use of the building for employment, tourist, cultural and community uses are not practical propositions. To this end, a Viability Appraisal Report has been commissioned to inform this process, to assess the returns against the investment now needed, and to help establish a viable new use for the building. This Report has been prepared by Richard Newsome FRICS of Strakers and is submitted in support of



this application and serves to demonstrate that the conversion of the building for other potential uses would simply not be viable or practical propositions, given the likely values/rents achievable and the investment needed.

- 4.9 Furthermore, in terms of whether an alternate use would be a practical proposition, the site is located in a semi-rural location where there is unlikely to be the need, desire or funding for a further community building, particularly given that a new community hub has recently been constructed within the village in close proximity to the site. The car movements associated with an alternative community use would also be higher than the proposed residential use and more likely to be considered unsustainable by the Council.
- 4.10 Moreover, an alternative community or employment use is likely to generate a greater level of noise disturbance than the proposed dwelling to the detriment of the occupiers of the nearby residential dwelling and again is unlikely to be acceptable.
- 4.11 It is clear therefore that a sympathetic residential conversion of the barn is the only practical and viable option. This statement will now address the relevant criteria of CP48, namely i-iv, having regard to the principle of development.

i) The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building

- 4.12 Looking at the first criteria, this policy is clearly meant to cover all types of buildings in the countryside, where in some cases a structural survey might be needed, but this is not one of them and indeed there is nothing within Policy CP48 and its supporting paragraphs that specifically require the submission of a structural engineer's report.
- 4.13 The application building is structurally sound, with no signs of structural movement either externally or internally and there are no obvious signs of water penetration. As a result, in this case, any requirement for a structural engineer's report would clearly be unnecessary, unduly onerous, and not required under the terms of the policy.
- 4.14 The building is in a good state of repair and clearly capable of re-use as a dwelling without major rebuilding, extension or modification as required by Policy CP48. The conversion scheme proposes the installation of additional glazing and the general upgrading of insulation and services typically associated with an agricultural to residential building conversion and these should be easily achieved. The proposals will preserve the character of the original buildings.

ii) 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



- 4.15 Although the site is situated in a semi-rural location, it does not occupy an isolated location and cannot be described in the truest sense as having the character and appearance of open countryside. Instead, the application site is already a developed site and is located less than a mile from Bromham. It is also located close to other residential properties as can be seen in figure 2 above.
- 4.16 The proposal is for a sensitively designed small scale development, converting the established building within the landscape to provide one modest dwelling, which will clearly retain the appearance of the original barn on the site. We therefore submit that the proposals would have a negligible impact on the character of the existing landscape and settlement.
- 4.17 These matters are dealt with in more detail in the design/visual impact and neighbour amenity sections below.

iii) The building can be served by adequate access and infrastructure

- 4.18 The site benefits from an existing established vehicular access. As such, it is considered more than 'adequate' to serve the proposed single dwelling. Highway matters are dealt with in more detail in the relevant section below.
- 4.19 Mains electricity and water supply are already available at the site. Surface water drainage is via a soakaway. At present foul drainage is dealt with by mains sewer.
- 4.20 Consequently, it is demonstrated that the site is already served by adequate access and infrastructure.

iv) The site has reasonable access to local services

- 4.21 In considering this criterion, it must firstly be remembered that policy CP48 is a policy which seeks to permit rural development within the countryside, outside of the usual 'sustainable' settlements. It therefore follows that 'access to services' in this regard should not be assessed in the same manner as non-exceptional development located within the settlements, and that there will necessarily be reliance on the private car to access local services. Nonetheless, we submit that this site is not unduly remote.
- 4.22 It is accepted that the site lies within a semi-rural location, but it is less than a mile from Bromham which has a good range of services. As a result, it can be concluded that the site has 'reasonable' access to local services.
- 4.23 The NPPF recognises at paragraph 83, where there are groups of smaller settlements, development in one village may support services in a village nearby. This would be the case here.
- 4.24 This statement has set out how the proposal has satisfied all of the relevant criteria in CP48. For these reasons, it is concluded that the conversion of the building complies with the exceptional circumstances set out in policy CP48 of the WCS.



- 4.25 Policy CP48 is very much a relevant consideration. The policy only refers to the re-use of redundant or disused buildings for residential purposes in the final sentence and this is only applicable to buildings in isolated locations. In this case, the application site cannot be described as being in an isolated location as it is less than a mile from the centre of the Large Village of Bromham.
- 4.26 For clarity, as set out in paragraph 1.5 above whilst the application building is still in low-key agricultural use, with only a modest area of land in agricultural use now connected to it, the building I used for the storage of machinery and equipment required to maintain this parcel of land. As such the building is still currently needed and utilised for agricultural purposes but this proposal would make better use of the existing building by converting it to a residential dwelling. The scheme would utilise some of the grassed area to the south of the barn as a domestic garden and the rest will be turned over to species rich native grassland where ongoing management would be minimal, with little requirement for machinery.
- 4.27 It is therefore clear that in terms of the primary issue in this case it has been shown that the proposed conversion of this agricultural building to single dwelling is acceptable in principle and clearly supported by both national and local planning policies.
- 4.28 Also of relevance is Wiltshire Council's current housing land supply position, particularly in light of the overall age of the WCS and its conformity with national guidance.
- 4.29 Wiltshire Council are unable to demonstrate the minimum required 5-year Housing Land Supply (HLS), which of course places an even greater need for new housing on suitable sites such as this, to come forward. The Council has confirmed that it can only demonstrate 2.3 years of HLS, amounting to a serious and substantial shortfall. Furthermore, it does not appear that the emerging local plan will resolve this significant shortfall.
- 4.30 There are no clear reasons within the NPPF for refusing the proposed development, and there are no adverse impacts which would significantly and demonstrably outweigh the benefits of approving this new dwelling. As such, and whilst we have reasoned that there is no conflict with the Development Plan policy, this offers yet further support for the proposed scheme. Whilst the proposed development would only provide one dwelling, it would nonetheless make a modest contribution towards this deficit.
- 4.31 Finally, a further significant consideration in this case is that the Local Planning Authority has a duty to supply enough self and custom build housing to meet the register as per the Self build and Custom Housebuilding Act 2015 (as amended). The proposed scheme is for a self-build dwelling, which would contribute towards the Local Planning Authority meeting its self & custom build requirement.

Design and Visual Impact

- 4.32 Policy CP57 of the WCS recognises that good design in new developments can help to provide a sense of place through drawing on local context and being complementary to the locality. Policy CP51 of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character.
- 4.33 Section 12 of the NPPF, also highlights the significance of good design to the principles of sustainability and paragraph 127 requires that planning policies and decisions should aim to ensure that developments are sympathetic to local character including the surrounding built environment and landscape setting.
- 4.34 In considering the application for the farm building in 2020, the Planning Officer's report noted that in terms of impact on visual amenity, historically contained within the site were 8 large poly tunnel type structures, see figure 5 below.



Figure 5 – Aerial photograph of site from Google Earth dated 2006

- 4.35 As set out in para 1.14 above the Officer's report concluded that the structure would not have a detrimental impact on the character of the landscape and would not appear out of place within this rural environment. As such they considered that the new building did not result in detrimental harm to the visual amenities of the surrounding area.
- 4.36 The current scheme is a sensitively designed modest development, converting and upgrading this established building within the landscape to provide one dwelling, which will clearly retain the key elements of its former character.

There will be no changes to the overall scale or form of the building. Externally, the proposed works to convert the building would improve its appearance, with the conversion utilising high quality materials such as the application of modern profile timber cladding to the walls with a dark grey insulated profile metal roof. A loggia has been included and integrated horizontal slats integrated with the cladding to provide solar shading.

- 4.37 The material palette ensures that the building reflects the agricultural uses, whilst creating an aesthetically pleasing modern dwelling. This sympathetic conversion thereby retains the key features and general agricultural character of the existing rural building. The restrained scale of the conversion ensures that the overall form and structural fabric of the building would not be significantly altered.
- 4.38 It can therefore be concluded from this assessment that the conversion of the existing building will deliver an appropriate development that relates effectively to the locality and wider character of the area, and which would not compromise the visual amenity of the area to any harmful degree. The scheme is therefore considered to comply with policies CP51 and CP57 of the WCS.
- 4.39 The development will also accord with Section 12 of the NPPF, which highlights the significance of good design to the principles of sustainability and paragraph 135, which requires that planning policies and decisions should aim to ensure that developments are sympathetic to local character including the surrounding built environment and landscape setting.

Highway Safety and Parking

- 4.40 Turning to matters of highway safety, policies CP60 and CP64 aim to ensure developments adequately address matters of access arrangements and road safety alongside adequate parking provision.
- 4.41 The submitted scheme proposes the use of the existing established vehicular access on to the unclassified village road to serve the new dwelling. The proposed layout also shows space for a turning and parking area to serve the new dwelling, together with a large integral garage.
- 4.42 New Road in this location has a fairly straight alignment with good visibility in both directions across the grass highway verges at the front of the site.
- 4.43 In considering the application for the farm building in 2020, the Planning Officer's report states that there is no highway objection to the farm building, noting that the site's historic use has been for agricultural purposes and remains as such. The report advises that access is along the existing access that supports the host dwelling and the adjoining dwelling and that this would remain unchanged. It goes on to advise that the scheme would generate no more traffic than that which could already exist and that it is considered that the existing access is adequate for the agricultural traffic using it.
- 4.44 In considering the highway safety in respect of the current application, the traffic movements associated with the permitted use of the existing access is a



relevant consideration that must be taken into account. The access is well established and has been used for many years by the applicants and previous owners in association with the agricultural use of the site. This would include large and slow-moving tractors and trailers. It is therefore considered that the traffic generated by one additional dwelling would not result in a significant increase in traffic.

4.45 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”

4.46 The scheme is considered to comply with the requirements of CP61 and CP64 having regard to highway safety and parking provision and for the reasons set out above, it is submitted that the proposal would not have a severe impact on the road network and instead that it includes and provides adequate parking and suitable access to the site and therefore refusal on these grounds cannot be warranted.

Residential Amenity

4.47 Policy CP57 (vii) requires development to have regard to the compatibility of adjoining buildings, the impact on amenities of existing occupants and ensuring appropriate levels of amenity are achievable.

4.48 There is one existing residential property situated to the north of the application site (83 New Road) and the applicant's property to the south. (123 New Road) There is however good separation distance between the existing dwellings and the proposed dwelling. In the case of 83 New Road the separation distance is greater than 30m, with an intervening mature conifer hedge. Furthermore, the proposal is only for the conversion of an existing building to create a single dwelling with no first-floor windows other than high-level rooflights on the north elevation. In the case of 123 New Road, the separation distance is more than 85m again with intervening mature planting.

4.49 In considering the application for the farm building in 2020, the Planning Officer's report noted that although the structure does sit adjacent to the boundary of the neighbouring property (83 new Road) however a large mature conifer hedge divides the site from the neighbouring property. It also advises that the neighbouring property sits within a generous plot and concludes that “..the potential impact on neighbour amenity is considered not to be an issue in this instance.”

4.50 For these reasons, it can be concluded that the proposal will not cause any demonstrable harm in terms of a loss of residential amenity to the neighbouring properties, including issues of overlooking, overshadowing or overbearing impact. As a result, the proposal satisfies the terms of criteria (vii) of policy CP57



of the WCS that requires regard to be given to the compatibility of adjoining buildings and uses.

- 4.51 In terms of the amenities of future occupiers, the proposal is a modest dwelling for use by the applicant as a four bed, eight-person dwelling, utilising the existing building fabric. The GIA of the resulting building (excluding the garage) amounts to approximately 194sqm and as such complies with new design guide regarding the nationally described space standard.
- 4.52 The proposed layout provides a private rear garden amounting to around 390m². As a result, it can be concluded that this proposal will benefit from a suitably sized private garden, that will comfortably serve the typical needs of future occupants. This would provide space for sitting out, the drying of washing and the storage of domestic waste and recyclables.

Ecology and Biodiversity

- 4.53 Policy CP50 of the WCS recognises that Wiltshire's natural environment is one of its greatest assets and requires that development proposals must demonstrate how they protect features of nature conservation. The policy also advises that development should seek opportunities to enhance biodiversity. Chapter 15 of the NPPF provides further guidance on conserving and enhancing the natural environment.
- 4.54 This application submission includes a Preliminary Ecological Appraisal (PEA) prepared by BN Ecology to support the application.
- 4.55 The report advises that the habitat affected by the proposal consists of the existing farm building, modified grassland and sealed and unsealed surfaces, with a number of surrounding hedgerows.
- 4.56 The report sets out recommended ecological mitigation and enhancement for the site, including protecting bats, reptiles, mammals and birds during the construction phase and the lighting design going forward. Other matters can be covered by appropriately worded conditions.
- 4.57 As a result, it can be concluded that the proposal will not have any adverse impact on wildlife within or adjacent to the application site and therefore meets the requirements of policy CP50 of the WCS and the guidance contained in section 15 of the NPPF.
- 4.58 The planning application is exempt from Biodiversity Net Gain as it relates to a single self-build dwelling (as defined in Section 1(A1) of the Self-Build and Custom House Building Act (2015) on land less than 0.5Ha. We are able to provide a version of a legal agreement that has previously been accepted by Wiltshire Council to secure the self-build exemption for BNG to assist in the preparation of the agreement for this site.



5.0 CONCLUSION

- 5.1 This statement has justified why the proposed scheme is entirely compatible with both the Wiltshire Core Strategy and the advice and guidance contained within the NPPF.
- 5.2 This statement, together with the submitted viability report has justified that the proposed conversion to residential is the only realistic use which will allow for the viable and practical conversion of the building in a manner that is sensitive to the wider landscape. The compliance of the scheme with policy CP48 has also been explained within this statement.
- 5.3 The submitted ecological survey fully assesses the likely impacts of the proposal on protected species.
- 5.4 The proposal is therefore considered acceptable, with no material harm arising and the Council is politely requested to approve this application.

