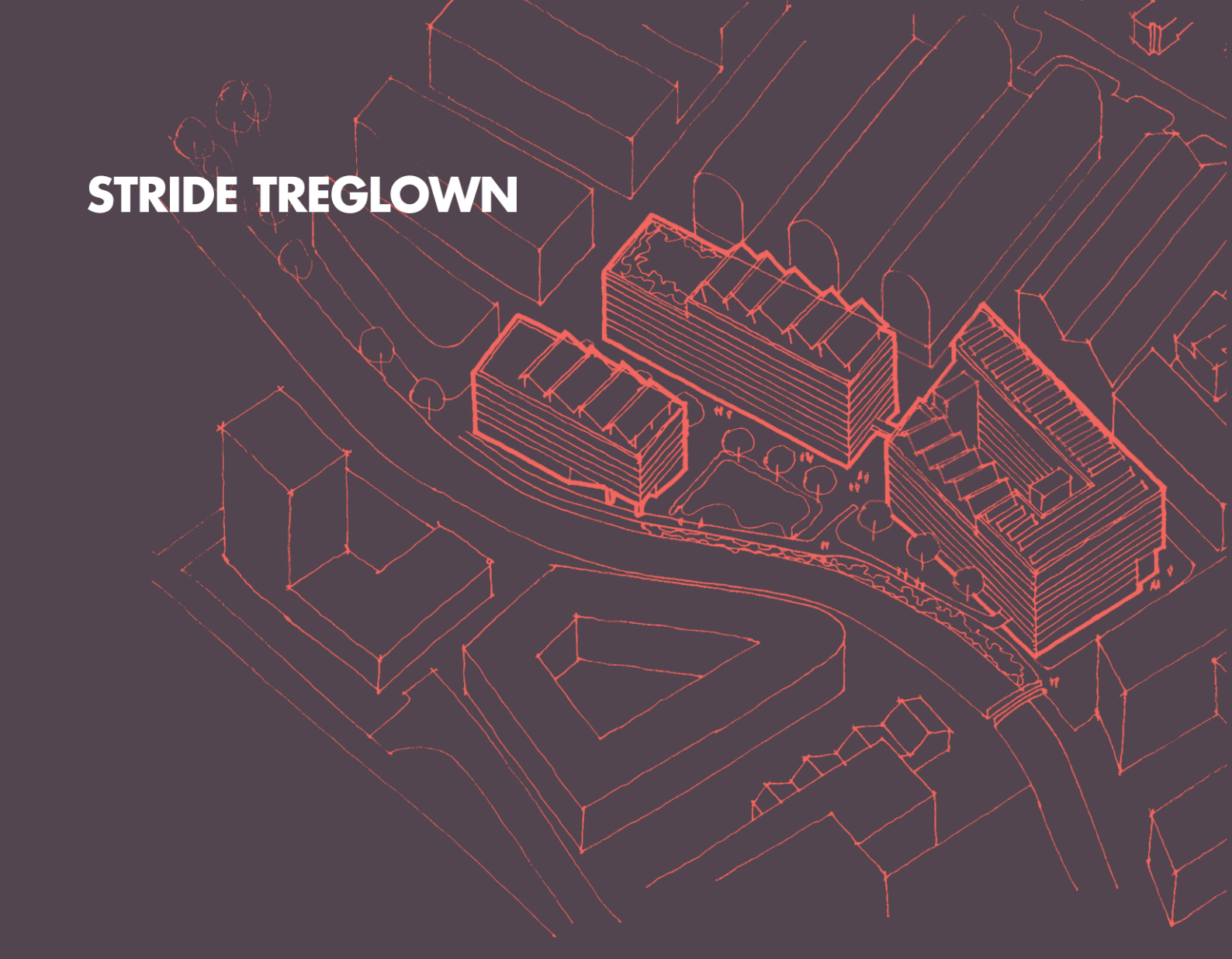




STRIDE TREGLOWN

Certified



Corporation

Planning, Design & Access Statement

Cherry Lodge Farm | June 2026

CLIENT

DEFRA/Natural England

JOB TITLE

Cherry Lodge Farm

LOCATION

Shrewton, Wiltshire

POSTCODE

SP3 4ET

JOB NO.

157563

DATE

23/06/2026

REVISION NUMBER

1

AUTHOR

EF

DIRECTOR

BW

Revisions

Revision	Description
P01	First draft for client review

Contents

- 1. Introduction 5**
- 1.2. The Proposed Development 5
- 2. Site Description 7**
- 2.1. Site location 7
- 2.2. Access and Parking..... 7
- 2.3. Landscape and Ecology 7
- 2.4. Flood Risk..... 7
- 2.5. Heritage 7
- 2.6. Planning History 7
- 3. Planning Policy Framework 8**
- 3.1. National Planning Policy Framework (NPPF – December 2024)..... 8
- 3.2. Statutory Development Plan..... 8
- 4. Planning Considerations 11**
- 4.2. Principle of Development 11
- 4.3. Impact to the Character and Appearance of the Area..... 12
- 4.4. Drainage..... 12
- 4.5. Ecology..... 13
- 4.6. Highways..... 13
- 5. Conclusion 14**

No table of figures entries found.

1. Introduction

1.1.1 This Planning Statement has been prepared by Stride Treglown on behalf of DEFRA and Natural England in support of a full planning application for minor alterations to the existing Cherry Lodge Farmhouse to facilitate the following proposed change of use;

- **Ground Floor:** Assured Shorthold Tenancy (C3 residential) to new office and informal education space let by Natural England to the Somerset Wildlife Trust
- **First Floor:** Assured Shorthold Tenancy (C3 residential) to overnight accommodation for farm workers (on an ad-hoc basis)

1.1.2 The proposed external alterations comprise the following elements;

- Installation of new galvanised steel external staircase to the rear elevation of the farmhouse
- Removal of first floor rear window and replacement with new fire exit door
- Proposed door and window in existing garage door opening
- New door opening to south elevation
- Formation of new 12.74 sqm concrete path surrounding south elevation
- Installation of new air source heat pump to rear elevation

1.2. The Proposed Development

1.2.1 The existing Cherry Lodge Farmhouse was privately rented under an Assured Shorthold Tenancy until May 2023 when the decision was taken not to re-let the building and instead, re-purpose the building as overnight accommodation for farm workers (e.g: during calving season). Internal and external alterations are therefore required to provide the appropriate welfare facilities needed to comply with the relevant legislation.

1.2.2 In 2024, an opportunity was identified to work with conservation partners, the Wiltshire Wildlife Trust to deliver a care farm on the premises, requiring the release of the ground floor and gardens of Cherry Lodge Farmhouse for these purposes, together with the formation of separate staff entrances.

1.2.3 Based on the Trust's current practice and experience it is estimated that no more than 8 young people would be on site at any one time together with support staff, which could be as high as one to one ratio.

1.2.4 Cherry Lodge Farmhouse forms part of a much larger agricultural holding which has been farmed as an organic farm owned and operated by Natural England. Accordingly, the conversion of the ground floor space is not solely intended to be a classroom-based experience, but will be used as a hub for the wider activities for young people on site. The space will be converted to create multi-use spaces for activities such as art, 'quiet time' cooking, co-operative play and provide space for staff to make hot drinks and office space for managers.

1.2.5 The change of use element of this planning application therefore only relates to the farmhouse as the wider farmstead will continue to be used for agricultural purposes.

- 1.2.6 The purposed of this report is to provide a synopsis of the policy background and the site's opportunities and constraints, to provide a description of the proposed development, and to address the key planning considerations relevant to determine the application.

2. Site Description

2.1. Site location

- 2.1.1 The site is located approximately 15km north-west of Salisbury and forms part of a working farm owned and managed by Natural England. The Parsonage Down National Nature Reserve is to the west of the Stonehenge World Heritage Site, connecting Salisbury Plain to Porton Down.
- 2.1.2 Cherry Lodge Farmhouse provides the operational base for Natural England and their partners and is accessed by road from the eastern boundary of the site.

2.2. Access and Parking

- 2.2.1 The site lies approximately 700m from the B3083 and is accessed via the narrow track to Cherry Lodge Farm. The junction with the B3083 is 1.25km north of the A303 and Winterbourne Stoke. A central car parking area serves the whole site and is easily accessed from the track

2.3. Landscape and Ecology

- 2.3.1 The site is located within the Parsonage Down National Nature Reserve (NNR) and approximately 250m to the northeast of the boundary of the Parsonage Down Site of Special Scientific Interest (SSSI). Given the modest nature of the proposed alterations, this application is not supported by an Ecological Impact Assessment. The proposals do not generate the loss of more than 25sqm of habitat therefore the development meets the 'de-minimis' exemption under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

2.4. Flood Risk

- 2.4.1 A review of the Environment Agency Flood Map for Planning confirms that the site is located in Flood Zone 1 and therefore at low risk of flooding.

2.5. Heritage

- 2.5.1 There are no designated heritage assets located within the site boundary. The nearest heritage assets are the Barrow SSW of Melsome's Field barn (UID: 1004741) and the Winterbourne Stoke West round barrow cemetery (UID: 1015019), both of which are scheduled monuments. There are also a number of listed buildings to the northeast and southeast in the villages of Shrewton and Winterbourne Stoke, the nearest of which is located 900m to the north.
- 2.5.2 The Stonehenge UNESCO World Heritage site is located approximately 6km to the east of the site, with the associated visitor centre located within 3.5km of the site.

2.6. Planning History

- 2.6.1 A review of the Wiltshire Council public planning register reveals that a number of applications have been made over the years, pursuant to Natural England operations and the site's wider use for agriculture. The most recent of these was approved in August 2025 for the Construction of a single storey office building (Use Class E(g)(i)), agricultural hay barn, volunteers hut, areas of hardstanding (car park/access roads) and landscaped grounds.

3. Planning Policy Framework

3.1. National Planning Policy Framework (NPPF – December 2024)

- 3.1.1 The National Planning Policy Framework (NPPF) was first published in March 2012 by the ministry of Housing, Communities, and Local Government (MHCLG) and most recently revised in December 2024. It sets out the overarching policy for planning and planning-related decision making in England.
- 3.1.2 Paragraph 85 confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 3.1.3 In terms of the site's proximity to Cranborne Chase & West Wiltshire Downs AONB, paragraph 189 is relevant. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.
- 3.1.4 Planning policies and decisions should also support development that makes efficient use of land. Paragraph 129 confirms that this should take account of the desirability of maintaining an area's prevailing character and setting, or of promoting regeneration and change; and the importance of securing well designed, attractive and healthy places.
- 3.1.5 Finally, Paragraph 193 seeks to protect and enhance biodiversity and geodiversity. Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate (Paragraph 193)

3.2. Statutory Development Plan

- 3.2.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for development are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises of local planning policy documents which have been the subject of consultation and examination in public or testing through public inquiry and are adopted having been through due process.
- 3.2.2 The site falls wholly within the administrative boundary for Wiltshire Council. The statutory development plan therefore consists of Wiltshire Core Strategy 2006-2026 and the saved policies of the Salisbury District Local Plan 2011.

Wiltshire Core Strategy

- 3.2.3 The Wiltshire Core Strategy Development Plan Document ('the plan') was formally adopted on 20 January 2015. The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.
- 3.2.4 The accompanying proposals map to the Local Plan confirms that the site is not allocated for development. It also confirms the site's location within the Parsonage Down National Nature Reserve (NNR) and it's proximity to the Parsonage Down Site of Special Scientific Interest (SSSI) and Salisbury Plain Special Area of Conservation (SAC) – each less than 300 metres to the south west of the site.

3.2.5 The adopted Core Strategy sets out a number of strategic objectives which seek to build resilient communities, provide everyone with affordable homes and address climate change. Strategic Objective 5 seeks to protect and enhance the natural, historic and built environment.

3.2.6 In terms of delivering these strategic objectives, Core Policy 2 (Delivery Strategy) confirms that, other than in circumstances as permitted by other policies within this plan, (identified in paragraph 4.25 of the Plan), development will not be permitted outside the limits of development, as defined on the policies map. The following 'exception policies' exist which permit the principle of development outside of defined settlement boundaries;

- Additional employment land (Core Policy 37)
- Military establishments (Core Policy 37)
- Development related to tourism (Core Policies 39 and 40)
- Rural exception sites (Core Policy 44)
- Specialist accommodation provision (Core Policies 46 and 47)
- Supporting rural life (Core Policy 48)

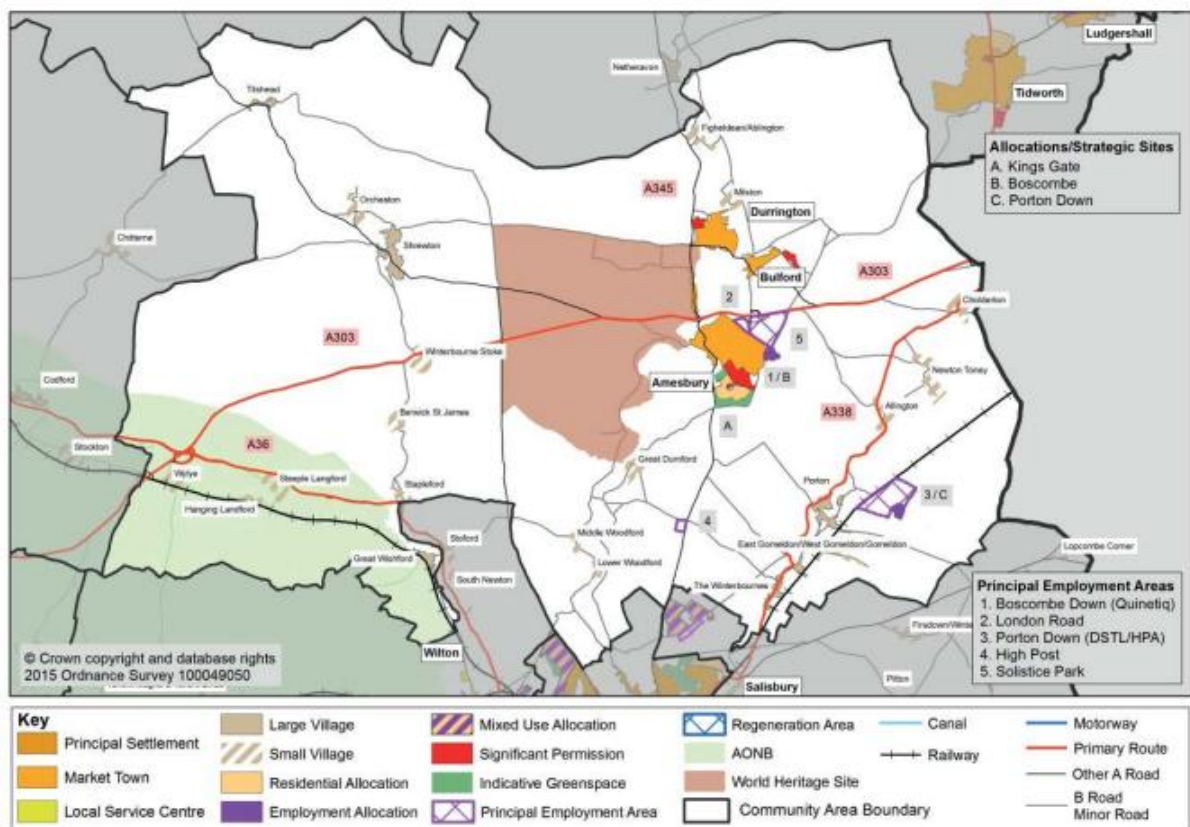


Figure 1: Adopted Wiltshire Core Strategy Policies Map

3.2.7 The Proposed development lies within the Amesbury Community Area, therefore Core Policy 4 applies (Spatial Strategy: Amesbury Community Area) which confirms that 17 ha of new employment land will be required over the plan period (2006-2026).

- 3.2.8 Core Policy 48 (Supporting Rural Life) supports proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses where they satisfy 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.
 - v. The conversion or re-use of a heritage asset would lead to its viable long-term safeguarding
- 3.2.9 Core Policy 51 (Landscape) seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development 'must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Accordingly, a Landscape and Visual Impact Assessment is submitted in support of this application for planning permission, the contents of which are reviewed in Section 6 of this report.
- 3.2.10 Core Policy 57 (High Quality Design and Place Shaping) requires a high standard of design in all new developments including through retaining and enhancing existing important features and being sympathetic to and conserving historic buildings and landscapes.
- 3.2.11 In addition, Core Policy 59 (The Stonehenge, Avebury and associated sites World Heritage Site) underlines that precedence should be given to the protection of the World Heritage Site (WHS) and Outstanding Universal Value (OUV). It also requires that the applicant demonstrate that full account has been taken of the impact of the proposal upon the WHS.
- 3.2.12 Core Policy 61 (Transport and New Development) confirms that new development should be located and designed to reduce the need to travel by private car, and to encourage the use of sustainable transport alternatives.
- 3.2.13 Furthermore, Core Policy 62 (Development Impacts upon the Transport Network) requires development proposals to provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.
- 3.2.14 Core Policy 67 (Flood Risk) requires all new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.
- 3.2.15 Finally, Core Policy 69 (Protection of the River Avon SAC) confirms that; In order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects

Salisbury District Local Plan saved policies

- 3.2.16 Saved Policy C6 (Special Landscape Area) confirms that built development or changes of use of land will therefore only be permissible where, in addition to being fully in accordance with other relevant policies of this Local Plan, it can be demonstrated that the quality of the landscape will not be impaired

4. Planning Considerations

- 4.1.1 This section sets out the justification for the proposed development, set against the requirements of national and local planning policy.

4.2. Principle of Development

- 4.2.1 Paragraph 84 of the NPPF is broadly supportive of the sustainable growth of all types of businesses in rural areas through the conversion of existing buildings and through well designed new buildings.

- 4.2.2 The application site consists of an existing farmhouse located in the open countryside within the Parsonage Down National Nature Reserve. Core Policy 48 (Supporting Rural Life) supports proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses where they satisfy 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.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding

- 4.2.3 In accordance with criterion i above, Policy CP48 requires those buildings to be converted to be structurally sound and capable of conversion without major rebuilding. Cherry Lodge Farmhouse is clearly of permanent and substantial construction and the proposed physical interventions required to facilitate the change of use do not amount to 'major rebuilding'. For this reason, a supporting structural report does not support the planning application as the building's conditions is believed to be self-evident.

- 4.2.4 In response to criterion ii; the building will remain as an established part of the wider built grouping at the farmstead and will therefore not detract from the character and appearance of the landscape. A new, lightweight external staircase is proposed to ensure separate access to the first floor in accordance with fire safety requirements. The external staircase is proposed to the rear courtyard of the farmhouse and away from public vantage points thereby avoiding any harm to the character and appearance of the site.

- 4.2.5 The car parking provision currently serving the site is determined to be sufficient in supporting the operation of the development and the supporting highways technical note prepared by SLR consulting determines that the quantum of the proposed development will not have any adverse impact on the operation of local highway network.

- 4.2.6 Finally, by reference to the policy considerations raised at CP48, the building will take advantage of the established site services and thus there is no conflict with any of the listed provisions at i-v. The proposed development is therefore considered acceptable in principle and would be consistent with the wider agricultural operations of the farm.

4.3. Impact to the Character and Appearance of the Area

- 4.3.1 Core Policy 57 requires a high standard of design in all new developments including through retaining and enhancing existing important features and being sympathetic to and conserving historic buildings and landscapes.
- 4.3.2 Core Policy 51 of the WCS seeks to protect, conserve and enhance Wiltshire's distinctive landscape character and development 'must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.
- 4.3.3 There are no National or International designations located within the 1.5km study area that directly relate to landscape character or visual amenity. At its closest point, the Cranborne Chase & West Wiltshire Down Area of Outstanding Natural Beauty (AONB) is located approximately 5.4km to the west and south of the Site. And the Stonehenge, Avebury and Associated Sites World Heritage Site, is located approximately 3.7km to the east of the Site.
- 4.3.4 The proposed external staircase is functional in appearance and screened from nearby public vantage points by virtue of its largely hidden location to the rear of the farmhouse. The main visual receptors likely to be affected by the proposed development are limited to visitors to the site itself. The nature and scale of the proposed staircase is proportionate to that of the adjacent structures and is necessary in providing two distinct accesses to serve two separate but broadly ancillary uses within the wider farmstead.
- 4.3.5 The remaining external interventions would be sympathetic to Cherry Lodge Farmhouse using similar or matching materials in order to ensure consistency and a high quality of design as required by CP48.

4.4. Drainage

- 4.4.1 The proposed drainage strategy for the development separates foul and surface water systems, ensuring appropriate treatment and disposal in accordance with current standards and site constraints.

Foul Water Drainage

- 4.4.2 Foul water arising from the farmhouse will be collected via a new gravity-fed pipework system, conveyed through a series of inspection chambers, and directed to a new proprietary treatment plant. The existing package treatment plant (assumed to be a WCS DMS3 unit) is considered undersized for the proposed loading and will therefore be removed and replaced with a new unit (Cyclone 25 or equal approved), suitably designed to accommodate the increased population equivalent.
- 4.4.3 The treated effluent will discharge via a new outlet connection into a dedicated drainage field located to the east of the site. The exact size and configuration of the drainage field will be confirmed following on-site percolation testing to ensure compliance with BRE guidance and infiltration requirements.
- 4.4.4 A sampling chamber will be installed downstream of the treatment plant to allow for maintenance and monitoring of discharge quality. All foul drainage pipework will be constructed with appropriate falls and surround (Type Z concrete where specified) and installed in accordance with current standards.

Surface Water Drainage

- 4.4.5 Surface water runoff from the farmhouse and associated buildings will be managed via a separate system to prevent overloading of the foul network.
- 4.4.6 Rainwater from the roof areas will be collected via rainwater pipes (RWPs) and directed into new underground pipework.

- 4.4.7 Surface water will discharge to a combination of soakaways and a filter drain system. A new soakaway (S5) is proposed, designed using an assumed infiltration rate of 5×10^{-6} m/s, with final sizing to be confirmed following BRE infiltration testing. The soakaway will consist of a perforated chamber surrounded by granular fill and wrapped in a geotextile membrane to ensure effective infiltration and prevent clogging.
- 4.4.8 In addition, a 150mm wide filter drain incorporating a perforated pipe will be installed to convey surface water to the soakaway system. Existing defective or redundant surface water pipes will be removed or grouted and taken out of use.
- 4.4.9 Surface water systems are designed to operate independently of the foul drainage, ensuring sustainable drainage principles are followed and reducing the risk of surcharge or flooding
- 4.4.10 In summary, the proposed drainage arrangement provides a compliant, sustainable solution for both foul and surface water at the farmhouse. Foul flows are treated on-site via a new upgraded treatment plant prior to discharge to a drainage field, while surface water is managed separately through soakaways and filter drains.
- 4.4.11 The system will be verified on site through infiltration and percolation testing prior to final installation and the applicant is willing to accept a suitably worded planning condition requiring the submission and approval of a detailed surface water and foul water drainage strategy prior to works starting on site.

4.5. Ecology

- 4.5.1 Given the minor physical nature of the changes proposed it has not been considered necessary to commission an ecological appraisal of the site. The proposed development requires the removal of 13sqm of non-priority habitat in order to create a new pathway around the eastern elevation of the building in order to improve accessibility. A further 3.5 sqm of non-priority habitat will be removed to facilitate the creation of new foundations to the external staircase.
- 4.5.2 The proposed development therefore falls below the de-minimis threshold and is exempt from the requirement to demonstrate a net gain in biodiversity of 10%. This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows).

4.6. Highways

- 4.6.1 Matters of accessibility, traffic impacts and parking requirements are set out by Policy CP62 of the Wiltshire Core Strategy. To determine any future impacts upon the local highway network, a Transport Note has been prepared by SLR Consulting which is submitted in support of this application.
- 4.6.2 The proposed development does not seek to alter the existing access arrangements which serve the site from the B3083 to the east, nor is it considered necessary to increase the parking provision on site.
- 4.6.3 As confirmed in the accompanying Highways Note, no more than 12 additional staff and a net increase of 7 students (8 students in total including the existing student) will be present on site at any one time. This equates to a total of 26 vehicle trips in both the AM and PM peaks and a net increase of 24 vehicle trips (when considering existing vehicle trips associated with the Site's consented use).
- 4.6.4 It is determined that the quantum of the proposed development will not have any adverse impact on the operation of local highway network and is therefore entirely consistent with CP62 of the adopted local plan.

5. Conclusion

- 5.1.1 This Planning Statement has been prepared in support of a full planning application for the change of use and minor external alterations to Cherry Lodge Farmhouse, located within the Parsonage Down National Nature Reserve near Salisbury. The proposals seek to convert the ground floor from residential use (C3) to office and informal education space to be operated by the Somerset Wildlife Trust, whilst the first floor will provide overnight accommodation for existing farm workers on an ad-hoc basis.
- 5.1.2 The proposed development represents a sustainable and appropriate re-use of an existing rural building that would support the continued operation of this important conservation site. The conversion aligns with the strategic objectives of both Natural England and the Somerset Wildlife Trust, enabling the delivery of a care farm that will provide meaningful educational and therapeutic experiences for up to eight young people at any one time, alongside a range of land-based activities connected to the wider organic farming operations.
- 5.1.3 The principle of development is firmly supported by both national and local planning policy. Paragraph 84 of the National Planning Policy Framework encourages the sustainable growth of rural businesses through the conversion of existing buildings, whilst Core Policy 48 of the Wiltshire Core Strategy explicitly supports proposals to convert rural buildings for employment, cultural and community uses. The application demonstrates compliance with all five criteria of Policy CP48: the building is structurally sound and capable of conversion without major rebuilding; the proposals will not detract from the character of the landscape; adequate access and infrastructure are already in place; and the site benefits from reasonable access to local services.
- 5.1.4 The external alterations have been designed sensitively to minimise visual impact. The proposed galvanised steel external staircase is positioned to the rear courtyard, away from public vantage points, and is necessary to provide separate access to the first floor in accordance with fire safety requirements. All other external works, including new door openings and the installation of an air source heat pump, are modest in scale and will utilise materials sympathetic to the existing farmhouse.
- 5.1.5 The application is supported by technical assessments demonstrating that the proposals can be delivered without adverse impacts. The drainage strategy provides a compliant and sustainable solution for both foul and surface water, with an upgraded treatment plant and soakaway system designed to appropriate standards. The Transport Note confirms that the modest increase in vehicle movements associated with the proposed use will not adversely impact the local highway network. The development falls below the de-minimis threshold for biodiversity net gain, with less than 25 square metres of non-priority habitat affected.
- 5.1.6 Given the site's location within a National Nature Reserve and its proximity to the Stonehenge World Heritage Site, the proposals have been carefully considered to ensure no harm to these sensitive designations. The modest scale of the physical works and the nature of the proposed uses are entirely compatible with the conservation objectives of the surrounding area.
- 5.1.7 In summary, the proposed development accords with the relevant policies of the National Planning Policy Framework and the Wiltshire Core Strategy. It represents a sustainable re-use of an existing rural building that will support conservation, education and community objectives without causing harm to the character of the area or the amenity of neighbouring occupiers. Accordingly, Wiltshire Council is respectfully requested to grant planning permission.

STRIDE TREGLOWN

Name

+44 (0)117 974 3271
name@stridetreglown.com

Services

Architecture
BIM & Digital Design
Building Surveying
Graphic Design
Interior Design
Landscape Architecture
Masterplanning & Urban Design
Principal Designer
RIBA Client Adviser
Town Planning

Sectors

Civic
Commercial
Education
Healthcare
Infrastructure
Residential
Technology & Innovation

Offices

Bath
Birmingham
Bristol
Cardiff
London
Manchester
Plymouth
Truro
Winchester

[stridetreglown.com](https://www.stridetreglown.com) | [linkedin.com/company/stride-treglown](https://www.linkedin.com/company/stride-treglown) | [instagram.com/stridetreglown](https://www.instagram.com/stridetreglown)