



# PLANNING STATEMENT

Change of use: field adjacent to Water Farm, Corsley, Warminster BA12 7QD

## 1.0 Application

Water Farm, Corsley, Warminster, BA12 7QD

**Application for Change of Use:** field adjacent to Water Farm, Corsley

**Original Planning Permission:** PL/2025/06391

**Description:** Change of use: agricultural field to become part of the domestic curtilage of Water Farm, Corsley.

## 2.0 Introduction

Planning permission was granted on 12 March 2026 under application reference PL/2025/06391 for the conversion and extension of two barns to create a dwelling house with ancillary accommodation, together with the erection of an outbuilding and associated works.

This application seeks to include the parcel of agricultural land adjacent to the derelict farm buildings, owned by the applicant, to become part of the domestic curtilage to the new dwelling house.

Since the barns at Water Farm were no longer suitable for agricultural use, (which led to a successful application to change to a dwelling), the same situation now applies to the adjacent small field. It is effectively land locked, and too small to farm. We therefore propose that this field should now be brought into the curtilage of Water Farm and we seek to obtain Change of Use for residential use.

This area of land could be planted out as suggested in the Biodiversity Net Gain Report for Water Farm, to enhance the biodiversity, help fulfil the Construction Environmental Management Plan (CEMP) by planting suitable species and enlarge the area for outdoor recreation.



Fig 1 Screen shot from Google map of Water Farm and adjacent field



Fig 2 Block Plan: Water Farm and adjacent field with existing trees indicated and proposed planting for an orchard behind Old Barn to increase the Biodiversity.

### 3.0 Proposal

The proposed parcel of land will be treated sympathetically and partly as a meadow garden. The existing boundary of mature trees and hedging will be maintained where possible. Additional trees will be planted, in line with the Biodiversity Net Gain Report and grasses with pockets of native wild flowers to create a garden meadow with mown pathways, seating and areas to play.

Please see suggested images below:



Fig 3 Mood board meadow garden imagery

## 4.0 Conclusion

The field adjoining Water Farm has currently no practical use: it is a small landlocked field which cannot be farmed. It has not been used for crops or animals for some years and has been left redundant.

The proposal to bring part of this this parcel of land within the domestic curtilage of Water Farm with part of the land, behind Old Barn, retained as an orchard. Both areas will enhance the biodiversity and help fulfil the CEMP. Suitable species of trees, grasses and pockets of native wild flowers will be planted sympathetically to create a meadow garden with mown pathways and areas to sit and for recreational play.

This plan will enhance the setting at Water Farm and repurpose this redundant small pocket of farmland and increase it's biodiversity.