

PLANNING STATEMENT



**August
2026**

Grove Barn and Grove Lodge, Grove Farm, Box Hill, Rudloe, Corsham, Wilts
SN13 8HR

Removal of Condition 3,4 and 5 (holiday accommodation occupancy restrictions) of planning permission ref. N/12/01245/S73A, to allow the two existing units to be occupied as unrestricted, open-market dwellings (Use Class C3)

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted by Context Planning Ltd on behalf of the owner of Grove Farm in support of an application under section 73 of the Town and Country Planning Act 1990 (as amended) to remove conditions 3, 4 and 5 of planning application N/12/01245/S73A restricting the occupation of two existing barn conversions (Grove Barn and Grove Lodge) to holiday accommodation only, so that they may be occupied as unrestricted, open-market residential dwellings (Use Class C3).
- 1.2 The two units which are subject to this application were granted planning permission in 2011 (ref 11/00858/FUL -Redevelopment of Two Existing Agricultural Buildings to Form Two Holiday Cottages). A S73 application was subsequently granted permission under reference N/12/01245/S73A (to allow minor changes to approved windows and doors).
- 1.3 They have since been completed and have operated as self-catering holiday lets. Three conditions on that permission relates to their use as holiday accommodation. The conditions read as follows.

3 'Notwithstanding the Town and Country Planning (Use Classes) Order 1987 and the Use Classes (Amendment) Order 2005 (or any Order revoking and re-enacting those Orders, with or without modification), the [accommodation] [caravans (or cabins/chalets)] [building(s)] hereby permitted shall be used for holiday accommodation only and for no other purpose'

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

4 'The owners/ operators of the site shall maintain an up -to -date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the

site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

- 5 *The building(s) hereby permitted shall not be occupied as a persons' sole or main place or residence.*

REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation.

- 1.4 The above conditions are considered to be imprecise. "Holiday accommodation only" is undefined, with no limit on length of stay. So on its own terms it already permits second-home use by a single family for extended periods, or a long-term single-party Airbnb booking, occupation that is indistinguishable in planning impact from a permanent dwelling.
- 1.5 Grove Farm lies at Box Hill, on the north-eastern side of Box, in the parish of Box, Wiltshire. The two application units, Grove Barn and Grove Lodge form part of the established built group of properties at Grove Farm, alongside the Grade II listed Grove Farmhouse, London Terrace, the Old Dairy and adjoining dwellings.

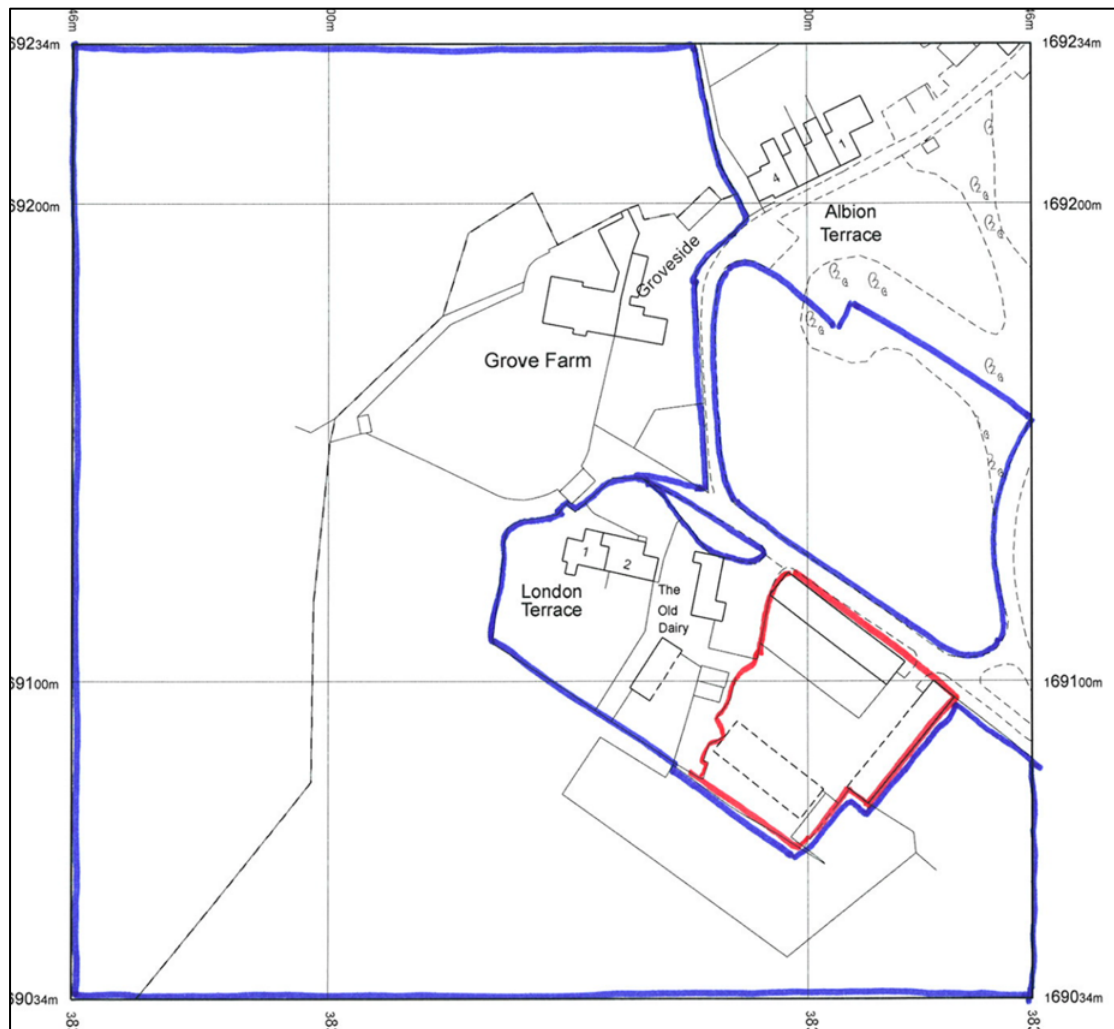


Figure 1 – Site location plan

- 1.6 The units are already built, serviced and in residential built form. They have their own access, parking and curtilage. No external alteration, extension or operational development of any kind is proposed. Moreover, no internal alterations are proposed or required to facilitate the use of the units as open market dwellings.
- 1.7 The site falls within the Western Wiltshire (Bristol/Bath) Green Belt and within the Cotswolds National Landscape (formerly AONB). The Grade II listed Grove Farmhouse lies nearby. These designations are addressed in the assessment below; because no building works or changes to the fabric or setting are proposed, they raise no impediment to the grant of permission.

- 1.8 For clarity, this application concerns only the two existing barns. The wider tourism uses on the Grove Farm holding are unaffected and will continue.
- 1.9 The application is made under section 73 of the Town and Country Planning Act 1990, which permits development without complying with a condition previously imposed. This is the correct and established route to achieve the removal of the holiday-occupancy restriction. A section 73 application cannot alter the description of development, it varies or removes conditions only, so the description of the 2011 permission will continue to refer to holiday accommodation. That does not prevent the grant of permission, and no separate application for a material change of use is required: the legal and practical effect of removing the condition is to permit the units to be occupied as permanent, open-market dwellings.

2. RELEVANT PLANNING HISTORY

- N/10/04683/FUL (approved 21 February 2011) — Change of Use of Existing Agricultural Storage Buildings to Form Two Holiday Cottages.
- N/11/00858/FUL (approved 8 April 2011) — Redevelopment of Two Existing Agricultural Buildings to Form Two Holiday Cottages.
- N/11/02671/FUL (approved 29 September 2011) — Redevelopment of Two Existing Agricultural Buildings to Form Two Holiday Cottages (Amendment to 11/00858/FUL).
- N/12/01245/S73A (approved 20 July 2012) — Variation of Condition 7 of 11/02671/FUL to allow minor changes to approved windows and doors.

3. RELEVANT POLICY AND LEGISLATION

- 3.1. Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material

considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that, if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.

WILTSHIRE CORE STRATEGY

- 3.2. Core Strategy Core Policy 1 (CP1) sets out the settlement strategy for Wiltshire, identifying four tiers of settlements (Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages). Core Strategy Core Policy 2 sets out a delivery strategy, which seeks at least 42,000 homes in Wiltshire between 2006 and 2026
- 3.3. Policy CP51 (Landscapes) advises that developments should protect, conserve and where possible enhance landscape character. Within National Landscapes great weight will be afforded to conserving and enhancing landscapes and scenic beauty.
- 3.4. Policy CP57 relates to design and advises that new development should enhance local distinctiveness relating positively to its setting. Development should have regard to its impact on adjoining uses and buildings ensuring an appropriate level of amenity. Buildings should take account of diversity and adaptability, considering how buildings and space will be used in the immediate and long-term future.
- 3.5. Policy CP60 is for sustainable transport, planning developments in accessible locations and promoting sustainable transport alternatives to the use of the private car. Policy CP61 states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- 3.6. The Plan (in para. 6.87) states that applications for development within the Green Belt will be determined in accordance with national planning policy. To that effect, the former West Wiltshire District Plan policy GB1 (Western Wiltshire Green Belt) was

removed as it was considered no longer relevant, and these issues are now covered by provisions of the NPPF.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 3.7. The NPPF (December 2024) guides at paragraph 39 that ‘Local Planning Authorities (LPAs) should approach decision-making on proposed development in a positive and creative way...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible’
- 3.8. Paragraph 10 advises ‘so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development’. Paragraph 11 outlines how the presumption in favour of sustainable development is engaged. For decision taking this means ‘approving development proposals which accord with an up-to-date Development plan without delay’.
- 3.9. Paragraph 61 makes clear that ‘to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed’. The overall aim should be to meet an areas identified housing need.
- 3.10. Paragraph 73 emphasises that ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built out relatively quickly. Local Planning Authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirements on sites no larger than one hectare’. It explains that LPA’s should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.

- 3.11. Paragraph 78 explains that where LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing against their housing requirement set out in adopted policies, or against their local housing need where the strategic policies are more than 5 years old. The supply of deliverable sites, should also deliver a buffer as set out in the policy.
- 3.12. In respect of transport, paragraph 115 advises that it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 116 advises 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 would be severe.
- 3.13. Paragraph 124 directs decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other uses. Paragraph 129 explains that planning policies and decisions should support development that makes efficient use of land. Paragraph 130 advises that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.
- 3.14. Paragraph 135 guides that planning decisions should ensure that developments will 'function well and add to the overall quality of the area'; 'are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'.
- 3.15. Paragraph 139 states that development that is not well designed should be refused, and, conversely, proposals that help to raise the standard of design more generally in the area, so long as they fit in with the overall form and layout of their surroundings, should be given significant weight.
- 3.16. Paragraph 187 acts to conserve and enhance the natural environment by: "b) recognising the intrinsic character and beauty of the countryside, and the wider benefits

from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;”

4. PLANNING ASSESSMENT – MAIN ISSUES

Principle of Development

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. This section sets out (a) where residential development is supported by policy; (b) and if not whether there are clear reasons to depart from the general restraint policy.
- 4.2. Core Policies 1 and 2 of the Wiltshire Core Strategy (WCS) set the spatial strategy. They direct development to the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages, and there is a general presumption against development outside the defined limits of those settlements. The application site lies outside any defined development boundary of Box. However, that is not the end of the matter. The development is an existing residential use but limited to holiday use. The units are designed as permanent units and are fully capable of full-time residential accommodation. There are strong material considerations as to why the condition be removed and an open market dwelling allowed.

Housing Land Supply

- 4.3. Wiltshire Council have issued a briefing note to explain the implications of the December 2024 revisions to the NPPF which included amendments to the deliverable housing land supply policies, the terms under which a buffer should be added to the housing requirement to be used in the housing land supply calculation, and the implications of not being able to meet a sufficient deliverable housing land supply. The

briefing note also addresses the revisions to the Planning Practice Guidance (PPG) including the standard methodology for assessing and setting Local Housing Need.

- 4.4. The number of homes per annum required under the previous local housing need calculation was 1917, and this has increased to 3525 under the revised housing need calculation. This represents an 84% increase. Wiltshire Council must now demonstrate a five-year housing land supply, inclusive of a 5% buffer, and immediately apply the revised Local Housing Need for decision-making. According to the updated calculations, the Council is unable to demonstrate the required five-year housing land supply (plus buffer), with only a 2.42-year supply available.
- 4.5. The Council emphasises that the weight given to the benefits of housing in planning decisions has now increased. Furthermore, the Council highlights that the presumption in favour of sustainable development should be viewed in the context of the national objective to boost housing land supply.
- 4.6. In the April 2026 Woodrow Road, Melksham appeal (APP/Y3940/W/25/3374421), the Inspector characterised the shortfall as “acute and county-wide” and concluded that action was required now through the provision of housing on suitable sites
- 4.7. As the policies which are most important for determining the application are out-of-date, paragraph 11 advises that permission should be granted unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination

- 4.8. The NPPF clarifies that such policies that protect areas or assets of particular importance includes land designated as Green Belt. This will be dealt with in the 'Green Belt' Section below, but it will be demonstrated that this does not present a strong reason for refusal.

No policy protection for holiday accommodation.

- 4.9. Neither the Wiltshire Core Strategy nor the National Planning Policy Framework contains any policy that protects existing holiday or tourist accommodation from loss, or that requires such accommodation to be retained, marketed, or shown to be unviable before an alternative use may be permitted. The relevant tourism policies are enabling rather than protective: Core Policies 39 and 40 of the Core Strategy support the provision of new tourist and visitor accommodation in appropriate locations, and paragraph 88(c) of the Framework asks decision-makers to enable "sustainable rural tourism and leisure developments which respect the character of the countryside." Their purpose is to facilitate tourism development, not to resist its loss.
- 4.10. The holiday-let use generates only very limited employment. There is no reception, no on-site management and no permanent or full-time staff. Day-to-day letting is handled remotely by the managing agent. The only recurring local employment is cleaning at changeover, a few hours per unit each time a booking ends. At the observed occupancy and average length of stay, changeovers occur on average around once a week per unit, and often less frequently outside the peak months. The economic and employment contribution of the holiday-let use is therefore very modest, and its loss carries correspondingly little weight against the benefits of residential use.
- 4.11. It follows that the loss of the two units as holiday accommodation gives rise to no policy conflict and no planning harm. In any event: first, the wider caravan and camping tourism use at Grove Farm is retained, so the local tourism offer remains; second, Wiltshire's visitor economy is large and buoyant, with a plentiful supply of self-catering and short-term let accommodation, such that the change of use of two units would have minimal impacts upon the rural economy. The Council's policy directs tourism uses to

the villages or adjacent to them. Within Box, a search of Airbnb website shows a plethora of holiday lets – 19 are shown on the map search area below.



Figure 2 – Existing holiday accommodation (shown by white bubbles – with prices in and empty)

The relevance of Core Policy 48

- 4.12. Core Policy 48, which for the re-use of a rural building, requires clear evidence that tourism (among other uses) is not a practical proposition before residential use is considered. The buildings subject of the application were originally granted permission in 2011 and were not assessed against this policy but against the previous Development Plan. Furthermore, these buildings were not conversions, but the development of agricultural buildings/caravan storage.



Figure 3 – Application site prior to development (taken from DAS - N/11/00858)

- 4.13. Importantly CP48 is concerned with the re-use of rural buildings are principally directed at buildings that are *isolated* in the open countryside. Paragraph 84 of the Framework provides that "*Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply*", one of which, at (c), is where "*the development would re-use redundant or disused buildings and enhance its immediate setting*." The restrictive thrust of this policy is to prevent new, unsustainable dwellings in isolated locations. It is not directed at buildings that already form part of a settlement.
- 4.14. In *Braintree District Council v Secretary of State for Communities and Local Government* [2018] EWCA Civ 610, the Court of Appeal held that "isolated" in this context bears its ordinary meaning—a dwelling that is physically separate or remote from a settlement and that whether a building is "isolated" is a matter of fact and planning judgement. Critically, a building is not "isolated" merely because it lies outside a defined settlement boundary or is in the countryside for policy purposes; nor does the presence or absence of nearby services determine the question. The approach was reaffirmed in *City & Country Bramshill Ltd v SSHCLG* [2021] EWCA Civ 320.

- 4.15. Applying that test, the application units are not isolated. They form part of the substantial built group at Box Hill, which includes The Quarryman's Arms public house, Box Hill Motors, London Terrace and numerous dwellings, all in the immediate vicinity of the site. There are plainly many buildings in the vicinity; the units read as part of the built-up settlement of Box Hill rather than as dwellings standing alone in open countryside. Whatever the position of the defined development boundary, the site is not "isolated" within the meaning of paragraph 84 and *Braintree*.
- 4.16. Paragraph 84 restraint on isolated homes is not engaged, and the proposal is properly assessed as residential development forming part of an existing settlement consistent with paragraph 83, which directs that "housing should be located where it will enhance or maintain the vitality of rural communities." The policy rationale for requiring an economic or tourism use to be demonstrated (namely, to avoid isolated, unsustainable dwellings) does not apply to a building that is part of a settlement, the proposal should not need to establish that an economic use for the barns has been exhausted as a precondition of residential use.

The wording of the restrictive conditions

- 4.17. Condition 3 considered to be imprecise. "Holiday accommodation only" is undefined, with no limit on length of stay or length or stay per year. So, on its own terms it already permits second-home use by a single family where it may be occupied for long periods by one family, or it could be let as a long-term single-party Airbnb booking. This occupation that is indistinguishable in planning impact from a permanent dwelling.
- 4.18. To properly control a dwelling as a holiday let, there would normally be a more restrictive condition, such as restricting the development to short term lets of no more than 28 days by the same occupant. As such, it is not considered the condition as worded serves any meaningful purpose.

- 4.19. Whilst condition 4 requests an up to date register to be kept, this does not overcome the concerns raised above. The need to keep a register does not prevent long terms stays or this being a second home. Similarly condition 5 prevents the buildings from being a main residence but does not prevent long term holiday lets or second homes.

The sustainable location of the development

- 4.20. The application units form part of the established built group of properties at Grove Farm, within the settlement of Box Hill. Whilst the site is not located within a defined development boundary, the large cluster of buildings at Box Hill plainly forms a settlement on the ground. It includes The Quarryman's Arms, a very popular local public house frequented by residents and visitors alike, which also lies on popular walking routes through the area, together with other properties and businesses. The units read as part of this settlement, not as isolated dwellings in the open countryside.
- 4.21. Paragraph 110 of the Framework provides that "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes." The removal of an occupancy condition on two existing, completed units, involving no new construction, does not represent significant development. Paragraph 110 goes on to state that *"opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making."* The site's rural context must therefore be weighed accordingly.
- 4.22. Notwithstanding that context, the site is a sustainable location. There are bus stops on the A4 (London Road) less than 600 metres from the site, providing a frequent service to the main settlements of Bath, Corsham and Chippenham, and giving future occupants genuine access to sustainable transport. The everyday services and facilities of Box are within walking distance, approximately 1 kilometre including the village shop, the primary school, the doctors' surgery, a pharmacy, a restaurant, and a play park, in addition to The Quarryman's Arms within Box Hill itself.

- 4.23. It is acknowledged that these distances are slightly greater than the 800 metres often cited as a typical walking benchmark. However, that is not uncommon in a rural environment, and paragraph 110 expressly recognises that sustainable-transport opportunities vary between urban and rural areas. With the nearest bus stops at less than 600 metres, and the high street and primary school at approximately 1 kilometre, the site is, in its rural context, an accessible and sustainable location, and there is a genuine option to make everyday trips by sustainable means
- 4.24. The Public Rights of Way network also affords pedestrian connections to those facilities independently of the road and in some instances reduces the distances to these facilities.

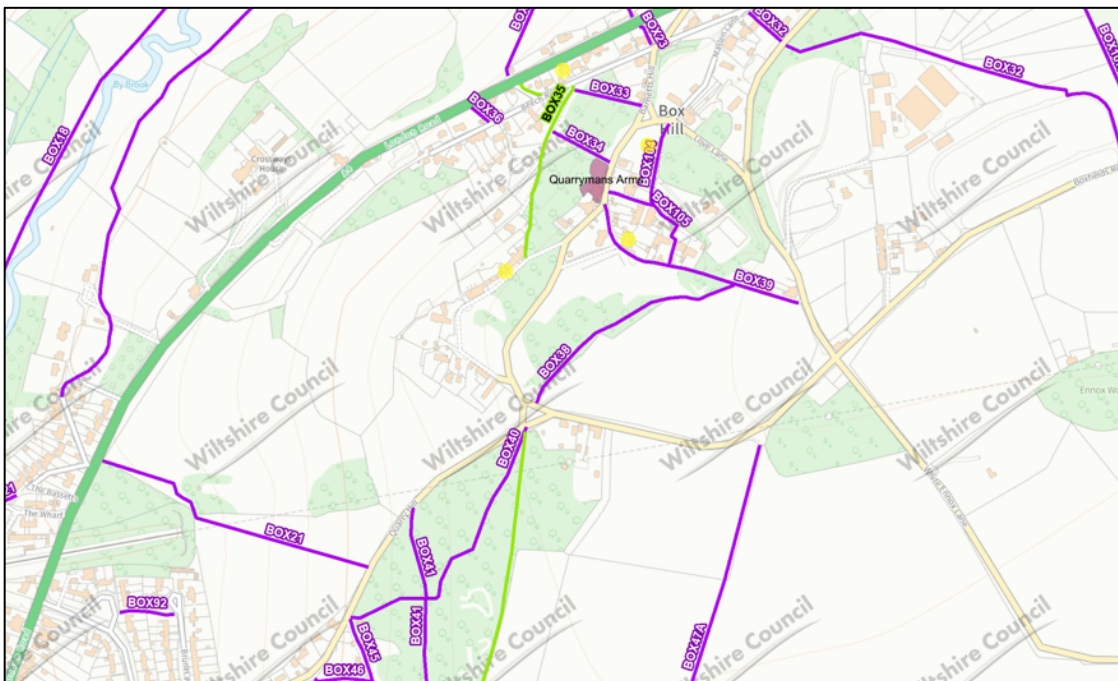


Figure 4 – PROW network

Continuing viability of holiday lets

- 4.25. The two units have been actively and professionally marketed and managed as self-catering holiday accommodation, let through Airbnb, Booking.com and direct bookings and managed by a specialist managing agent (Airready). Despite active management

and marketing the Please find below the average yearly occupancy rates for Grove Lodge is 70%, and Grove Lodge is just 60%.

4.26. The self-catering sector faces well-documented and worsening pressures which combined with the lower occupancy rates undermine the long-term viability of these two building-based units as holiday accommodation:

- Abolition of the Furnished Holiday Lettings (FHL) tax regime from April 2025, removing the more favourable capital allowances, mortgage-interest relief and pension/capital-gains treatment that holiday lets previously enjoyed, and materially reducing net returns;
- Rising operating and compliance costs such as energy, insurance, cleaning, maintenance, platform commissions and safety/regulatory requirements associated with letting self-contained buildings;
- Increased competition and market saturation in short-term letting, placing downward pressure on achievable rates and occupancy;
- A tightening regulatory environment for short-term lets nationally, adding cost and uncertainty.

4.27. Taken together, the modest occupancy and net returns, the very limited employment generated and ongoing challenges demonstrate that continued use of the two barns as holiday accommodation is an increasingly marginal proposition, and that far greater public benefit would flow from allowing the units to meet an acute need for permanent housing.

4.28. Importantly, this application relates only to the two barn units. The established caravan and camping tourism use on the wider Grove Farm holding is entirely unaffected by this application and will continue.

4.29. The applicant advises that the caravan and camping element enjoys stronger and more consistent demand than the two barns and is the more robustly viable part of the

tourism business. Unlike the barns, it does not carry the substantial fixed costs and compliance burdens associated with operating and maintaining buildings to a lettable standard, for example building insurance, ongoing fabric repairs and maintenance, changeover and cleaning costs, and the safety and regulatory requirements that attach to self-contained residential-standard units. It is therefore well placed to continue as a viable tourism use for the long term.

- 4.30. Accordingly, the retention of the caravan and camping use ensures that Grove Farm continues to make a positive contribution to rural tourism and the local visitor economy, consistent with the objectives of WCS Core Policy 39.

Conclusion on these matters

- 4.31. Drawing the above together, although the site lies outside Box's defined development boundary, there are compelling material considerations that justify the removal of the condition. The units are already an existing residential-standard C3 use, purpose-built and fully capable of permanent occupation; they form part of the built-up settlement of Box Hill and are not "isolated" in the sense that engages paragraph 84 of the Framework or the restrictive rationale of Core Policy 48, so no economic-use test needs to be exhausted before residential use is considered.
- 4.32. In any event, the holiday-let use is only marginally viable and generates minimal employment; neither the Core Strategy nor the Framework protects holiday accommodation from loss; the wider caravan and camping use is retained; and self-catering supply in Box is plentiful, so the change of use causes no policy conflict and no planning harm. The condition itself is imprecise and, as drafted, exercises no meaningful control, already permitting occupation indistinguishable from a permanent dwelling.
- 4.33. Decisively, the Council cannot demonstrate a five-year housing land supply (only 2.42 years), so the most important policies are out of date and the presumption in favour of sustainable development at paragraph 11(d) is engaged. The proposal would deliver

two permanent, sustainably located open-market dwellings towards an acute and acknowledged shortfall and should be given significant weight in the overall planning balance.

- 4.34. The Council have recently allowed similar developments (such as at Chestnut Tree Barn, Monkton Deverill (PL/2025/01835) and a consistent decision should be made here due to the lack of 5 year land supply.

GREEN BELT

- 4.35. The site lies within the Western Wiltshire Green Belt. The proposal, however, involves no operational development, no new building, no extension, and no engineering works. The buildings already exist, are already built and occupied (as holiday accommodation), and their footprint, height, massing and appearance would be entirely unchanged. There will be no extension to the curtilages of the building or change in character to the use of this land.
- 4.36. The fundamental aim of Green Belt policy is to keep land permanently open; the essential characteristics of Green Belts are their openness and permanence (NPPF Chapter 13). A change in the pattern of occupation of an existing building, from holiday use to permanent residential use, has no effect on the openness of the Green Belt. The development complies with exception 154 h iv).
- 4.37. There is no additional built form and no encroachment. Accordingly, the proposal causes no harm to the openness or purposes of the Green Belt. The development is therefore is not inappropriate development in the Green Belt.

LANDSCAPE (COTSWOLDS NATIONAL LANDSCAPE) AND HERITAGE

- 4.38. Due to the absence of any physical change, the proposal would cause no harm to the character or appearance of the area, to the Cotswolds National Landscape, or to the setting of the nearby Grade II listed Grove Farmhouse. The external appearance of the units, their landscaping and their relationship to neighbouring buildings would be exactly as existing and as previously approved.
- 4.39. There is therefore no conflict with WCS Core Policies 51 and 57, with the statutory heritage duties, or with the objectives of the National Landscape.

RESIDENTIAL AMENITY

- 4.40. Core Policy 57 of the Wiltshire Core Strategy (Ensuring High Quality Design and Place Shaping) requires development to provide a high standard of amenity, having regard to privacy, overlooking, noise and disturbance, and the compatibility of adjoining buildings and uses, and to secure good living conditions for both existing and future occupiers. This is reinforced by the Wiltshire Design Guide SPD and by the design objectives of the Framework, which seek to create places with a high standard of amenity for existing and future users. The proposal accords with these requirements.
- 4.41. As to the amenity of future occupiers, the two units are already fit for residential-standard occupation. Both have been used, and continue to be used, as self-catering holiday accommodation. Each unit has habitable rooms served by good levels of natural light, generous and well-proportioned room sizes, and its own private external amenity space. The units would therefore provide a good standard of living accommodation for permanent occupiers without any need for alteration.

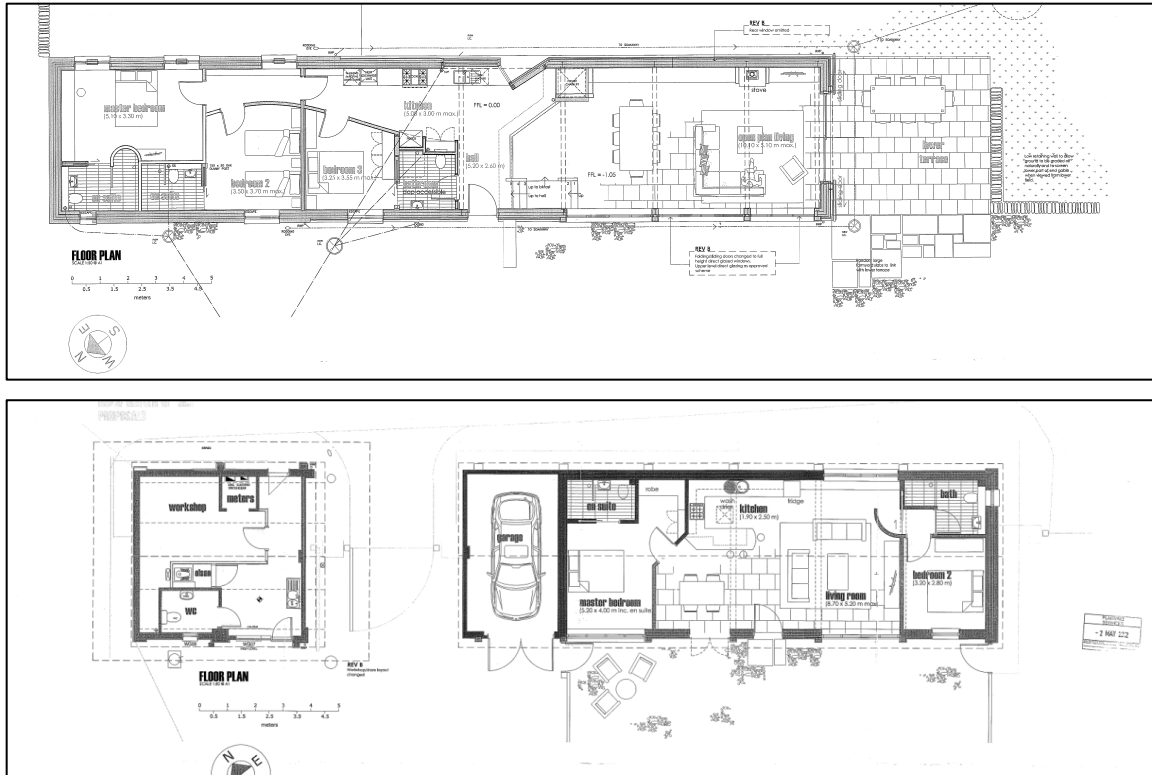


Figure 5 – Layout of the two approved barns as approved

- 4.42. The two dwellings would be occupied independently of one another. They are laid out and positioned so as to function as separate households while retaining good mutual amenity, each with its own curtilage and private amenity space, and with sufficient separation and built form to ensure privacy and appropriate protection from noise and disturbance between the units. There would be no unacceptable overlooking or loss of privacy between the two dwellings. This can all be seen from the approved site plan which is reproduced below.

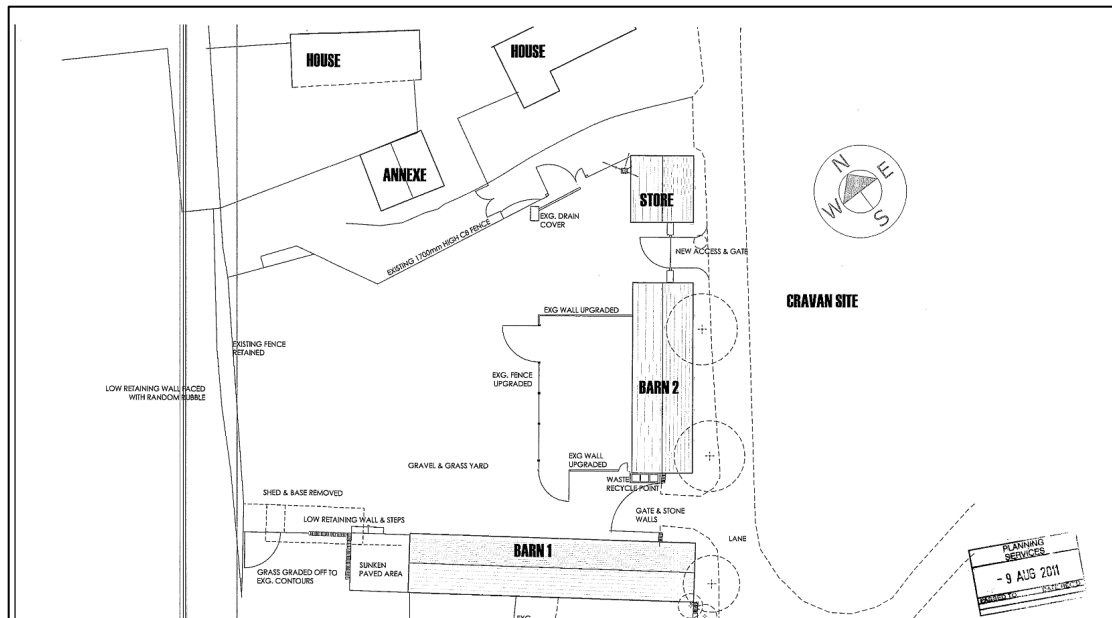


Figure 6 – Layout of the two approved barns as approved

- 4.43. As to the amenity of neighbouring occupiers, the proposal involves no external alteration, extension or operational development of any kind; the buildings, their footprint, height, massing, fenestration and relationship to neighbouring properties would be exactly as existing. The change of occupation would therefore give rise to no new overlooking, loss of privacy, overshadowing or overbearing impact on any neighbouring dwelling. If anything, settled, permanent residential occupation is more compatible with the amenity of neighbouring residents than the existing transient holiday use, which involves a regular turnover of unfamiliar short-stay occupants, changeovers and associated comings and goings.
- 4.44. The proposal accordingly accords with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and the amenity objectives of the Framework, and would cause no harm to the living conditions of existing or future occupiers.

HIGHWAY SAFETY

- 4.45. Core Policies 60 and 61 of the Wiltshire Core Strategy require development to be capable of being served by safe and suitable access and to make adequate provision for parking, and to avoid unacceptable impacts on highway safety. Paragraph 115 of the Framework requires that safe and suitable access can be achieved for all users,

and paragraph 116 provides 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.*"

- 4.46. The proposal involves no operational development. The units already benefit from established vehicular accesses, on-site parking and turning, all of which would remain entirely unchanged (see approved block plan). No new access is proposed, no alteration to the existing access arrangements is required, and there is no change to visibility or to the layout of the highway. Each dwelling has the benefit of adequate on-site parking and turning to serve its needs, in accordance with the Council's parking standards.
- 4.47. Nor would the change of occupation give rise to any material change in traffic. As set out above, the vehicle movements associated with the established holiday-let use guest arrivals and departures at changeover, cleaning and servicing visits, deliveries and day trips, frequently involving more than one vehicle per booking, are comparable to, and can exceed, those of a single permanent household. The movements associated with the two uses are broadly similar, and in both cases low. There is therefore no material intensification of use and no basis for any highway safety or capacity concern.
- 4.48. Accordingly, safe and suitable access is achieved, adequate parking is provided, and the residual impact on the highway network would be neither unacceptable nor severe. The proposal complies with Core Policies 60 and 61 of the Wiltshire Core Strategy and with paragraphs 115 and 116 of the Framework, and there is no highway safety objection.

5. CONCLUSION

- 5.1. Section 70(2) of the Town and Country Planning Act 1990 provides that, in dealing with proposals for planning permission, regard must be had to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2. On the principle of development, although the site lies outside the defined development boundary of Box, there are compelling material considerations that justify the grant of permission. The units are existing, residential-standard buildings that form part of the built-up settlement of Box Hill and are not "isolated" in the sense that engages paragraph 84 of the Framework or the restrictive rationale of Core Policy 48; the proposal therefore need not demonstrate that an economic use of the buildings has been exhausted. In any event, the holiday-let generates minimal employment; neither the Core Strategy nor the Framework protects holiday accommodation from loss; the wider caravan and camping tourism use at Grove Farm is retained; and the units occupy a sustainable, settlement location.
- 5.3. On the other main issues, no harm arises. The proposal involves no operational development, so it causes no harm to the openness or purposes of the Green Belt, and no harm to the character or appearance of the Cotswolds National Landscape or to the setting of nearby heritage assets. The units would provide a good standard of amenity for future occupiers and would be occupied independently with appropriate privacy between them, while causing no harm to the living conditions of neighbouring residents. The established access and parking arrangements are unchanged, and there would be no material change in traffic and no highway safety impact.

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- 5.4. Decisively, the Council is unable to demonstrate a five-year supply of deliverable housing sites, with only around 2.42 years available. The most important policies for determining the application are therefore out of date, and the presumption in favour of sustainable development at paragraph 11(d) of the Framework is engaged. Permission should be granted unless (i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development, or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole. Neither limb is met,
- 5.5. Weighed in the balance, the proposal would deliver two permanent, open-market dwellings towards an acute and acknowledged housing shortfall, a benefit carrying substantial weight, together with the effective re-use and long-term upkeep of existing buildings. The tilted balance therefore falls decisively in favour of the grant of permission.