

APPLICATION FOR FULL PLANNING PERMISSION & LISTED BUILDING CONSENT

DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/00356 and PL/2026/00363
APPLICATION TYPE:	Full planning permission and Listed Building Consent
SITE ADDRESS:	Land At Pound Lane, Stanley SN15 3RG
DEVELOPMENT DESCRIPTION:	Conversion and redevelopment of redundant farm buildings, including demolition of milking parlour and creation of workshops, architecture studio and holiday accommodation with associated works
RECOMMENDATION:	Approve

PROPOSAL

(Note that the originally submitted floor plan for barn 2 indicated an “event space”. Following concerns from the highways officer, revised plans were submitted omitting reference to this. This report is written on the basis of the revised plans.)

These applications seek full planning permission and listed building consent for the conversion and reuse of a group of redundant agricultural buildings at Pound Farm, Stanley, to provide a mixed-use development comprising residential, commercial and holiday accommodation uses, together with associated demolition works, access arrangements, parking and landscaping.

Proposed Uses

The proposals include the change of use and conversion of six former farm buildings, identified on the submitted plans as Barns 1–6, as follows:

- Barn 1 (aka The Granary): Conversion to 1No. market dwellinghouse (Use Class C3).
- Barn 2: Conversion to commercial, business and service use (Use Class E), comprising:
 - Office accommodation for the applicant’s architectural practice
 - Artists’ studios and creative workshops
- Barns 3, 4, 5 and 6: Conversion to self-contained holiday accommodation units.

No new buildings are proposed as part of the development.

Demolition and Removal of Structures

The proposals include the demolition of late 20th-century agricultural structures, most notably the former milking parlour, constructed of blockwork with an asbestos sheet roof; a low concrete block wall which currently crosses the yard between Barns 1 and 3 and other minor modern or poor-quality additions and areas of hardstanding within the yard.

The submitted documents indicate that materials arising from demolition would, where possible, be reused on site, with asbestos materials disposed of appropriately.

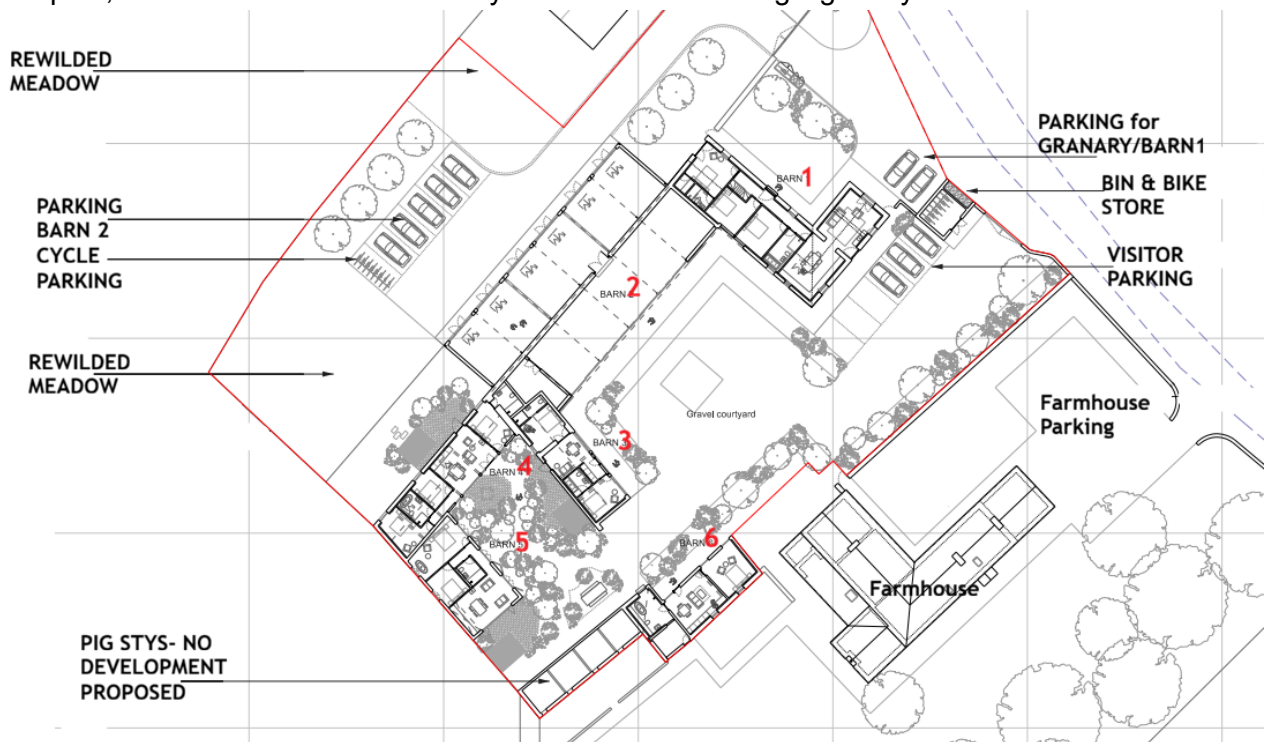
External Works, Access and Parking

Vehicular access to the site would be taken from Stanley Lane / Studley Hill, utilising the existing access points, which are proposed to be upgraded with new boundary treatment and surfacing.

The proposals include:

- On-site car parking provision to serve the residential, commercial and holiday uses;
- Cycle storage, including covered facilities;
- Provision for electric vehicle charging points; and
- Internal circulation routes within the former farmyard.
- “Rewilded” meadow areas to the rear of the site

No new public highways or rights of way are proposed. Below is an extract of the proposed site plan, which has been annotated by the case officer to highlight key features:



Design Approach and Materials

The submitted scheme is presented as a conversion and re-use proposal which seeks to work largely with the existing group of former agricultural buildings, rather than introducing new freestanding built development. The applicant's submitted documents indicate that the design approach is intended to retain the general farmyard layout and agricultural character of the site, whilst removing a number of later modern structures and visually intrusive elements.

The proposed works vary between the individual buildings and include a combination of repair, alteration, replacement roof coverings, new cladding, new glazing and the insertion or re-use of openings, as shown on the submitted plans. The applicant describes the approach as one which would retain the overall form and character of the buildings, although the extent to which each building is capable of conversion without major rebuilding is assessed in detail later in this report under Core Policy 48.

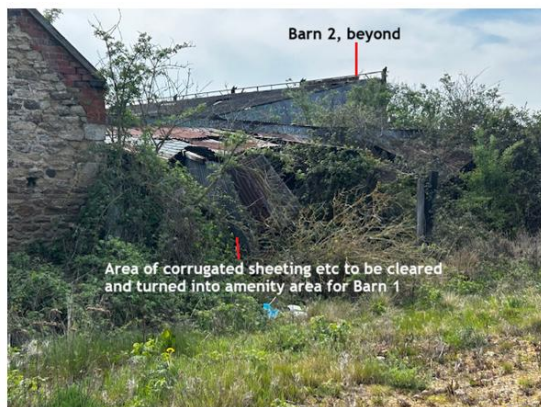
The proposed materials include repairs to existing stone and brick walls, clay tiled and corrugated metal roof finishes, timber cladding, timber and metal-framed windows and doors, and a limited number of rooflights and photovoltaic panels. The acceptability of these alterations, including their impact on the character of the buildings, the wider farmstead and the setting of the listed farmhouse, is assessed in the design and heritage sections below.

Landscaping, Drainage and Sustainability

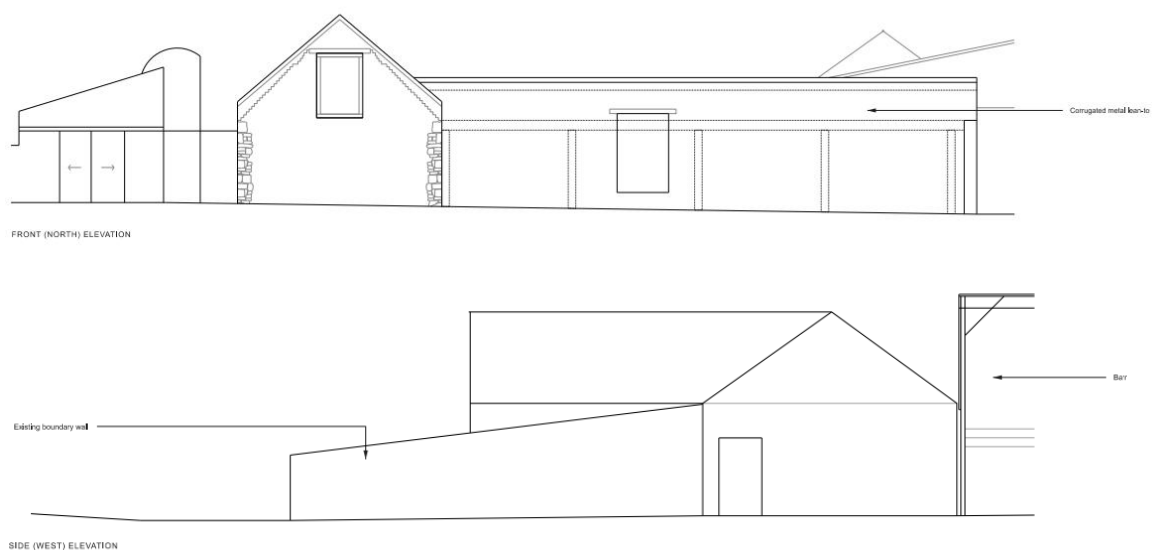
The proposals include landscaping works within the former yard and adjacent areas, including the replacement of extensive concrete hardstanding with permeable surfaces, planting and landscaped courtyard spaces. Surface water drainage would be managed through sustainable drainage measures, including permeable surfacing, rain gardens and on-site water management features. Foul drainage is proposed via a package treatment plant. Renewable energy measures include photovoltaic panels and air source heat pumps to serve the development.

In more detail, Barn 1 (aka The Granary - proposed market dwelling): has an existing L shaped plan form. It is not proposed to extend the footprint of the building. There is an existing yard area which has once been covered with corrugated iron, now dilapidated. This would be cleared to provide amenity space and single cycle store for Barn 1. Barn 1 would have an open plan kitchen/dining room at ground floor level, together with a living room and two ensuite bedrooms. Within the roof space there would be a study and storage space. See annotated photographs below of the north elevation of the building, taken from the lane in front of the farmyard:

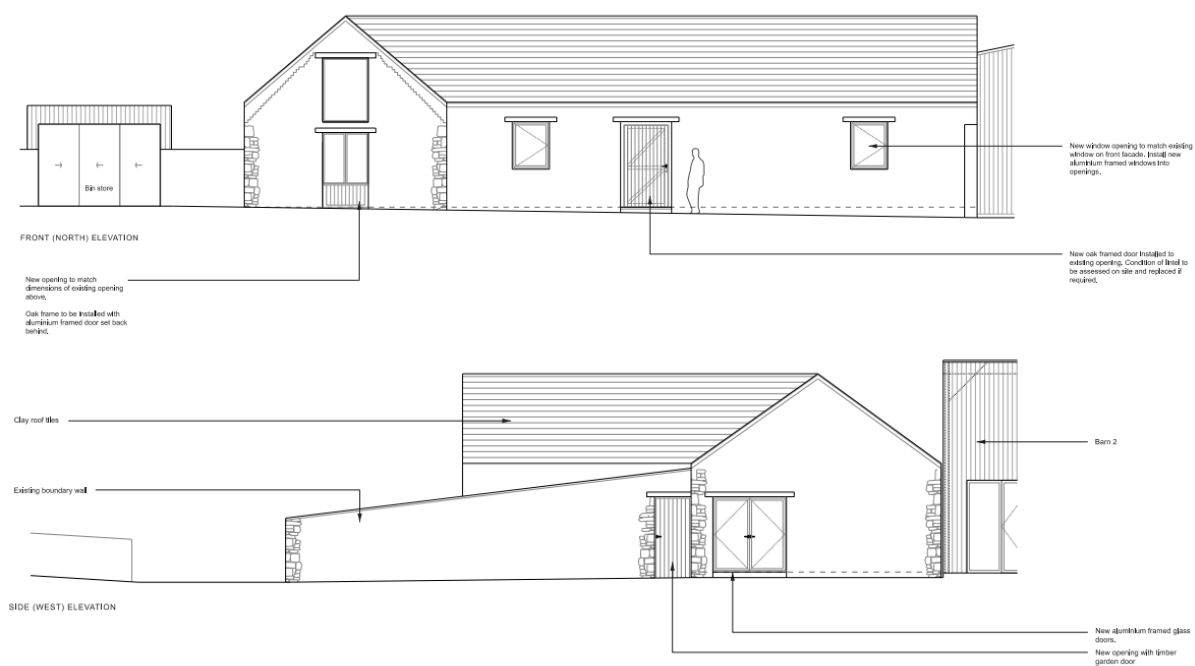




Below - Barn 1 existing north and west elevations



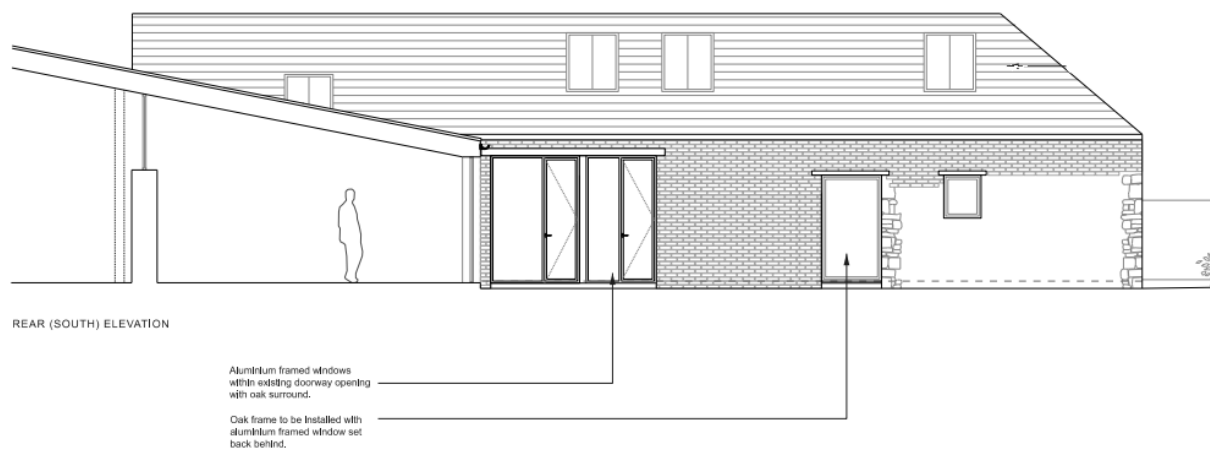
Below - Barn 1 proposed north and west elevations



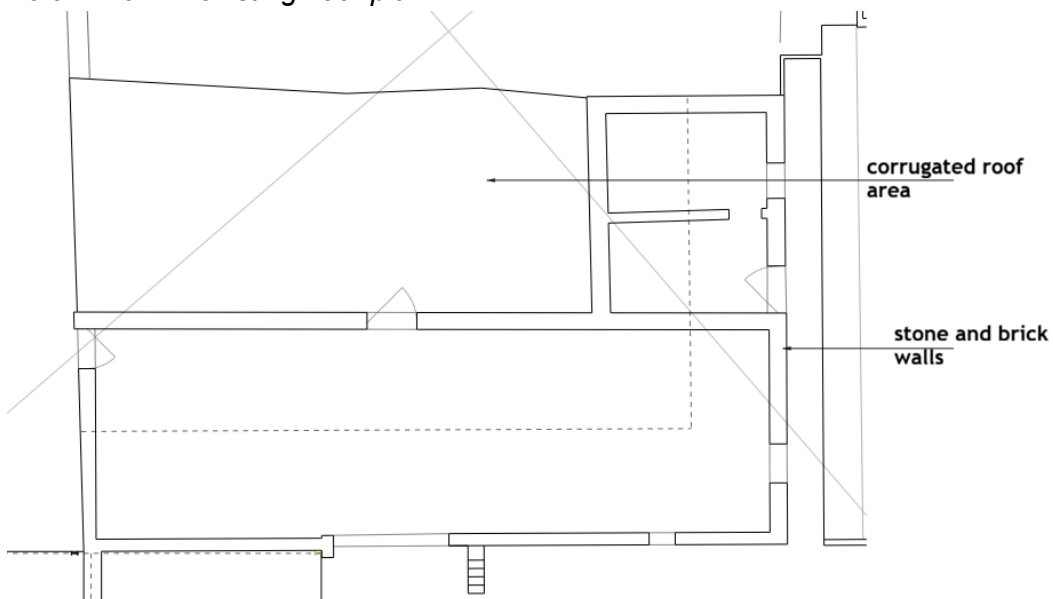
Below: existing south elevation of Barn 1



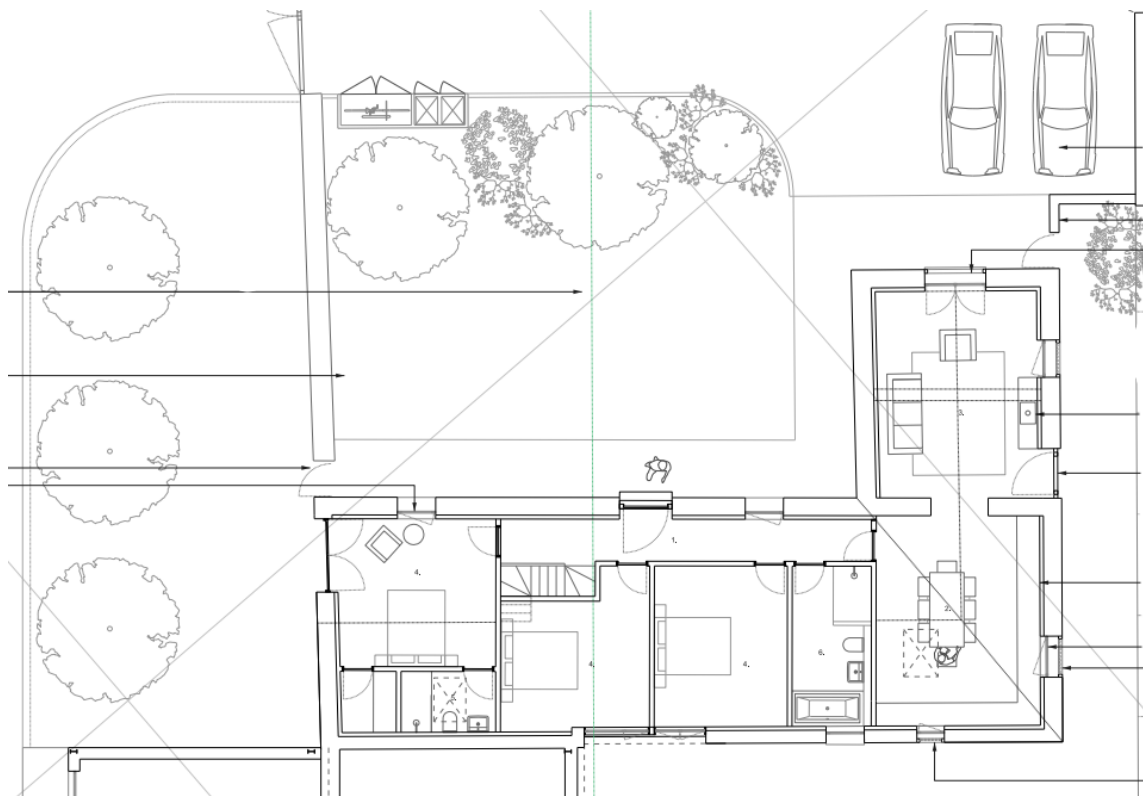
Below: Proposed South Elevation:



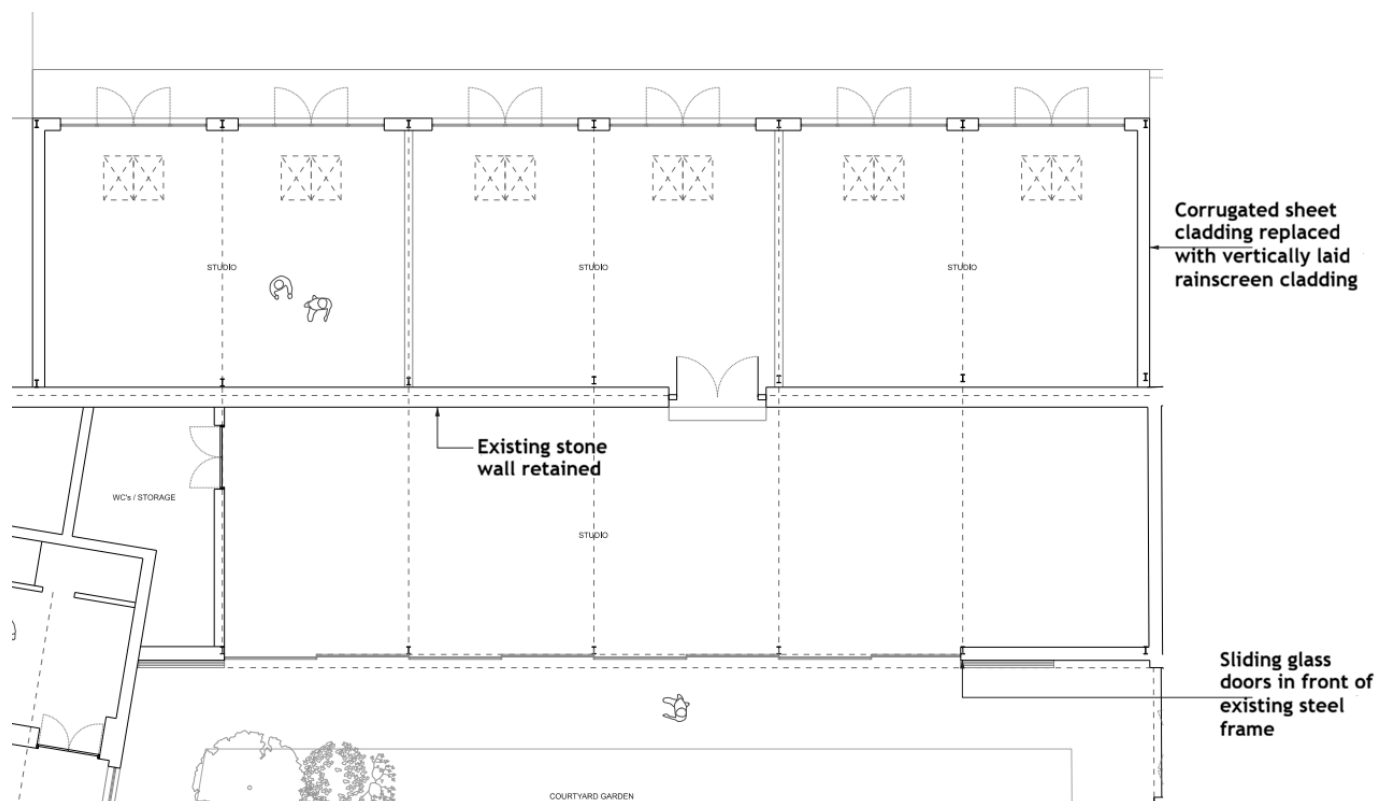
Below: Barn 1 existing floor plan



Below: Barn 1 proposed floor plan



Barn 2 is proposed to be converted to office space for the applicant's architectural practice, with additional design/studio areas, as shown on the proposed submitted floor plan, below:



Below: Existing front and rear elevation of Barn 2. Note area of existing hard standing behind Barn 2, which will provide parking for the office/studio spaces. Also note concrete block wall proposed for removal on the right hand photograph:

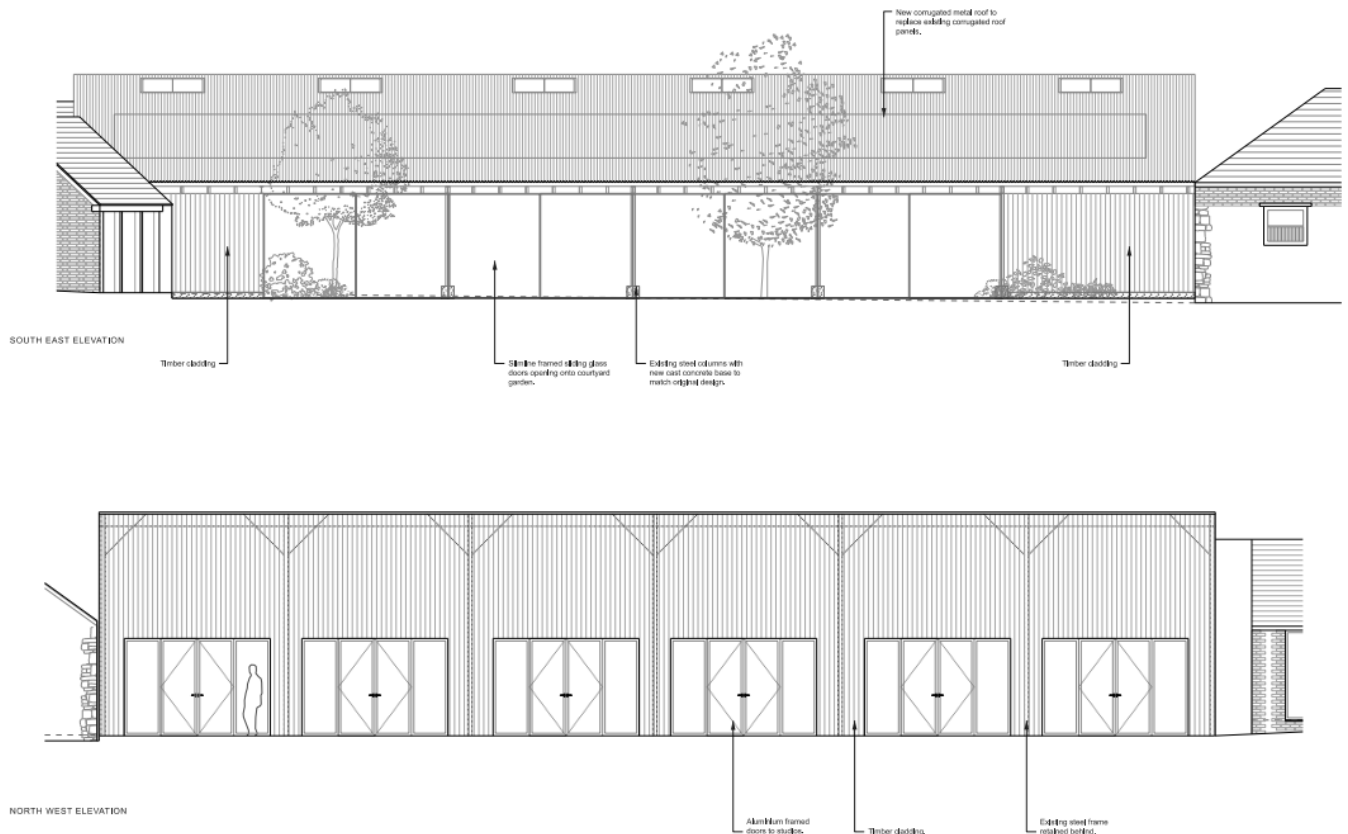
Below: The back of Barn 2.



Below - Barn 2- southeast elevation facing into the yard



Below: Proposed southeast/front elevation of Barn 2, opening onto the courtyard:



Above: Proposed northwest/rear elevation of Barn 2, opening onto the parking area.

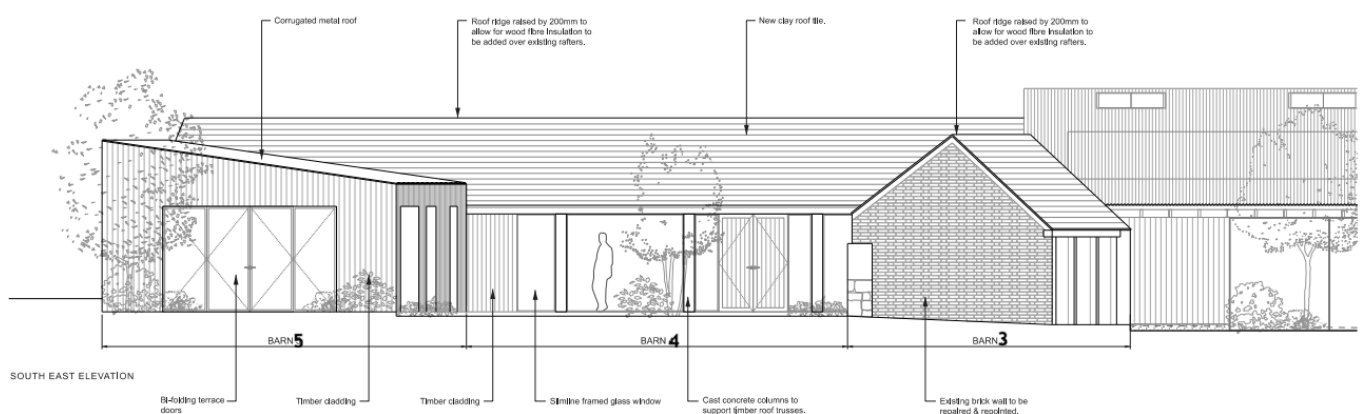
Barns 3, 4 and 5: Form a U shaped courtyard, and all three buildings are proposed to be converted into holiday lets. Barns 3 and 5 would be two-bedroom, and Barn 4 would be 3 bed. Again, the existing building footprints are not proposed to be extended. Below, photographs taken on site show the existing buildings:

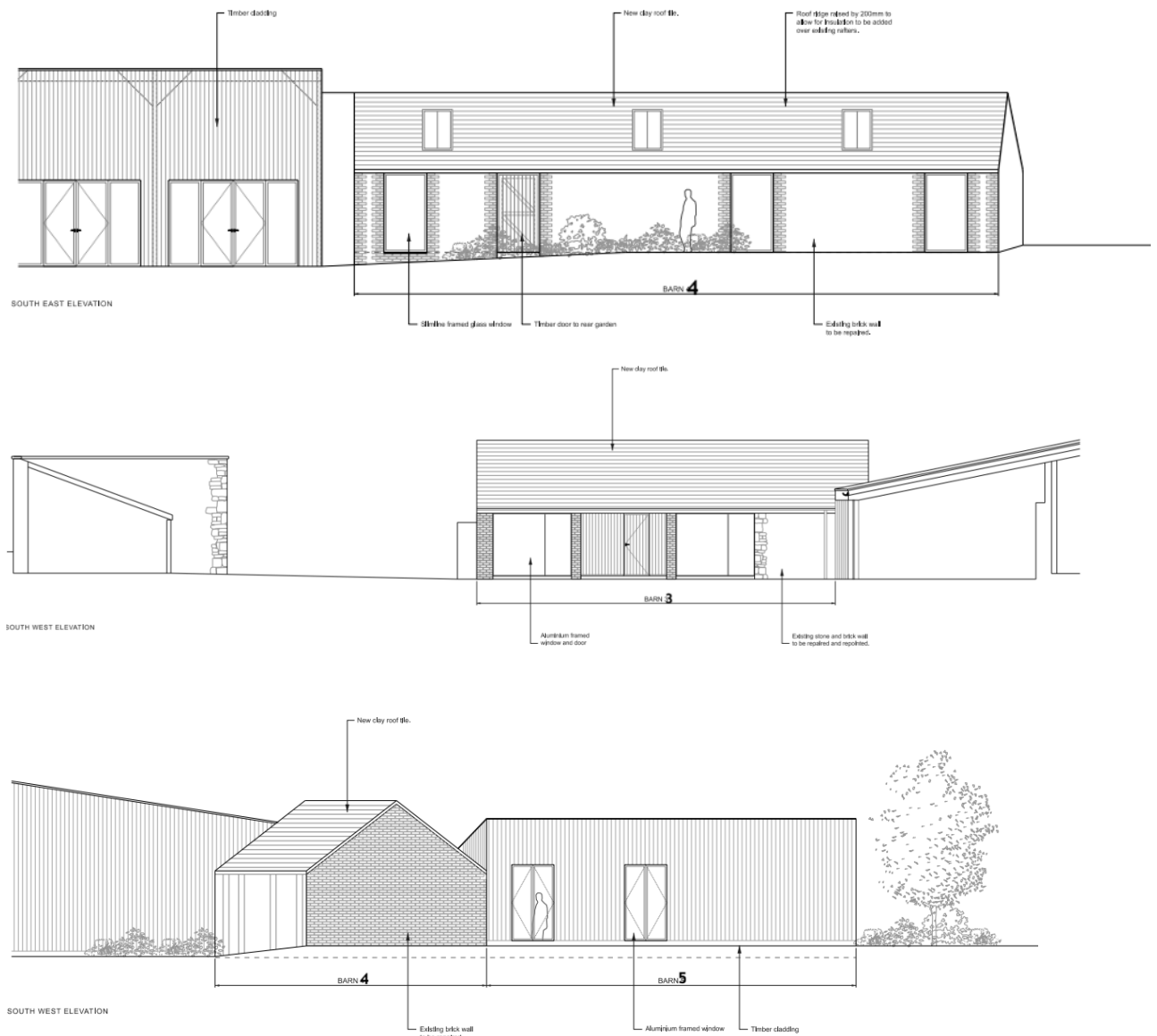


Below: Barn 5 to the left and Barn 4 in the middle. Barn 3 Rear elevation to the right.



Below: Proposed Southeast and Southwest Elevations:





Barn 6 was originally proposed to be a holiday let or an annexe to the farmhouse. However, during the life of the application, the applicant confirmed that this would become a holiday let, as with Barns 3, 4 and 5. Photographs “as existing” are below:

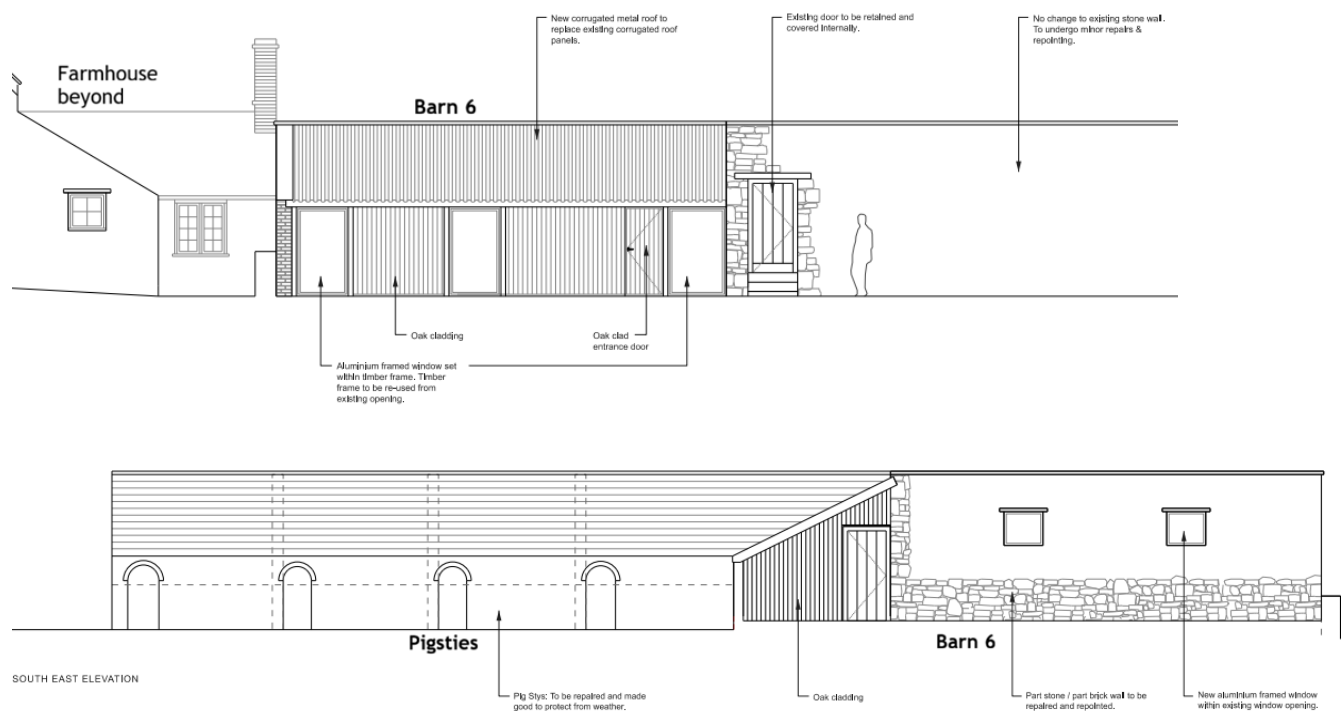
Rear elevation of Barn 6. To the left are the pig sties – no changes proposed to these.



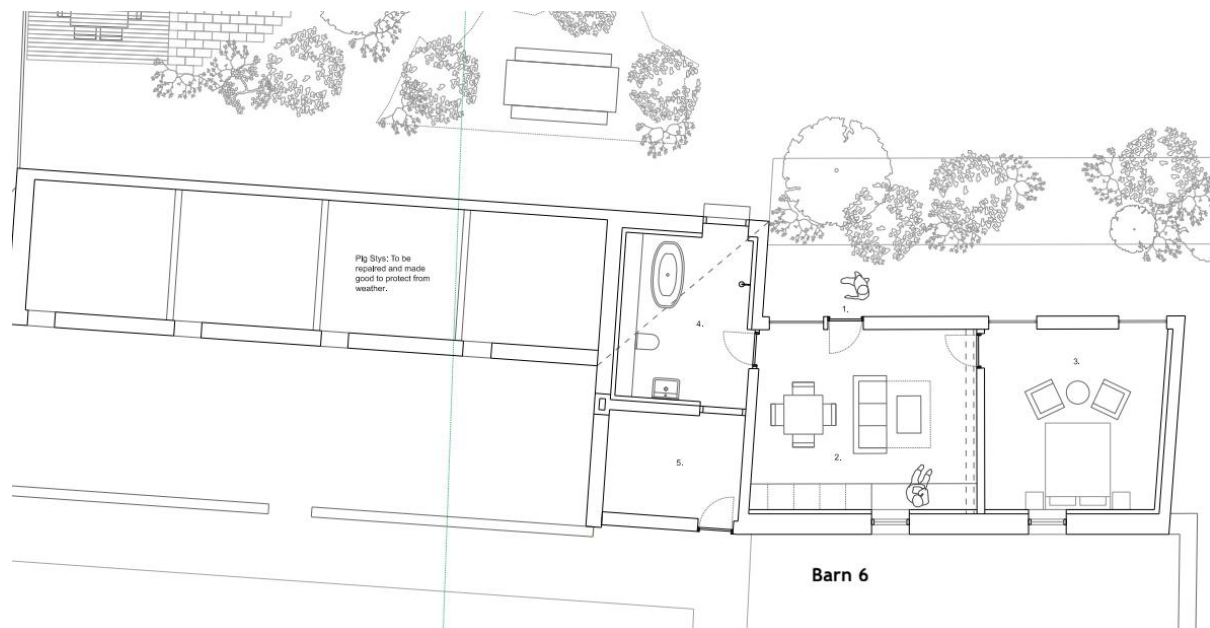
Below – “front elevation” of Barn 6.



Below: Proposed elevations:



The proposed floor plans show that this holiday let would have one bedroom and an open plan living/kitchen/dining space:



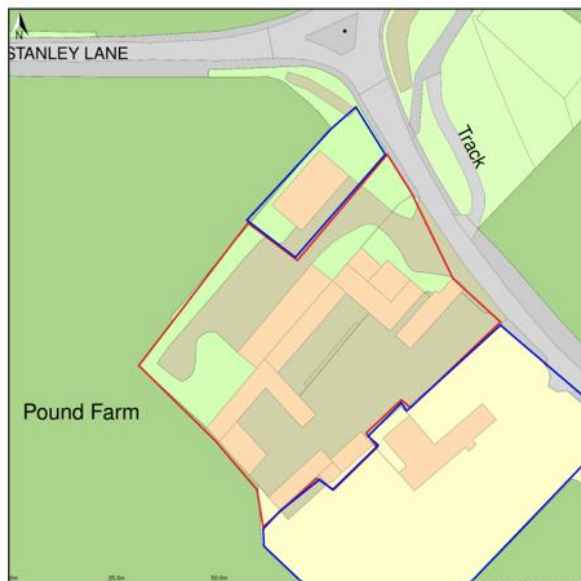
As noted on the plans, the attached pigsties are to be “made good” and do not form part of this application.

The application was subject to pre-application discussions which concluded that, *“The proposal to regenerate the existing farmstead into a mixed use development is broadly considered to be an approach that could give rise to significant benefits (economic/employment/provision of tourist accommodation). However, the proposed conversion of the Granary into a dwelling (albeit rented accommodation) is problematic and*

may not be able to be supported unless it can be robustly justified. A mixture of holiday let and low impact commercial spaces (offices/artist workshops and craft spaces) is preferred as this would appear to lend itself well to the rural location and the two uses could mutually benefit each other (in terms of overall viability support)."

SITE DESCRIPTION/CONTEXT

The application site (outlined in red on the submitted location plan, below) comprises a group of former agricultural buildings and associated hardstanding at Pound Farm, Stanley, located approximately 2.5–3km south-east of Chippenham. The site lies within the open countryside, outside the limits of any defined settlement boundary. It is not in a conservation area or other landscape designation.



The application site comprises a former agricultural yard containing a mixture of buildings of varying age, form and construction. These include a number of traditional stone and brick farm buildings associated with the historic farmstead, alongside later 20th century agricultural structures and extensive areas of concrete hardstanding. The site lies immediately north and west of Pound Farmhouse, a Grade II listed building, although the farmhouse itself falls outside the application site and remains in residential use.

Historically, the farmhouse and surrounding buildings functioned as a single farmstead and continue to retain a strong physical and visual relationship. Historic mapping indicates that Barn 1 and Barn 6 pre-date 1948 and are therefore likely to be curtilage listed. The former pigsties are also of historic origin, although no development is proposed to these structures. In contrast, several of the later agricultural buildings and associated hardstanding make little positive contribution to the significance or legibility of the historic farmstead and detract from both its character and the setting of the listed farmhouse.

The surrounding area is predominantly rural in character, comprising open agricultural land and dispersed development. There are no neighbouring dwellings in close proximity to the site

other than Pound Farmhouse. Access is taken from Stanley Lane/Studley Hill via the surrounding network of narrow rural lanes typical of the locality.

Whilst the site lies outside any defined settlement boundary and is some distance from day-to-day services, it adjoins the North Wiltshire Rivers Route, a protected cycle route providing a direct off-road and low-traffic connection between Chippenham and Calne. The route offers opportunities for sustainable travel, particularly in connection with the proposed tourism uses, and was identified at pre-application stage as a material consideration when assessing the accessibility of the site.

The site is not subject to any ecological or landscape designations, and there are no public rights of way crossing or immediately adjoining the land. It lies within Flood Zone 1 and is therefore at the lowest risk of flooding from fluvial sources. The SFRA mapping indicates that the site is at negligible risk of ground water flooding, however the Environment Agency maps show a risk of surface water flooding up to 300mm in parts of the site.

PLANNING HISTORY

Proposal / Summary
ENQ/2025/00171 - Pre-Application enquiry Decision - Pre-App Response Date: 8/7/2025 – 1. Holiday accommodation- A mixture of self contained holiday lets. 2. Commercial, business & service space- Office space for the owner's Architectural Studio and business operations.- Artists studios & creative workshops. 3. Market rental
N/01/01821/COU - Full planning permission Decision - Refused Date: 24/10/2001 – CHANGE OF USE OF AGRICULTURAL BUILDING TO HOLIDAY COTTAGE, allowed on appeal
PL/2023/03017 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 25/7/2023 – Internal refurbishment of Grade 2 listed house to include: Repair of lime plaster to walls & ceilings; Concrete kitchen floor replacement; Lowering window to kitchen; Electrical rewiring; Installation of new bathroom; External lime pointing
PL/2023/03020 - Householder planning permission Decision - Approve with Conditions Date: 14/7/2023 – Replacement of windows, orangery glazing; replacement of skylights; opening of blocked-up doorway; installation of air source heat pumps and underfloor heating
PL/2023/03188 - Listed building consent (Alt/Ext) Decision - Approve with Conditions Date: 14/7/2023 – Replacement of windows, orangery glazing; replacement of skylights; opening of blocked-up doorway; installation of air source heat pumps and underfloor heating
PL/2023/06339 - Approval of details reserved by a condition Decision - Approve Date: 28/7/2023 – Discharge of Condition No 5 (PL/2023/03188) Replacement of windows, orangery glazing; replacement of skylights; opening of blocked-up doorway; installation of air source heat pumps and underfloor heating
PL/2023/07272 - Approval of details reserved by a condition Decision - Approve with Conditions Date: 30/10/2023 – Discharge of Condition 6 relating to application PL/2023/03188 (Replacement of windows, orangery glazing; replacement of skylights; opening of blocked-up doorway; installation of air source heat pumps and underfloor heating)

Regarding the planning history on this site, of particular relevance is N/01/01821/COU – “*change of use of agricultural building to holiday cottage*” which was refused by the LPA but subsequently allowed on appeal. This decision relates to the conversion of Barn 1 to holiday

accommodation. The Inspector considered the structural condition of the building and the extent of works required for its re-use, concluding that, whilst finely balanced, the proposal represented the restoration and conversion of the building rather than its replacement. The Inspector also recognised the contribution made by the building to the setting of Pound Farmhouse and the benefits arising from its repair and long-term preservation. That application also proposed the demolition of the milking parlour.

RELEVANT POLICIES AND GUIDANCE

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS)* (adopted January 2015) and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 39 Tourist Development
- Core Policy 48 Supporting Rural Life
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 56 Contaminated Land
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk

Bremhill Neighbourhood Plan with particular reference to:

- Policy 1
“.... *Proposals for any form of development will not be supported if any of the following apply:*

- *It has a detrimental effect on the rural character and setting of the landscape.*
- *It would increase the risk of flooding*
- *It would increase pollution of the water courses.*
- *It would increase environmental pollution in terms of noise, dust and fumes.*
- *It would have a detrimental impact on the rural roads in the parish and be a danger to other road users including pedestrians, cyclists and horse riders.*
- *It has a detrimental impact on wildlife habitat....*

....Proposals for converting existing farm buildings to dwellings within the footprint of the extant buildings will be supported, subject to the building being capable of conversion without major rebuilding or structural works.”

DSP2: The design of new buildings and conversion of buildings (in particular agricultural buildings) should be appropriate to the setting of all adjacent buildings and landscape, particularly where they are historic.

DSP3: Development should continue the tradition of adapting to change but should be of a scale and design that is compatible with a rural settlement and contribute to the strong sense of place in which it is located.

DSP4: Restoration and adaptation of buildings (in particular heritage buildings) should be sensitive and sympathetic to their character and should be carried out to appropriate building standards, particularly regarding energy performance.

DSP5: Small scale business developments, workshops and bed & breakfast facilities should be encouraged consistent with the policies in this Neighbourhood Plan. These developments should be designed consistent with the other Design Statement Policies.

- **Policy 2**

“Development should not be permitted in the open countryside between Bremhill village and the parish boundary to the south and east. The only exception to this would be any existing buildings, within the policy context of Core Policy 48 (See Neighbourhood Plan Policy NP1). This will allow visual separation between Bremhill Conservation Area and Calne, the valued landscape characteristics of this area will be maintained and it will prevent coalescence between Bremhill village and the town of Calne. Additionally, all archaeological sites in the parish will be protected with no development permitted within 200 metres of them.”

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

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

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would preserve or enhance the historic environment (CP 58)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether the proposal would have a negative effect upon highway safety, including if there is sufficient parking for the proposed development (CP 61 and 64)
- Whether the site can be adequately drained without increasing flood risk elsewhere (CP 67)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

Bremhill Parish Council - No objection subject to conditions:

“This planning application is broadly consistent with Bremhill Neighbourhood Plan NP1. It is supported by Bremhill Parish Council subject to the following conditions:

Landscape. Whilst it is accepted that the height of Barn 2 will increase by 150mm to allow for insulation, the other buildings should not exceed their current height. In terms of Barn 1 this means the height of the current gable end. The field hedge to the south west should have more planting to screen Building 2 from Stanley Lane.

Traffic. Parking should be increased to 20 vehicles to cater for the likely number of vehicles associated with the commercial activities on the site. This is to avoid parking on the road which is a narrow lane close to a junction.

Foul Waste. The plans do not show the proposed treatment plant and its drainage ditches. It should be included. Further we ask that the Drainage Engineer is consulted on the foul waste proposals.

Lighting. To reduce impact on the rural setting down lights should be used to prevent contributing to light pollution.

Noise. Noise associated with the commercial activities should not be permitted from midnight to 6am.”

Council Highway Engineer - No objection subject to conditions.

The Local Highway Authority raises no objection to the proposed development, subject to conditions.

The Highway Officer advises that the proposed three holiday let units would not give rise to a highway objection in principle, as the seasonal nature of vehicle movements would not result in a significant increase in traffic likely to raise highway safety concerns.

The level of parking provision is also considered acceptable for the proposed small-scale workshops and office uses, which are anticipated to employ one or two people with only occasional customer visits.

It is noted that, while the site access arrangements are considered to be adequate, the development is located in a rural area where day-to-day services would be accessed primarily by private car, resulting in additional vehicle movements on the local highway network.

In relation to Barn 1, the Highway Officer confirms that the provision of two parking spaces would meet minimum parking standards for the proposed dwelling. However, the submitted plans indicate that parking spaces, amenity space, cycle storage and bin storage are located within land recorded as dedicated highway. The Highway Authority advises that this issue was identified at pre-application stage and remains unresolved within the application drawings. Notwithstanding this, the Highway Authority confirms that there would be no objection to a stopping-up order for this redundant section of adopted highway, to allow it to revert to private curtilage, subject to the submission of a plan clearly identifying the area to be stopped up so that it aligns with the red line application boundary. A condition is recommended to secure this process.

The Highway Officer notes that the revised plan (044 P-110 A) no longer includes any event space, which was previously a concern due to the potential for large gatherings and associated parking and highway safety issues. On this basis, a previous holding objection is withdrawn.

The Highway Officer also confirmed that the proposed granny annexe (Barn 6) could be supported subject to a condition requiring it to remain ancillary to the parent dwelling. Clarification was sought, however, as to the dual description of this building as a granny annexe and/or holiday accommodation, noting that these uses would ordinarily be subject to different occupancy controls. Further to this comment, the applicant has confirmed that Barn 6 would be a holiday let, and as such no “annexe” condition would be necessary.

The site lies adjacent to the Chippenham-Calne cycleway and the potential for contributions towards improvements to this route was explored during the course of the application. Following further consideration by the Highway Authority, no such contribution is sought and the Local Highway Authority raises no objection to the proposal subject to conditions.

Council Public Protection team - No objection subject to conditions:

Public Protection has reviewed the submitted Noise Impact Assessment (dated 02/02/2026). It is advised that, while the assessment provides an initial qualitative appraisal, it does not include sufficient quantitative evidence to demonstrate that potential noise impacts have been fully assessed in accordance with relevant standards or the Wiltshire Noise & Planning Technical Guidance.

To ensure that appropriate levels of amenity can be achieved, WC Public Protection recommends a series of planning conditions. These include a condition requiring noise

generated by the development to be controlled such that the rating level does not exceed background noise levels at the nearest noise-sensitive residential receptors, with assessment to be undertaken in accordance with BS4142:2014 + A1:2019.

Further conditions are recommended to secure appropriate internal noise standards within the proposed residential accommodation, including specified maximum internal noise levels for bedrooms and living areas with windows open, during both daytime and night-time periods.

A pre-commencement Construction and Environmental Management Plan (CEMP) is also recommended addressing construction hours, site logistics, noise and dust mitigation, parking and deliveries, and arrangements for communication with local residents and the local planning authority. Restrictions on construction hours and a prohibition on burning of materials on site are also advised.

In addition, it is noted that the site's former agricultural use may give rise to potential sources of land contamination. As the proposals include residential use, Public Protection advises that a statement or letter report should be submitted to confirm the historic uses of the site and how any risks associated with contamination will be appropriately addressed.

The recommended conditions are proposed in the interests of protecting residential amenity and reducing risks associated with land contamination, with reference to Core Policies 57 and 56 of the Wiltshire Core Strategy.

Council Drainage Engineer - No objection subject to conditions:

The Council's Drainage Engineer raises no objection to the proposal, subject to conditions.

It is confirmed that the site lies within Flood Zone 1 and is at low risk of groundwater flooding.

However, the Drainage Engineer notes that parts of the site, including areas between Barns 1, 2 and 3 and the proposed courtyard, are identified as being at higher risk of surface water flooding, including areas within the 3.3% annual exceedance probability extent.

The submitted documents indicate that the development would involve the conversion of existing buildings with no net increase in gross internal floorspace, together with the demolition of the former milking parlour. A sustainable drainage system (SuDS) is proposed, incorporating infiltration and discharge to an existing watercourse.

In order to ensure that flood risk is not increased on-site or elsewhere, the Drainage Engineer recommends a condition requiring the submission and approval of a detailed surface water drainage strategy. The strategy must demonstrate compliance with the NPPF, PPG, National Standards for SuDS, and Wiltshire Council drainage requirements, including application of the surface water discharge hierarchy, provision of appropriate attenuation, exceedance routing, water quality treatment, finished floor levels, and long-term maintenance and management arrangements.

Subject to the imposition of this condition, the Drainage Engineer confirms that the proposal is acceptable from a drainage and flood risk perspective, having regard to Core Policy 67 of the Wiltshire Core Strategy.

Council Ecologist - No objection subject to conditions:

Following the submission of additional ecological information, the Council's Ecologist raises no objection subject to conditions. Previously requested information relating to bat mitigation measures and Biodiversity Net Gain (BNG) has now been satisfactorily addressed. Ecology confirms that the proposed bat mitigation and enhancement measures, including the provision of a bat loft, bat access tiles and bat boxes, have been incorporated into the approved drawings and can be secured through planning conditions. A Natural England licence will be required prior to any works affecting the bat roost.

Ecological survey work identified a day roost used by common pipistrelle and brown long-eared bats within the existing buildings. Subject to the implementation of the submitted mitigation measures, retention of key habitat features and an appropriate lighting strategy, the Ecologist is satisfied that the development will not result in unacceptable impacts on bats or their foraging and commuting routes.

The submitted Biodiversity Net Gain information has also been reviewed and accepted. The statutory Biodiversity Gain Plan condition will apply should planning permission be granted. The Ecologist recommends conditions requiring compliance with the submitted ecological documents and a lighting scheme designed to avoid harm to bat habitat.

Council Arboricultural Officer - No objection:

"From the information provided, there does not appear to be any trees within the immediate area that will be affected by this proposal."

Council Archaeologist - No comment.

The council's archaeologist advised that they wished to make no comment on this application.

Council Conservation Officer - No comments received

Council Rights of Way Officer - No comments received

REPRESENTATIONS

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

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;
- An advertisement placed in the local press

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted. Four representations have been received, comprising one letter of support, one neutral comment, and two objections.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

Principle of development and scale

- Concern that the proposal represents overdevelopment of the site given its rural location and relationship with narrow country lanes.
- Objection that the intensity and mix of uses (commercial studios/workshops, holiday accommodation and residential use) is disproportionate to the size and context of the site.
- Preference expressed by one resident for more limited residential development, with reduced emphasis on holiday accommodation.
- Concern that the proposals could lead to future intensification or expansion, particularly if uses are not tightly defined.

Lack of clarity / detail

- Concern that the application lacks sufficient clarity regarding:
 - The number of holiday accommodation units;
 - The scale and function of commercial/workshop uses;
 - The nature and extent of any 'events' use, including frequency and size; and
 - How individual barns (including the hay barn) would ultimately be used.
- Concern that insufficient detail limits the ability to properly assess cumulative impacts.

Traffic and highway safety

- Objection that the proposal would result in an increase in traffic along Stanley Lane and surrounding narrow rural roads.
- Concerns raised regarding road safety, particularly for pedestrians, cyclists, runners and horse riders who regularly use the lanes.
- Concern that parking provision is insufficient for the proposed mix of uses, potentially resulting in on-street or displaced parking.
- Reference to the absence of a Transport Statement or Assessment quantifying vehicle movements, including peak holiday changeover periods.

Noise and disturbance

- Concerns that the proposed uses could give rise to noise impacts, particularly from:
 - Workshops and commercial activity;
 - Holiday accommodation turnover; and

- Any future events use.
- Objection that the submitted Noise Impact Assessment is insufficiently robust, with requests for independent or enhanced assessment.
- Concern that potential noise impacts during evenings and weekends have not been adequately addressed.

Drainage, flooding and sewage

- Concerns raised that surface water flooding already occurs on Stanley Lane and could be exacerbated by the development.
- Objection that the proposals lack sufficient detail regarding:
 - Surface water drainage;
 - Foul drainage arrangements; and
 - Capacity of any proposed treatment systems.
- Concern regarding potential impacts on Pudding Brook, including water quality and flood risk.

Ecology and biodiversity

- Concern that the site may support protected species, including bats and other wildlife associated with nearby habitats and watercourses.
- Objection that the submitted ecological information is insufficiently detailed, with requests for more comprehensive surveys.
- Concern that the application does not clearly demonstrate delivery of Biodiversity Net Gain.

Lighting and visual impact

- Concern that additional external lighting associated with parking areas, workshops or holiday accommodation could result in light pollution, harming residential amenity and wildlife.
- Objection that no lighting strategy or assessment has been provided.

Heritage

- Concern expressed regarding the impact of the proposals on the setting of the Grade II listed farmhouse.
- Question raised as to whether all required Listed Building Consents have been obtained or considered, particularly if the farm buildings are curtilage listed.

Supportive comments

- One representation supports the proposals in principle, noting:
 - The improvement to the appearance of the farmstead;
 - Clearance of dilapidated buildings;
 - The sustainability measures proposed; and
 - No fundamental objection to traffic impacts, subject to limited and well-controlled use.

- A request is made for clarification or restriction of any events use to address local concerns.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Policy Context

The application site lies outside the limits of development, within the open countryside. As such, the proposal does not benefit from the general principle of housing, employment or tourism development ordinarily supported within defined settlements. The proposal must therefore be assessed against the settlement strategy set out in Core Policies 1 and 2 of the Wiltshire Core Strategy.

Core Policy 1 identifies a hierarchy of settlements where development is expected to be focused. Core Policy 2 confirms that development outside settlement boundaries is strictly controlled and should only be permitted where supported by specific policies of the development plan. In this instance, the relevant exception policy is Core Policy 48 (Supporting Rural Life).

Core Policy 48 supports the conversion and re-use of rural buildings for employment, tourism, cultural and community uses where:

- i. The building is structurally sound and capable of conversion without major rebuilding;
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to residential amenity;
- iii. The building can be served by adequate access and infrastructure;
- iv. The site has reasonable access to local services; and
- v. The conversion or re-use of a heritage asset would lead to its viable long-term safeguarding.

The policy further advises that, where there is clear evidence that employment, tourism, cultural or community uses are not practical propositions, residential conversion may be appropriate where the above criteria are met and special circumstances justify the re-use of a redundant rural building.

Policy 1 of the Bremhill Neighbourhood Plan similarly supports the conversion of existing farm buildings where they are capable of conversion without major rebuilding and where unacceptable impacts would not arise in relation to landscape character, flooding, highways, amenity or wildlife interests.

Principle of the Proposed Uses

The proposal comprises the conversion and re-use of a group of existing agricultural buildings for a mixture of residential, employment and tourism uses. The buildings are considered to be rural buildings for the purposes of Core Policy 48.

The proposed employment uses within Barn 2 fall squarely within the types of rural diversification supported by Core Policy 48. Similarly, the proposed holiday accommodation within Barns 3-6 represents a tourism use expressly supported by the policy.

The proposed dwelling within Barn 1 requires more careful consideration. Whilst residential conversion is not the preferred form of re-use under Core Policy 48, the policy recognises that residential use may be appropriate in certain circumstances where it can be justified and where the relevant policy criteria are satisfied.

Each of the elements of the development is assessed against policy CP48 to the Wiltshire Local Plan and Policy 1 to the Bremhill Neighbourhood Plan, as follows:

Barn 1 “The Granary” – proposed residential conversion

The conversion of Barn 1 (the former granary) to a single market dwellinghouse is recognised as the most sensitive element of the proposal in principle, given the site’s location outside the limits of development. New open market housing in the countryside is generally resisted due to spatial strategy and accessibility considerations. The proposal must therefore be assessed against the relevant “exception” policy context, notably Core Policy 48 (Supporting Rural Life) detailed above.

- Criterion i – Structural soundness and capability of conversion

A structural feasibility report (rather than a detailed structural survey) has been submitted in support of the application. The report concludes that the existing external walls and the majority of the modern concrete ground slab can be retained, although remedial wall repairs, replacement of localised areas of brickwork, replacement of all lintels and replacement of the existing roof are required. The report recommends internal stabilisation works but concludes that the building is capable of conversion without complete demolition and reconstruction.

It is acknowledged that the extent of works required is extensive and that the matter is therefore finely balanced. However, the principal external walls and overall form of the building would be retained, with the works comprising repair, stabilisation and reinstatement rather than wholesale rebuilding. The roof proposed for replacement is a later modern structure rather than an original historic feature of the building.

Significant weight is afforded to the planning history of the site. In allowing the 2001 appeal relating to the re-use of Barn 1, the Planning Inspector acknowledged that the extent of works required to restore the building was close to the margins of what could reasonably be regarded as a conversion but nevertheless concluded that the proposal represented restoration rather than reconstruction and that the building was capable of beneficial re-use. Whilst the detailed information that was put before the Inspector is not available and it is not possible to establish with total certainty whether the condition of the building has materially changed since the appeal, the decision remains a material consideration insofar as it recognised both the contribution of the building to the setting of Pound Farmhouse and the principle that its repair and re-use could be achieved without constituting rebuilding.

Whilst the submitted evidence is not as detailed as would ordinarily be desirable, no evidence has been provided which demonstrates that the building would require complete demolition and reconstruction and, having regard to the retention of the principal external walls, footprint and form of the building, the proposal is considered to represent a conversion rather than major rebuilding.

On balance, it is considered that Barn 1 is capable of conversion without major rebuilding and therefore satisfies criterion (i) of Core Policy 48.

- *Criterion ii – Character, appearance and residential amenity*

Barn 1 occupies a prominent position at the entrance to the farmstead and forms an important component of the historic group of farm buildings associated with Pound Farmhouse. The building is currently in a poor state of repair and contains modern alterations and repairs which detract from its appearance.

The proposal would secure the repair and reinstatement of the building using a traditional form and palette of materials, whilst removing visually intrusive elements. The previous appeal decision concluded that restoration of the building would preserve, and likely enhance, the setting of the listed farmhouse. The proposal would therefore not detract from the character or appearance of the landscape and would instead result in an enhancement to the farmstead and its setting.

The dwelling would be sufficiently separated from neighbouring residential properties and is not considered likely to give rise to unacceptable impacts on residential amenity. Criterion (ii) is therefore satisfied.

- *Criterion iii – Access and infrastructure*

The Council's Highway Engineer has raised no objection to the proposal subject to conditions. The existing access arrangements are considered acceptable, appropriate parking provision is provided and adequate infrastructure exists to serve the development. The previously raised holding objection relating to the initially proposed event space has been withdrawn and the requested off-site cycleway contribution is no longer being pursued. Criterion (iii) is therefore satisfied.

- *Criterion iv – Access to services*

The site occupies a rural location and it is acknowledged that future occupiers would be likely to rely upon private vehicles for many day-to-day journeys. However, the site is not wholly isolated and lies adjacent to the Chippenham-Calne cycleway, which provides a connection to nearby settlements and services. The Highway Authority raises no objection to the development on sustainability grounds.

Whilst the site's accessibility is less favourable than that of locations within settlement boundaries, it is considered to have reasonable access to local services in the context of a rural conversion proposal under Core Policy 48. Criterion (iv) is therefore satisfied.

- *Criterion v – Long-term safeguarding of a heritage asset*

The building forms part of the historic farmstead associated with the Grade II listed Pound Farmhouse and is considered to make a positive contribution to its setting. The building is in need of substantial repair and investment to secure its future.

The proposal would bring the building into viable long-term use, secure the funding necessary for its repair and restoration, and safeguard its contribution to the wider farmstead. The previous appeal decision similarly recognised the heritage benefits arising from the building's restoration and re-use. Criterion (v) is therefore satisfied.

Residential re-use

Having concluded that Barn 1 satisfies criteria (i)-(v) of Core Policy 48 and is capable of conversion without major rebuilding, it is necessary to consider whether residential use is justified having regard to the policy's preference for employment, tourism, cultural and community uses.

In this case, it is acknowledged that alternative uses, including additional holiday accommodation, could theoretically be accommodated within Barn 1. However, Core Policy 48 does not require applicants to demonstrate that alternative uses are impossible, only that they are not practical propositions in the circumstances of the case.

The applicant has explained that Barn 1 occupies a physically separate and more prominent position at the entrance to the site, distinct from the cluster of holiday accommodation proposed elsewhere within the farmstead. The applicant further advises that a permanent residential use would provide a more reliable and consistent income stream to support the significant investment required to secure the repair, restoration and long-term maintenance of the building and wider site. In assessing this issue, significant weight is afforded to the fact that the wider proposal already delivers the employment and tourism objectives sought by Core Policy 48 through the conversion of the remaining buildings to commercial and holiday accommodation uses. The proposed dwelling does not therefore come at the expense of those uses, but instead forms one component of a wider mixed-use regeneration scheme.

It is further recognised that Barn 1 occupies a prominent position within the historic farmstead and that its restoration would secure substantial heritage benefits through the repair of a building that contributes positively to the setting of Pound Farmhouse. The previous appeal

decision relating to the building also recognised the benefits arising from its restoration and long-term preservation.

The Council's pre-application advice identified that residential use would require robust justification. Having regard to the applicant's explanation, the mixed-use nature of the wider scheme, the heritage benefits arising from the proposal, and the support provided by paragraph 84(c) of the NPPF for the re-use of redundant buildings where this would enhance their immediate setting, it is considered that sufficient evidence has been provided to demonstrate that residential use represents an appropriate and practical form of re-use in this instance.

Accordingly, the principle of Barn 1 being converted to a single dwelling is considered acceptable under Core Policy 48.

Bremhill Neighbourhood Plan

The proposal for Barn 1 has also been assessed against Policy 1 of the Bremhill Neighbourhood Plan and associated Design Statement Policies DSP2-DSP5.

Barn 1 comprises an existing farm building and the proposal seeks its conversion within the footprint of the existing structure. As discussed above, whilst the works required are extensive, the building is considered capable of conversion without major rebuilding and therefore accords with the support offered by Policy 1 for the conversion of existing farm buildings.

With regard to the wider requirements of Policy 1, the proposal would not result in a detrimental impact on the rural character and setting of the landscape. The development involves the repair and re-use of an existing building rather than new build development, and would be accompanied by the removal of detracting structures elsewhere within the farmstead. The proposal would not result in increased flood risk, harm to wildlife habitats, unacceptable environmental pollution, or a detrimental impact on the local highway network, having regard to the conclusions reached elsewhere in this report and the absence of objections from the Council's specialist consultees.

The proposal is also consistent with Design Statement Policies DSP2-DSP4. The conversion has been designed to respond sensitively to the agricultural character of the building, the historic farmstead and the setting of the Grade II listed Pound Farmhouse. The proposal would adapt an existing rural building for a viable new use whilst retaining its agricultural character and securing its long-term future through appropriate repair and restoration works.

Accordingly, the proposed conversion of Barn 1 is considered to accord with Policy 1 and Design Statement Policies DSP2-DSP4 of the Bremhill Neighbourhood Plan.

Barn 2 – proposed commercial, business and service uses

The conversion of Barn 2 to commercial, business and service uses, comprising office accommodation and artists' studios/workshops, is considered acceptable in principle under Core Policy 48.

- *Criterion i – Structural soundness and capability of conversion*

Whilst no structural survey has been submitted in relation to Barn 2, the proposed development would retain the existing steel structural frame, roof structure and retained stone wall which form the principal elements of the building. The submitted plans indicate that the works comprise the repair of retained elements together with replacement cladding, insulation, roofing materials and associated alterations required to facilitate the proposed use.

The building is more modern in form than the traditional farm buildings elsewhere within the site and is best characterised as a simple agricultural shed. Nevertheless, it remains an existing rural building for the purposes of Core Policy 48. The proposal would retain the primary structural frame and overall form of the building and does not involve complete demolition and replacement.

On the basis of the information submitted, and having regard to the extent of retained structural elements visible during the site inspection, the proposal is considered to represent the adaptation and conversion of an existing agricultural building rather than major rebuilding. Criterion (i) is therefore satisfied.

Criterion ii – Character, appearance and residential amenity

The proposed commercial uses are low-intensity in nature and are compatible with the rural character of the site. The building would retain its agricultural appearance through the retention of the existing structural frame, large barn-style openings, timber cladding and corrugated roof finish, ensuring its continued contribution to the character of the farmstead. The proposal is therefore not considered to detract from the character or appearance of the landscape and satisfies criterion (ii).

- *Criterion iii – Access and infrastructure*

The Local Highway Authority raises no objection to the proposal and considers the site capable of being served by adequate access, parking and associated infrastructure. Criterion (iii) is therefore met.

- *Criterion iv – Access to services*

Whilst the site occupies a rural location, the scale and nature of the proposed commercial activity is appropriate to the countryside setting and would utilise existing buildings rather than requiring new built development. Having regard to its location adjacent to the North Wiltshire Rivers Route and the absence of objection from the Highway Authority, criterion (iv) is also considered satisfied.

- *Criterion v – Long-term safeguarding of a heritage asset*

Although Barn 2 is not considered to be amongst the most historically significant buildings within the farmstead, its retention and re-use would contribute to the long-term viability and continued maintenance of the wider site. The proposal forms part of a comprehensive scheme

which secures the repair and beneficial re-use of the farmstead as a whole, thereby supporting the long-term safeguarding of the site's heritage significance in accordance with criterion (v).

The proposed uses would contribute to the diversification of the rural economy through the provision of employment space, artists' studios and workshops, consistent with the objectives of Core Policy 48 and paragraph 88 of the NPPF. Subject to appropriate controls over the nature of the uses and associated impacts, the proposed employment uses are therefore considered acceptable in principle.

Bremhill Neighbourhood Plan

The proposal for Barn 2 has also been assessed against Policy 1 of the Bremhill Neighbourhood Plan and associated Design Statement Policies DSP2-DSP5.

Barn 2 comprises an existing agricultural building and, as discussed above, is considered capable of conversion without major rebuilding. The proposal therefore accords with the support provided by Policy 1 for the re-use of existing rural buildings.

The proposed office accommodation, artists' studios and workshops would not result in a detrimental impact on the rural character and setting of the landscape. The proposal utilises an existing agricultural building and retains its simple agricultural form through the retention of the structural frame, use of timber cladding and corrugated roofing materials. The development would not increase flood risk, result in unacceptable environmental pollution, adversely affect wildlife habitats or result in a detrimental impact on the local highway network, having regard to the conclusions reached elsewhere in this report and the absence of objection from the Council's specialist consultees.

The proposal is consistent with Design Statement Policies DSP2, DSP3 and DSP4 in that it represents a sensitive adaptation of an existing rural building which responds appropriately to its agricultural setting and contributes to the continued evolution of the historic farmstead. The proposal is also strongly aligned with DSP5, which specifically encourages small-scale business developments and workshops within the parish.

Accordingly, the proposed conversion and re-use of Barn 2 is considered to accord with Policy 1 and Design Statement Policies DSP2-DSP5 of the Bremhill Neighbourhood Plan.

Barns 3, 4, 5 and 6 – proposed holiday accommodation

The conversion of Barns 3, 4, 5 and 6 to self-contained holiday accommodation is considered acceptable in principle. The proposal involves the re-use of existing rural buildings for tourism purposes and is therefore principally assessed against Core Policy 48. The development is also broadly consistent with the objectives of Core Policy 39, which supports tourism development through the re-use of existing buildings in appropriate rural locations. Occupancy would be controlled through a planning condition restricting the units to holiday accommodation and preventing their use as permanent residential dwellings.

- Criterion i – Structural soundness and capability of conversion

With regard to criterion (i) of Core Policy 48, the submitted structural appraisal is expressly described as an initial feasibility assessment rather than a detailed structural survey. The appraisal identifies a number of limitations, including that certain elements of the buildings have not been fully investigated and that further assessment would be required prior to construction works being undertaken.

Nevertheless, the report concludes that the principal wall structures can be retained, that there are no substantial signs of subsidence and that conversion can be achieved through repair, stabilisation and replacement of roof coverings rather than wholesale rebuilding. The submitted schedule of works similarly indicates that the buildings would be retained and repaired rather than demolished and reconstructed.

Whilst the submitted evidence is not as detailed as would ordinarily be desirable, and some uncertainty remains regarding the precise extent of works that may ultimately be required, no evidence has been provided to demonstrate that the buildings would require complete demolition and reconstruction. Having regard to the submitted information, together with the condition of the buildings as observed during the site visit, it is considered on balance that Barns 3-6 are capable of conversion without major rebuilding. In reaching this conclusion, regard has also been had to the proposed increase in roof height of approximately 200mm to accommodate modern insulation standards. This modest increase is incidental to the conversion process and does not materially alter the form or character of the buildings. It is not considered to indicate that the proposals amount to major rebuilding.

- *Criterion ii – Character, appearance and residential amenity*

The proposed holiday accommodation would retain the agricultural character of the buildings and wider farmstead through the repair and re-use of the existing structures, the use of appropriate materials and a design approach which avoids over-domestication. As set out within the heritage assessment, each building has been treated individually in response to its existing form and character, ensuring the proposals preserve the significance of the farmstead and its setting. Criterion (ii) is therefore satisfied.

- *Criterion iii – Access and infrastructure*

The Local Highway Authority raises no objection to the proposal and adequate access, parking and infrastructure are available to serve the development. Criterion (iii) is therefore met.

- *Criterion iv – Access to services*

Whilst the site is located within the open countryside, it lies adjacent to the North Wiltshire Rivers Route and is of a scale and nature appropriate to a rural tourism destination. Criterion (iv) is therefore also satisfied.

- *Criterion v – Long-term safeguarding of a heritage asset*

The proposals would secure the long-term beneficial use of the buildings and contribute towards the ongoing maintenance and preservation of the wider farmstead. In doing so, they

would support the long-term safeguarding of the site's heritage significance in accordance with criterion (v) of Core Policy 48.

Accordingly, the conversion of Barns 3, 4, 5 and 6 to holiday accommodation is considered to satisfy criteria (i)-(v) of Core Policy 48 and represents an appropriate tourism use in the countryside. The proposal would diversify the rural economy, support sustainable tourism and provide a viable means of maintaining the buildings into the future, consistent with the objectives of paragraph 88 of the NPPF.

Demolition of Modern Agricultural Structures

The proposals include the demolition of later 20th-century agricultural structures, including the former milking parlour, together with areas of extensive hardstanding.

The demolition of the milking parlour and hardstanding is supported in principle, as they detract from the character of the historic farmstead and its setting. Their removal provides an opportunity to rationalise the site layout and improve the legibility and appearance of the retained buildings. It is noted that the demolition of the milking parlour was included in the application that was allowed on appeal.

Bremhill Neighbourhood Plan

The proposal for Barns 3, 4, 5 and 6 has also been assessed against Policy 1 of the Bremhill Neighbourhood Plan and associated Design Statement Policies DSP2-DSP5.

Barns 3, 4, 5 and 6 comprise existing agricultural buildings and, for the reasons set out above, are considered capable of conversion without major rebuilding. The proposal therefore accords with the support provided by Policy 1 for the conversion of existing farm buildings.

With regard to the wider requirements of Policy 1, the proposal would not result in a detrimental effect on the rural character and setting of the landscape. The development involves the repair and re-use of existing buildings rather than the introduction of substantial new built form and would retain the agricultural character of the farmstead through the use of appropriate materials and a design approach which avoids over-domestication. The proposal would not increase flood risk, result in pollution of nearby watercourses, give rise to unacceptable environmental pollution, adversely affect wildlife habitats or create a detrimental impact on the local highway network, having regard to the conclusions reached elsewhere in this report and the absence of objections from the Council's specialist consultees.

The proposed holiday accommodation would comprise self-contained short-term visitor accommodation. Occupancy would be controlled by condition to ensure that the units remain available for holiday use and are not occupied as unrestricted residential dwellings.

The proposal is also consistent with Design Statement Policies DSP2, DSP3 and DSP4. The conversion approach has been tailored to the character of the individual buildings and wider farmstead and represents a sensitive adaptation of existing rural buildings. The proposals

would secure the long-term future of the buildings through viable new uses whilst retaining their agricultural character and contribution to the wider historic group.

Accordingly, the proposed conversion and re-use of Barns 3, 4, 5 and 6 is considered to accord with Policy 1 and Design Statement Policies DSP2-DSP4 of the Bremhill Neighbourhood Plan.

Cumulative effect and intensity of development

Concerns have been raised regarding the scale and intensity of the proposed development and whether the combination of residential, tourism and employment uses is appropriate in this rural location.

The proposal would introduce a mix of uses comprising one dwelling, four holiday accommodation units and a modest commercial building containing office accommodation, artists' studios and workshops. Whilst this represents a greater level of activity than currently occurs on the largely redundant site, it is important to note that all uses are accommodated within existing buildings and no significant increase in floorspace is proposed. The proposal therefore represents the re-use of an existing farmstead rather than its physical expansion.

The various uses are also considered to be compatible with one another and with the rural character of the site. The commercial element has been limited to small-scale office, studio and workshop uses and the previously proposed event space, which generated concerns from both residents and the Highway Authority, has been removed from the scheme. The holiday accommodation would comprise four self-contained units of a scale typically associated with rural tourism development and occupation would be controlled by condition. The proposal would not therefore facilitate large gatherings or intensive commercial activity of the type feared by some objectors.

Whilst the development would inevitably generate additional activity, vehicle movements and occasional visitor traffic when compared to the site's current condition, the Local Highway Authority has raised no objection and Public Protection is satisfied that acceptable levels of residential amenity can be maintained. The proposal would also secure the viable re-use of the buildings and the long-term future of the farmstead as a whole.

Having regard to the nature of the proposed uses, their accommodation within existing buildings, the absence of significant new built development and the specialist consultee responses received, the overall scale and intensity of development is considered proportionate to the site and compatible with its rural location.

Conclusion

National guidance within the National Planning Policy Framework (NPPF) also supports the reuse of redundant buildings in rural areas, where this contributes to a prosperous rural economy and respects the character of the countryside. Subject to compliance with criteria, Policy CP48 to the Wiltshire Core Strategy and Policy 1 to the Bremhill Neighbourhood Plan, are also supportive of the conversion and re-use of rural buildings.

Taken as a whole, the proposal seeks to secure the reuse of a redundant and deteriorating group of rural buildings through a carefully balanced mix of employment, tourism and limited residential uses. While the site lies outside the development boundary, the proposals align with the objectives of Core Policy 48 and national policy in seeking to support rural diversification and the viable reuse of existing buildings, rather than new build development.

The acceptability of each element is reliant on detailed assessment of heritage impact, highway safety, residential amenity, ecology, drainage and design, as addressed in the subsequent sections of this report.

Design and appearance

Policy context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

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

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

Assessment

The application proposes the comprehensive redevelopment and re-use of a redundant agricultural yard through a coordinated scheme of residential, tourism and employment uses. As discussed elsewhere in this report, the site contains a mixture of traditional farm buildings, later agricultural structures and extensive areas of utilitarian hardstanding. The proposal seeks to retain and repair those buildings which make a positive contribution to the character of the farmstead whilst removing a number of structures and features that detract from its appearance.

The conversion works have been carefully tailored to the individual character and construction of each building rather than adopting a single design approach across the site. Existing openings are utilised wherever possible and new interventions have generally been limited to those necessary to secure viable re-use. A consistent palette of simple agricultural materials is proposed, including clay roof tiles, corrugated metal roofing, timber cladding and slim-profile glazing. Collectively, these measures ensure that the converted buildings continue to read as former agricultural structures rather than appearing overly domestic or suburban in character.

The proposals would also improve the appearance and legibility of the historic yard through the removal of the former milking parlour, poor-quality later additions and areas of excessive hardstanding. Their replacement with a more coherent landscape treatment would help reinforce the historic relationship between the buildings and create a more attractive and functional setting. Significant weight is afforded to the fact that the overall scheme retains the agricultural character of the site, preserves important views and building groupings, and responds positively to the existing form and appearance of the farmstead.

Whilst modern elements are proposed, including areas of glazing, rooflights and photovoltaic panels, these have generally been incorporated in a restrained manner and positioned to minimise visual impacts. The scheme avoids the over-domestication often associated with rural building conversions and instead retains a simple agricultural aesthetic which remains readily legible within the wider landscape.

Conclusion

The proposal represents a high-quality and well-considered design response to the site and its context. Through the sensitive re-use of existing buildings, removal of detracting features and introduction of an appropriate landscape framework, the development would enhance the character and appearance of the site whilst maintaining its agricultural identity. The proposal is therefore considered to accord with Core Policy 57 of the Wiltshire Core Strategy, the design objectives of the NPPF and the principles of the Wiltshire Design Guide.

Heritage

Legislative and policy Context

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 16 (Listed Building Consent)/Section 66 (Planning Permission) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

The NPPF outlines government policy for planning. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's high-level policies concerning heritage and sustainable development, whilst the Planning Practice Guidance provides guidance on interpreting the NPPF.

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Assessment

No comment has been received from the Council's Conservation Officer despite consultation and subsequent reminders. Nevertheless, the Local Planning Authority is required to assess the impact of the proposal on the significance of heritage assets and their settings, having regard to Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, relevant national policy and supporting guidance. In this case, and despite the absence of a comment from the Conservation Officer, sufficient information has been submitted and information available to allow the Council to adequately consider the impact on heritage assets in the context of national and local policy.

Pound Farmhouse is a Grade II listed building, the significance of which derives not only from its architectural interest but also from its historic farmstead context. The wider locality is not part of any defined conservation area.

Barn 1 occupies a prominent position within this farmstead, with the gabled return elevation fronting the public highway, forming a visually important component of the historic farmyard.

The building is of traditional construction, utilising local stone and brickwork in a vernacular form characteristic of agricultural buildings in this area. However, it is currently in a deteriorated and untidy condition, with a patchwork roof covering, areas of defective walling and later unsympathetic alterations. As a result, despite its prominence, the building presently makes a negative contribution to both the setting of the listed farmhouse and the wider streetscene.

The proposed alterations to Barn 1 are considered to be sympathetic to the agricultural character of the building and its contribution to the wider farmstead. Whilst the proposal does not seek to replicate a historic agricultural appearance in every detail, it adopts a restrained approach which retains the overall form, proportions and character of the building.

The scheme makes use of existing openings wherever possible, including openings which have previously been blocked or altered. On the principal courtyard elevation, existing openings would accommodate oak-framed surrounds with aluminium glazed units set behind,

preserving the established rhythm and proportions of the elevation whilst clearly expressing the building's conversion. A new oak entrance door would be inserted within an existing opening on the side elevation, whilst new aluminium-framed windows would be installed within existing openings and existing window grilles retained where present.

The proposed roof would be finished in clay tiles and four conservation-style rooflights are proposed on the inward-facing courtyard elevation only. Significantly, no rooflights are proposed on the more publicly visible elevations facing the lane. This restrained approach assists in maintaining the simple agricultural appearance of the building when viewed within the wider landscape and farmstead setting.

A limited number of new openings are proposed where required to facilitate the building's viable re-use. These have generally been located on less sensitive elevations and are proportionate to the scale and character of the building. The new ground floor opening proposed within the return gable reflects the existing first floor opening above, creating a balanced composition which remains consistent with the building's agricultural origins.

Overall, the proposal avoids the over-domestication often associated with rural building conversions. The use of slim-profile aluminium glazing, retained openings, limited rooflights and a restrained palette of traditional materials ensures that the building would continue to read as a former farm building rather than a new dwelling inserted into the countryside. In this respect, the approach is considered comparable to, and arguably more subtle than, the form of conversion previously found acceptable by the Planning Inspector within the earlier appeal scheme for Barn 1. That Inspector's decision relating specifically to the reuse of Barn 1 recognised that, although the extent of works required to bring the building back into use was finely balanced, the restoration of the building to something approaching its original form would preserve, and more likely enhance, the setting of the listed farmhouse. The Inspector concluded that the building formed an important element of the farmyard and that its repair and reuse would represent a heritage benefit rather than harm.

Those observations remain relevant in the current context. While the proposed use differs from that previously considered, the physical works to the building, its restored appearance, and the removal of modern detracting structures would result in a more coherent, legible and historically appropriate farmyard group. Given the building's roadside prominence, the enhancement achieved through repair and restoration would be readily perceptible in public views.

In heritage terms, the proposal would secure the viable long-term use of an existing historic building, arrest further decline, and result in an improved relationship between the barn and the listed farmhouse. It is therefore concluded that the development would result in no harm to the significance of the listed farmhouse or its setting, and would in fact deliver a degree of heritage enhancement by reinstating a currently degraded component of the farmstead.

Barn 2 occupies the western side of the yard and is a more modern agricultural structure than Barns 1 and 6. Whilst it forms part of the wider farmstead, any contribution it makes to the yard is one of agricultural character rather than from any particular architectural or historic interest. The proposed alterations would retain the existing structural frame and roof frame and overall agricultural form of the building. New timber cladding, replacement corrugated

roofing and areas of glazing would be introduced to facilitate the proposed commercial use. Importantly, the large barn openings would be retained and expressed within the design, ensuring the building continues to read as an agricultural structure rather than a domestic building.

The building is located on the far side of the yard from Pound Farmhouse and, whilst visible within the wider farmstead, would not compete visually with the listed building. The use of simple agricultural materials and retention of the open barn character are considered to ensure the building continues to contribute positively to the character of the farmstead.

Barns 3, 4 and 5 occupy the central part of the farmstead and, whilst they do not appear on the available pre-1948 mapping and are not therefore considered likely to be curtilage listed, they nevertheless contribute to the agricultural character and appearance of the wider farmyard. The proposals seek to retain and repair the existing buildings rather than replace them, including the repair and repointing of the existing brick and stone elevations where necessary.

In order to accommodate contemporary insulation standards, the roof heights would be raised by approximately 200mm. Given the modest nature of this increase and the continued use of traditional clay roof tiles, the alteration is not considered to materially alter the character, proportions or appearance of the buildings. The simple agricultural roof forms would remain readily legible.

Particular weight is given to the fact that each building has been treated individually in response to its existing form and characteristics. Rather than imposing a uniform design approach across the site, the proposals make use of the different openings, roof forms and architectural features present within each structure. New openings have been kept to a minimum and glazing has generally been incorporated within existing large openings. The use of full-height glazing reflects traditional barn proportions and avoids the introduction of domestic window patterns which can erode the agricultural character of converted buildings. The proposed windows and doors are contemporary in appearance but are detailed with slim profiles and simple materials, including timber doors, ensuring that the interventions remain recessive when viewed against the retained masonry. Rooflights are limited in number and confined to the inward-facing roof slope of Barn 4, thereby reducing their visibility from the wider landscape and public viewpoints.

Overall, the proposals would preserve the simple agricultural appearance of the buildings and avoid their over-domestication. The conversion approach is considered sympathetic to the farmstead character of the site and would secure the long-term beneficial use of the buildings whilst maintaining their contribution to the wider group value of the former farmyard.

Barn 6 occupies an important position within the historic farmstead, forming part of the boundary treatment to Pound Farmhouse and being physically attached to the former pigsties. Historic mapping indicates that both Barn 6 and the adjoining pigsties pre-date 1948 and are therefore likely to be curtilage listed. As such, particular care is required to ensure that the building's agricultural character and contribution to the setting of the listed farmhouse are preserved.

The elevation facing Pound Farmhouse would be retained and repaired, with the existing stone and brickwork repointed where necessary. New slim-profile aluminium windows would be accommodated within existing openings and therefore would not require significant alteration to the historic fabric. The existing lean-to structure at the end of the building would also be retained, with the currently open elevation enclosed using timber cladding and a simple entrance door. The replacement corrugated metal roof would maintain the utilitarian agricultural appearance of the existing building and preserve its simple roof form.

On the courtyard elevation, the proposals adopt a more interventionist approach. However, it is evident that much of this elevation comprises later concrete block infill rather than historic masonry. In this context, the insertion of two new full-height windows and a timber-framed door is not considered to result in the loss of significant historic fabric. The retention and re-use of the existing timber-framed opening further assists in maintaining the building's agricultural character. The use of full-height glazing reflects the proportions typically associated with agricultural openings and avoids the introduction of a more domestic pattern of fenestration.

The proposed timber cladding, slim-profile glazing and replacement corrugated roof would ensure that the building retains a simple and functional appearance consistent with its agricultural origins. Importantly, the design avoids unnecessary domestic detailing and allows Barn 6 to continue to read as a former farm building within the wider group. The proposals are therefore considered to preserve both the character of the building and its contribution to the significance and setting of Pound Farmhouse.

Conclusion

It is acknowledged that neighbour representations have been raised regarding the impact of the development on the setting of the Grade II listed farmhouse and the status of the former agricultural buildings. Having regard to the significance of Pound Farmhouse and the associated historic farmstead, it is considered that the proposals would result in no harm to the significance of the listed building, its setting, or any associated curtilage listed structures. Furthermore, the proposals would secure the beneficial re-use and long-term safeguarding of a number of buildings which contribute positively to the character and significance of the site. The scheme appears to have been developed to respond to the differing age, form and condition of the various buildings, with individual design solutions adopted rather than a uniform conversion approach. Collectively, the proposals retain the agricultural character of the farmstead whilst introducing viable new uses capable of securing its long-term future.

Particular weight is afforded to the repair and restoration of Barns 1 and 6, which are considered to be curtilage listed and which make a meaningful contribution to the significance and setting of Pound Farmhouse. The proposed works would secure the continued use of these buildings whilst retaining their simple agricultural appearance and avoiding unnecessary domestication. The conversion of Barns 2, 3, 4 and 5 would similarly preserve the legibility of the farmstead and support the wider viability of the site through a mix of employment and tourism uses.

The proposals also include the demolition of the former milking parlour and associated modern structures. The acceptability of removing the milking parlour was previously recognised

through the earlier appeal decision relating to the site, and its loss is not considered harmful to the significance of the designated heritage asset. The removal of a number of poor-quality later additions, areas of intrusive concrete hardstanding and utilitarian concrete block structures would further enhance the appearance and legibility of the historic farmyard. These features contribute little to the significance of the site and, in several instances, actively detract from the setting of Pound Farmhouse and the appreciation of the historic farmstead.

Whilst occupation of the buildings will inevitably result in the introduction of some domestic and visitor-related paraphernalia associated with the approved uses, much of this activity would be contained within the existing and largely enclosed yard setting and would not be readily apparent in wider public views. Furthermore, the proposed landscaping (which could be subject to condition) and retention of the traditional farmstead layout would assist in containing and integrating these elements within the site. It is therefore not considered that the approved uses would result in an unacceptable degree of domestication or otherwise harm the agricultural character of the farmstead or the setting of Pound Farmhouse.

Furthermore, the introduction of a more coherent landscape treatment in place of areas of unmanaged hardstanding would assist in re-establishing a clearer relationship between the retained buildings and improve the overall appearance of the site. Whilst the proposals inevitably introduce new openings, glazing and modern materials necessary to secure viable new uses, these interventions have generally been undertaken in a restrained manner which respects the agricultural character of the buildings and allows their former function to remain readily apparent.

Overall, it is considered that the proposal would preserve the significance of the Grade II listed Pound Farmhouse and its associated curtilage-listed buildings. In several respects, including the repair of neglected structures, removal of detracting features and enhancement of the wider farmstead setting, the scheme would result in a positive heritage outcome which secures the long-term future of this historic rural group.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents. The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users. These policies guide the assessment of amenity impacts, which will be considered in detail below.

Assessment

The application site occupies a relatively isolated rural location and is well separated from neighbouring residential properties. The nearest unrelated residential property, Pudding Brook, lies approximately 150m to the north-west, with Middle Farm approximately 400m to the west and Stanley Mill approximately 250m to the east. Whilst Pound Farmhouse lies

immediately adjacent to the site, it is occupied by the applicant and therefore forms part of the wider landholding.

The proposed uses comprise a mixture of a single dwelling, holiday accommodation, office accommodation and artists' workshops/studios. The buildings are generally arranged around an inward-facing courtyard and the development does not introduce significant opportunities for overlooking, loss of privacy or visual intrusion. The structures are predominantly single storey and the limited rooflights proposed within Barn 1 serve internal accommodation only and are not considered capable of giving rise to harmful overlooking.

The Council's Public Protection Officer has reviewed the proposal and raises no objection subject to conditions. Whilst it is acknowledged that additional activity would occur when compared to the site's current largely vacant condition, Public Protection is satisfied that acceptable levels of amenity can be achieved through conditions controlling noise emissions, internal noise levels, construction activity and site management. Conditions are also recommended requiring a Construction and Environmental Management Plan and addressing potential land contamination given the site's former agricultural use.

The proposed holiday accommodation is focused around the former farmyard and is of a relatively modest scale. Given the separation distances involved and the presence of the site owner within Pound Farmhouse, it is not considered likely that the development would generate levels of noise and disturbance sufficient to result in unacceptable harm to neighbouring occupiers. Similarly, the proposed office accommodation and artists' studios are modest in scale and are not expected to generate significant activity outside normal business hours.

Concerns were raised by third parties regarding the potential for noise and disturbance associated with commercial activity and events. However, during the course of the application the scheme was amended to remove the previously proposed event space which had formed the basis of many of these concerns. The development now comprises low-intensity employment, tourism and residential uses which are considered more compatible with the rural character of the site.

Public Protection recommend a comprehensive Construction and Environmental Management Plan (CEMP). However the proposal relates primarily to the conversion and alteration of existing buildings within a relatively isolated rural location. A proportionate Construction Management Statement is therefore considered sufficient to address construction-related impacts, including deliveries, construction traffic, dust and noise, whilst remaining reasonable and proportionate to the scale of the development.

Nevertheless, the officer is satisfied that, subject to these controls, the development would not result in unacceptable harm to residential amenity.

Conclusion

Subject to the recommended planning conditions, it is considered that the proposal would provide an acceptable standard of amenity for future occupants and would not result in unacceptable harm to the living conditions of neighbouring residents through overlooking,

overbearing impacts, noise, disturbance or other loss of amenity. The proposal therefore accords with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Highways and parking

Policy Context

Transport implications are a key factor in assessing planning applications, especially for larger developments. Proposals must demonstrate:

- Safe and suitable access for all users, including pedestrians, cyclists, and those with mobility impairments.
- No severe residual impacts on the surrounding highway network.
- Promotion of sustainable travel, reducing reliance on private vehicles.
- Adequate parking and cycle provision, in line with adopted standards.
- Protection and enhancement of public rights of way and active travel routes.

Relevant policies include Core Policies 60–64 of the Wiltshire Core Strategy, supported by the Wiltshire Local Transport Plan, Car Parking Strategy, and Cycling Strategy. The Local Cycling and Walking Infrastructure Plan (LCWIP) and LTN 1/20 (DfT) provide further design guidance for active travel infrastructure.

Assessment

The application site is located in a rural area outside the defined settlement boundary, where access to day-to-day services is limited and travel is inevitably car-dependent. In this context, the development has been assessed against Core Policies 60 and 61 of the Wiltshire Core Strategy, which seek to ensure that rural development is served by adequate access and infrastructure and does not give rise to unacceptable harm to highway safety.

Principle of Access and Traffic Generation

The Local Highway Authority has confirmed that the existing site access arrangements are adequate to serve the proposed development. The proposal comprises a mixed-use scheme including small-scale commercial uses, holiday accommodation and a single dwelling, all within existing buildings.

The Highway Authority advises that the proposed holiday let units would not generate a level of traffic likely to result in highway safety concerns, noting that vehicle movements associated with holiday accommodation are seasonal in nature and typically lower outside peak changeover periods. Similarly, the proposed commercial uses, comprising small-scale workshops and office accommodation, are expected to employ one or two people, with only occasional customer visits, and are therefore not anticipated to result in significant or intensive traffic movements.

While it is acknowledged that all day-to-day services would be accessed primarily by private car, leading to some increase in vehicle movements on the local highway network, this factor

is not uncommon for rural development and is explicitly anticipated by Core Policy 48. In this case, the scale and nature of the development, together with the absence of any technical highway objection, mean that this consideration alone does not weigh against the proposal.

Parking and Internal Layout

The Local Highway Authority confirms that the level of parking provision proposed is adequate to serve the holiday accommodation and commercial elements of the scheme. In relation to Barn 1, the proposed dwelling is shown with two on-site parking spaces, which meet the Council's minimum parking standards for residential development.

However, it is noted that the submitted plans show the dwelling's parking spaces, amenity space, cycle storage and bin storage extending into land recorded as dedicated highway. This issue was identified during pre-application discussions and remains to be resolved.

The Highway Authority advises that there would be no objection to a stopping-up order for this redundant section of adopted highway, as it is no longer required for operational highway purposes. A planning condition is therefore recommended to secure the stopping-up of this land and its reversion to private curtilage in the interests of highway safety.

Removal of Events Use and Clarification of Uses

The Local Highway Authority previously raised concern regarding the potential for an events use, which could have resulted in large gatherings and insufficient parking, leading to unsafe on-street parking on narrow rural lanes. The submitted amended plans (drawing 044 P-110 A) remove all reference to an events space, and the Highway Authority confirms that this amendment satisfactorily addresses those concerns. On this basis, the previous holding objection has been withdrawn.

Neighbour representations

Concerns have been raised by local residents regarding traffic generation, highway safety, parking provision, and the suitability of the local rural road network to accommodate the proposed development.

These matters have been considered in detail by the Local Highway Authority, who has reviewed the application and subsequent amended information. Following the submission of revised plans removing the previously indicated events space, the Highway Authority has withdrawn its earlier holding objection.

The Highway Officer advises that the proposed holiday let units would not result in a level of traffic likely to give rise to highway safety concerns, having regard to the seasonal nature of vehicle movements. Similarly, the level of parking proposed is considered adequate to serve the small-scale workshops and office uses, which are expected to employ only one or two people with occasional customer visits. It is acknowledged that the site is located in a rural area where day-to-day services would be accessed primarily by private car, and as such the development would result in some additional vehicle movements. However, this factor alone is not considered sufficient to warrant refusal, having regard to the nature of the proposal, the

reuse of existing buildings, and the policy context within Core Policy 48, which anticipates that rural developments may necessitate car travel.

In relation to Barn 1, the Highway Authority confirms that the provision of two parking spaces meets minimum parking standards for a dwelling. However, it is noted that the proposed parking, amenity space, cycle storage and bin storage are shown within land recorded as dedicated highway. The Highway Authority advises that this issue has been identified previously, but confirms that there would be no objection to a stopping-up order for this redundant section of adopted highway to allow it to revert to private curtilage. A planning condition is recommended to secure the stopping-up of the highway in the interests of highway safety.

Concerns previously raised in representations regarding the potential for an events use have been addressed, as the revised plans no longer include any event space. The Highway Authority confirms that this amendment resolves earlier concerns relating to potential large gatherings and associated parking and highway safety issues.

Bremhill Parish Council requested the provision of additional parking (20No spaces). However, the Local Highway Authority raises no objection to the proposed level of parking or access arrangements and is satisfied that adequate parking provision has been made for the proposed uses.

Conclusion

Taking account of the specialist advice of the Local Highway Authority, it is concluded that the development would not result in unacceptable harm to highway safety or the operation of the local highway network, subject to appropriate conditions. The proposal is therefore considered acceptable in transport and highways terms, having regard to Core Policies 60 and 61 of the Wiltshire Core Strategy.

Ecology and biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on protected species, priority habitats, ecological networks and green and blue infrastructure. Core Policy 50 of the Wiltshire Core Strategy requires development to avoid harm to ecological assets; deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021, support habitat restoration and connectivity, and integrate biodiversity into site design.

Assessment

Concerns have been raised in the received representations that the site may support protected species and that the submitted ecological information is insufficient, including in relation to Biodiversity Net Gain (BNG).

Ecology matters have been subject to detailed review by the Council's Ecologist. Following the submission of additional ecological information during the course of the application, the Council's Ecologist raises no objection subject to conditions and confirms that all previously requested information relating to bat mitigation and Biodiversity Net Gain has been satisfactorily addressed.

Ecological survey work identified a day roost used by common pipistrelle and brown long-eared bats within the existing buildings. In response, the scheme incorporates a range of mitigation and enhancement measures including the provision of a dedicated bat loft within Barn 1, bat access tiles, a bat brick and a replacement bat box. The submitted mitigation strategy also includes precautionary working methods during demolition and conversion works, ecological supervision where necessary and measures to ensure legal compliance through the separate Natural England licensing process.

In addition to the bat mitigation measures, the proposal includes wider biodiversity enhancements comprising the provision of a hedgehog house and insect habitat features. These measures would provide a biodiversity benefit in excess of the site's current condition and contribute towards the ecological enhancement objectives of Core Policy 50.

The Council's Ecologist is satisfied that, subject to implementation of the submitted mitigation measures, the retention of key habitat features and the provision of an appropriate lighting strategy, the development would not result in unacceptable impacts upon bats, their roosts, or associated commuting and foraging routes. A condition is recommended requiring a sensitive external lighting scheme in order to protect bat habitat and minimise light spill into surrounding areas.

With regard to Biodiversity Net Gain, concerns were initially raised regarding baseline habitat classifications and the submitted metric calculations. Additional information was subsequently provided by the applicant and reviewed by the Council's Ecologist. The Biodiversity Net Gain information is now accepted and the statutory Biodiversity Gain Plan process will apply should planning permission be granted.

Accordingly, whilst ecological constraints exist on the site, these have been appropriately identified and addressed through survey work, mitigation, enhancement measures and planning conditions. No evidence has been identified to suggest that ecological impacts could not be adequately mitigated in accordance with Core Policy 50 of the Wiltshire Core Strategy.

Bremhill Parish Council

The Parish Council's concerns regarding lighting are noted. A condition requiring a sensitive external lighting strategy has been recommended by the Council's Ecologist and would assist in minimising impacts on bats and maintaining the rural character of the area.

Conclusion

Subject to compliance with the submitted ecological mitigation strategy, the implementation of biodiversity enhancement measures, the provision of an appropriate lighting scheme and the separate licensing requirements relating to bats, the proposed development would not result

in unacceptable harm to protected species, habitats or ecological networks. The proposal would deliver biodiversity enhancements and an acceptable Biodiversity Net Gain outcome. It is therefore considered to accord with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Landscape and visual impacts

Policy Context

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

The Green & Blue Infrastructure Strategy (2022–2030) supports landscape protection through green infrastructure, habitat connectivity, and nature-based solutions.

The NPPF emphasises the need to protect and enhance valued landscapes, particularly those with scenic, historic, or ecological significance. Planning decisions should:

- Recognise the intrinsic character and beauty of the countryside.
- Safeguard key views, local distinctiveness, and landscape settings.
- Ensure development is well-integrated into its surroundings and avoids visual intrusion, especially in sensitive or designated areas.

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

Assessment

The site occupies an established farmstead within the open countryside and therefore the landscape implications of the proposal require careful consideration. However, unlike many forms of countryside development, the proposal does not involve the construction of additional permanent buildings or the outward expansion of the built footprint of the site. Instead, it seeks the repair, alteration and re-use of existing structures arranged around the historic farmyard. The proposed works would largely be contained within the existing envelope of development.

Whilst the roofs of Barns 3, 4 and 5 would be raised by approximately 200mm to accommodate modern insulation standards, this increase is modest in scale and would not materially alter the character, proportions or visibility of the buildings within the wider landscape. Given the varied forms and roof heights already present across the farmstead, the change would be imperceptible in all but the closest views.

Bremhill Parish Council also expressed concern regarding increases in roof height. Given the modest scale of the increase, the varied forms of the existing farmstead and the absence of significant changes to the overall roof profiles, the proposal is not considered to result in unacceptable landscape or visual harm.

Additional landscape planting is proposed as part of the wider scheme and it is considered that the existing and proposed vegetation would provide an appropriate degree of screening whilst remaining consistent with the agricultural character of the site.

Significant weight is afforded to the removal of the former milking parlour, various later additions and extensive areas of hardstanding which currently detract from the appearance and legibility of the site. The replacement of these areas with a more coherent landscape treatment would assist in reducing the visual clutter that currently characterises parts of the farmyard and would improve the relationship between the retained buildings and their rural surroundings.

The proposal also retains the simple agricultural form of the buildings through the use of appropriate materials including brick, stone, timber cladding, clay tiles and corrugated metal roofing. Whilst modern elements such as glazing, rooflights and photovoltaic panels are proposed, these have generally been incorporated in a restrained manner and do not fundamentally alter the agricultural character of the site. The development would therefore continue to read as a collection of rural farm buildings rather than a new residential or commercial development within the countryside.

The site does not lie within a National Landscape or any other nationally designated landscape. It is nevertheless recognised that the countryside has intrinsic character and value. In this case, it is considered that the repair and re-use of existing buildings, coupled with the removal of detracting structures and the introduction of improved landscaping, would preserve and enhance the character of the site and would not result in unacceptable visual harm.

Conclusion

The proposal would not result in the erosion of the surrounding rural landscape, nor would it introduce significant new built development into the countryside. Through the retention and enhancement of the existing farmstead, removal of visually detracting features and introduction of a more coherent landscape framework, the development would preserve the character and appearance of the area. The proposal therefore accords with Core Policy 51 of the Wiltshire Core Strategy, the Wiltshire Design Guide and the relevant provisions of the NPPF.

Flood risk and drainage

Policy Context

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

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.

- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Assessment

The site lies within Flood Zone 1 and is therefore within an area at the lowest probability of flooding from fluvial sources. The proposal relates primarily to the conversion and re-use of existing buildings together with the demolition of the former milking parlour. No increase in built footprint or gross internal floorspace is proposed and the development would largely take place within the existing farmstead.

The Lead Local Flood Authority has reviewed the submitted information and raises no objection to the development subject to condition. It is acknowledged that areas of the site, including parts of the courtyard and land between Barns 1, 2 and 3, are identified as being susceptible to surface water flooding during more extreme rainfall events. However, the LLFA is satisfied that these matters can be appropriately addressed through the submission of a detailed surface water drainage strategy. The submitted information indicates that surface water will be managed through a Sustainable Drainage System (SuDS) approach incorporating infiltration measures and discharge to an existing watercourse.

A condition is recommended requiring the submission and approval of a detailed drainage strategy demonstrating compliance with national and local drainage requirements, including attenuation, exceedance flow routing, water quality treatment, finished floor levels and future maintenance arrangements. The LLFA confirms that, subject to this condition, the development would not increase flood risk on-site or elsewhere.

Given the low fluvial flood risk, the absence of a significant increase in built development and the specialist advice received from the LLFA, it is considered that flood risk and drainage matters can be satisfactorily addressed.

Representations raise concerns regarding existing flooding, surface water drainage, foul drainage arrangements and impacts on nearby watercourses.

The application has been reviewed by the Council's Drainage Engineer, who confirms that the site lies within Flood Zone 1 and raises no objection subject to conditions. While areas of surface water flood risk are identified, these can be adequately addressed through a conditioned detailed surface water drainage strategy, ensuring compliance with national and local drainage standards. Foul and surface water drainage matters are therefore considered capable of being satisfactorily resolved through condition.

Concerns were raised regarding foul drainage arrangements and the location of the proposed treatment plant. These matters have been reviewed through the drainage consultation process and the Lead Local Flood Authority raises no objection subject to the recommended drainage conditions.

Conclusion

Subject to the recommended drainage condition, the proposal would not be at unacceptable risk of flooding and would not increase flood risk elsewhere. The development is therefore considered to accord with Core Policy 67 of the Wiltshire Core Strategy, the National Planning Policy Framework and the objectives of sustainable drainage design.

Agreement to pre-commencement conditions

This recommendation includes pre-commencement planning condition(s) relating to the submission of a CMP. In accordance with Section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority formally notified the applicant/agent of the proposed condition(s) and sought their agreement. Written confirmation of agreement was received from the applicant on 12.08.2026.

Other matters

Five year supply of housing

The Council's most recent Housing Land Supply Statement confirms that Wiltshire is currently unable to demonstrate a five-year supply of deliverable housing land, with a supply position of approximately 2.8 years. As a result, the policies most important for determining applications involving the supply of housing are considered out-of-date and the presumption in favour of sustainable development contained within paragraph 11(d) of the NPPF is engaged.

In this instance, the proposal does not involve any of the areas or assets of particular importance listed within footnote 7 to the NPPF which would provide a clear reason for refusing the development. Consequently, the tilted balance remains engaged.

The proposal would deliver one additional market dwelling through the conversion and re-use of an existing rural building. Whilst the provision of a single dwelling would make only a modest contribution towards housing supply, this nevertheless attracts positive weight in the planning balance, particularly in the context of the Council's significant housing land supply shortfall.

The housing land supply position does not override the requirements of Core Policy 48, and the proposal must still be assessed against the development plan as a whole. However, the current shortfall is a material consideration which weighs in favour of the residential conversion of Barn 1.

Reference to previous appeal decision

The planning history of the site is a relevant material consideration. An appeal decision from 2001 relating to the reuse of Barn 1 considered the relationship between the building and the listed Pound Farmhouse. The Inspector concluded that, although the works required to bring the building back into use would be extensive and close to the margins of what could be regarded as a conversion, the building formed an important part of the setting of the listed farmhouse and that its restoration would preserve, and likely enhance, that setting.

The Inspector also acknowledged that the building was capable of being repaired without significant alteration to its form, and that the removal of later modern structures would benefit the appearance and legibility of the farmyard. While the Inspector expressed reservation at that time regarding the suitability of the location for a permanent dwelling, the decision nevertheless gives clear weight to the heritage and environmental benefit of securing the building's reinstatement and long-term use.

In the current application, the principle of reuse is being considered in a markedly different policy context, including the adoption of Core Policy 48, the National Planning Policy Framework (notably paragraph 84(c)), and the Bremhill Neighbourhood Plan, all of which place explicit support on the reuse of redundant rural buildings where this enhances their setting and secures their long-term future. The findings of the previous appeal therefore support the conclusion that the sensitive reuse of Barn 1 is preferable to continued deterioration and contributes positively to the character and setting of the wider farmstead.

Alternative proposals

One representation suggested that a greater proportion of the site might be given over to residential development, with less emphasis on holiday accommodation and employment uses. Whilst that preference is noted, the Local Planning Authority must determine the application as submitted.

In assessing the proposal, significant weight has been given to the fact that Core Policy 48 expresses support for the re-use of rural buildings for employment, tourism, cultural and community uses. The submitted scheme delivers both employment and tourism uses through the conversion of Barn 2 and Barns 3-6 respectively, thereby aligning closely with the objectives of the policy. These uses are also supported by Policy 1 and Design Statement Policy DSP5 of the Bremhill Neighbourhood Plan, which encourages small-scale business and workshop development within the parish.

Whilst residential conversion is proposed in relation to Barn 1, the scheme as a whole is not predominantly residential in nature. The mix of uses provides a balance between rural economic diversification, tourism and the beneficial re-use of redundant rural buildings. The Local Planning Authority is satisfied that there is no compelling planning reason to conclude that a more housing-led form of development would represent a preferable outcome in policy terms.

PLANNING BALANCE AND CONCLUSION

The application proposes the comprehensive re-use and regeneration of a redundant rural farmstead through a mixed-use scheme comprising a single dwelling, holiday accommodation, commercial workspace and associated works. The proposal has been assessed against the development plan as a whole, together with all other material considerations.

Benefits

Significant positive weight is afforded to the restoration, repair and long-term safeguarding of the historic farmstead. The proposal would secure the future of a number of buildings that contribute positively to the character of the site, including Barns 1 and 6, which are considered likely to be curtilage listed. The proposal would bring these buildings back into active use and secure their future maintenance whilst preserving their agricultural character.

Significant positive weight is also given to the heritage benefits arising from the scheme. The development would remove a number of detracting modern structures, including the former milking parlour, together with areas of visually intrusive hardstanding and poor-quality additions. The resulting enhancement to the setting of Pound Farmhouse and the wider farmstead is considered to be a notable public benefit.

Moderate positive weight is attributed to the provision of commercial workspace, artists' studios and workshops within Barn 2. These uses would contribute to the diversification of the rural economy and provide opportunities for employment and small business activity in accordance with the objectives of Core Policy 48 and the NPPF.

Moderate positive weight is also given to the provision of tourism accommodation within Barns 3, 4, 5 and 6. The reuse of existing buildings for holiday accommodation represents a sustainable form of rural tourism development and would support the local visitor economy whilst providing a viable use for otherwise redundant structures.

Moderate positive weight is afforded to the delivery of one additional dwelling. Whilst the contribution of a single dwelling to housing supply is modest, it nevertheless attracts weight in the planning balance, particularly in the context of the Council's current housing land supply position and the engagement of the presumption in favour of sustainable development.

Further positive weight is attributed to the ecological enhancements proposed, including the bat mitigation strategy, bat loft, bat access features, hedgehog habitat and insect habitat provision, together with the accepted Biodiversity Net Gain position.

Harms

The proposal would introduce a market dwelling and tourism accommodation within the open countryside, outside any defined settlement boundary. Some conflict therefore arises with the spatial strategy of the development plan and this attracts weight against the development.

However, the degree of conflict is moderated by a number of factors. The proposal involves the re-use of existing buildings rather than the construction of substantial new built form. The scheme accords with the objectives of Core Policy 48 relating to the re-use of rural buildings, secures significant heritage benefits and delivers employment and tourism uses alongside the residential element. Furthermore, the Council is currently unable to demonstrate a five-year housing land supply and the tilted balance contained within paragraph 11(d) of the NPPF is engaged.

No significant harm has been identified in relation to landscape character, highway safety, residential amenity, ecology, flood risk or drainage, subject to the imposition of appropriate planning conditions.

In heritage terms, the proposal is considered to result in no harm to the significance of the Grade II listed Pound Farmhouse, its setting or associated curtilage listed structures. Furthermore, the repair of neglected buildings, removal of detracting features and enhancement of the wider farmstead setting attract positive weight in favour of the proposal.

Conclusion

The proposal would secure the comprehensive regeneration of a redundant and under-utilised rural farmstead through a carefully considered mixed-use scheme. It would bring vacant buildings back into beneficial use, secure significant heritage benefits, support the rural economy, provide tourism accommodation, enhance biodiversity and deliver an additional dwelling.

Whilst some conflict arises from the site's location outside the defined settlement boundary, it is considered that the benefits of the scheme clearly outweigh that conflict. Having regard to the development plan as a whole, the previous appeal decision relating to Barn 1, the specialist consultee responses received throughout the determination of the application, and all other material considerations, the proposal is considered to represent sustainable development.

Accordingly, and subject to the recommended conditions, planning permission and listed building consent should be granted.

RECOMMENDATION: That Planning Permission be GRANTED, subject to conditions

1. Time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country

2. Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan received 29 Jan 2026

Proposed Site Sections 044-P030 received 22 Jan 2026

Proposed Site Plan 044-P001 received 22 Jan 2026

Proposed Site Layout Plan Ground Floor 044-P010 received 23 Jan 2026

044-P012_Site Layout Roof Plan_1_200_REV A received 7 Jul 2026

Proposed Site Layout First Floor Plan 044-P011 received 22 Jan 2026

Proposed Front (North East) & Side (North West) Elevations 044-P020 received 23 Jan 2026

Proposed Side (South East) & Rear (South West) Elevations 044-P021 received 22 Jan 2026

Barn 1 - Proposed Roof Plan 044-P102 received 23 Jan 2026
Barn 1 - Proposed Rear (South) & Side (East) Elevations 044-P201 received 23 Jan 2026
Barn 1 - Proposed Ground Floor Plan 044-P100 received 22 Jan 2026
Barn 1 - Proposed Front (North) & Side (West) Elevations 044-P200 received 22 Jan 2026
Barn 1 - Proposed First Floor Plan 044-P101 received 22 Jan 2026
Barn 2 Roof Plan 044-P111 received 25 Mar 2026
Barn 2 Elevations 044-P210_REV A received 7 Jul 2026
Barn 2 Ground Floor Plan 044- P110 REV A received 24 Apr 2026
Barns 3,4,5 - Proposed South East & South West Elevations – 2 044-P220 received 22 Jan 2026
Barns 3,4,5 - Proposed South East & South West Elevations – 1 044-P221 received 22 Jan 2026
Barns 3, 4, 5 - Proposed Ground Floor Plan 044-P120 received 23 Jan 2026
Barns 3, 4, 5 - Proposed Roof Plan 044-P121 received 22 Jan 2026
Barn 6 - Proposed Roof Plan 044-P131 received 22 Jan 2026
Barn 6 - Proposed Ground Floor Plan 044-P130 received 22 Jan 2026
Barn 6 - Proposed North West & South East Elevations 044-P230 received 23 Jan 2026
Heritage Statement received 26 Jan 2026
Design and Access Statement received 26 Jan 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Stopping Up

The existing adopted highway shall be stopped up and its use permanently established as private curtilage concurrently with the provision of the new access hereby approved being first brought into use. That stopping up shall take place in accordance with the approved details within one month of the completion of the development.

REASON: In the interests of highway safety.

4. Construction Management Statement

No development, including demolition, site clearance or groundworks, shall commence until a Construction Management Statement has been submitted to and approved in writing by the Local Planning Authority.

The Statement shall include details of:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network

There shall be no burning undertaken on site at any time.

Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

The development shall thereafter be carried out in full accordance with the approved Construction Management Statement.

REASON: In the interests of maintaining highway safety and minimising environmental and residential amenity impacts during demolition and construction, in accordance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

5. Former agricultural buildings/yards

Prior to the commencement of development, other than demolition, site clearance, ecological mitigation and site investigations, a statement/letter/report must be provided which confirms the historical uses of the site/building and how development works will address any potential for land contamination which may exist.

REASON: To reduce the risks associated with land contamination associated with former agricultural use of the site/buildings.

6. Compliance with submitted Ecology documents

The development will be carried out in strict accordance with the following documents:

- Section 4.2 and Appendix 1 of the Bat Survey Report. 21 May 2026. Daniel Ahern Ecology Ltd. Doc Ref.5658.2;
- Section 6 of the Preliminary Ecological Appraisal Survey Report. 09 January 2026. Wessex Ecology Ltd. Doc Ref. 5658.2;
- Biodiversity Net Gain Assessment. 04 June 2026. Wessex Ecology Ltd. Project No.5658. Version. 1;
- The Statutory Biodiversity Metric. 04 June 2026. Iteration. 5658.4;
- The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology.27 November 2025. WE 5658.2
Statutory_Biodiversity_Metric_Condition_Assessments_-_July_2025;
- Proposed Site Layout Roof Plan. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-012. Rev. A;
- Barn 2 Proposed Elevations. 17 October 2025. Wood Architecture & Design Ltd. Project No. 044. Drawing No. P-210. Rev. A.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

7. Lighting

No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

8. Surface Water Drainage Strategy

No development, other than demolition, site clearance, ecological mitigation works and site investigations, shall commence until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority. In order to discharge the above drainage condition the following additional information must be provided:

A drainage strategy is required to support this application. The surface water drainage strategy should include/demonstrate the following in accordance with the Wiltshire Council requirements, NPPF, PPG, and National Technical Standards for SuDS:

- Evidence that the surface water disposal hierarchy has been applied.
- The strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features.
- If infiltration is proposed, it is implemented in manner that does not create an offsite impact, particularly if there are reports of groundwater flooding in the area.
- Existing pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update.
- A clearly labelled drainage layout plan showing the pipe networks and any SuDS /attenuation ponds.
- Calculations that demonstrate the sizing of any attenuation/ SuDS features and cross section drawings of these features.
- Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere.
- Evidence that the finished floor levels are above the maximum predicted 100-year flood level or if no flooding is predicted, at 150 mm height above the SW drainage cover levels.
- Evidence that the proposed drainage design provides a sufficient level of water treatment.
- Consent for any outfalls from the proposed drainage systems into a public sewer or other drainage system not owned by the applicant.
- Details of how the proposed and existing drainage features on the site will be maintained and managed after completion with confirmation from the relevant authority that they will adopt any systems that are being offered for adoption.

The surface water drainage strategy shall thereafter be implemented in accordance with the approved details prior to the first occupation of the development and shall be permanently maintained thereafter in accordance with the approved management and maintenance arrangements.

REASON: To ensure that the development is provided with a satisfactory means of surface water drainage, to prevent increased flood risk on-site and elsewhere, and to accord with Core Policy 67 of the Wiltshire Core Strategy and the National Planning Policy Framework.

9. Landscape Scheme

Prior to the first occupation of any dwelling, holiday accommodation unit or commercial unit hereby approved, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Details of all proposed tree, hedge and shrub planting, including species, sizes and planting densities;
- b) Details of any areas of hardstanding to be removed and replaced with soft landscaping;
- c) A timetable for implementation.

The approved landscaping shall be carried out in the first planting season following the first occupation of the development and shall thereafter be maintained for a period of five years. Any trees, shrubs or plants which die, are removed or become seriously damaged or diseased within that period shall be replaced in the next planting season with specimens of a similar size and species.

REASON: In the interests of visual amenity, landscape character and the setting of the historic farmstead.

10. Holiday Occupancy Restriction

The holiday accommodation units hereby approved (Barns 3, 4, 5 and 6) shall be used for holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

A register of all occupiers shall be maintained by the owner/operator and shall include the names of all occupiers, their main home address and the dates of their stay. The register shall be made available for inspection by the Local Planning Authority at all reasonable times upon request.

No individual, group or party shall occupy any holiday accommodation unit for a continuous period exceeding 28 days in any calendar year.

REASON: The accommodation is justified as holiday accommodation in accordance with Core Policies 39 and 48 of the Wiltshire Core Strategy. The site occupies a countryside

location where unrestricted residential occupation would not have been assessed or approved as part of this permission.

11. Demolition of Existing Structures

The buildings and structures proposed for demolition shall be demolished and all resulting materials and debris removed from the site prior to the first occupation of Barn 1 or first use of the commercial or holiday accommodation units hereby approved.

REASON: In the interests of the character and appearance of the area, the setting of the listed Pound Farmhouse and the proper planning of the site.

12. Use Restriction – Barn 2

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order revoking or re-enacting that Order with or without modification, Barn 2 shall be used only as office accommodation, artists' studios and workshops and for no other purpose within Class E.

REASON: The application has been assessed on the basis of low-intensity employment uses appropriate to the rural location. Other Class E uses have not been assessed and may give rise to materially different impacts in terms of traffic generation, parking demand and amenity.

INFORMATIVES

Biodiversity Net Gain

The applicant is advised that this permission is subject to the statutory biodiversity gain condition contained within Schedule 7A of the Town and Country Planning Act 1990 (as amended). Development may not commence until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority, unless an exemption applies.

Drainage

- All new drainage will need to comply fully with Building Regulations Part H (and the applicant should engage with the building control department in order to ensure this).
- In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.
- Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
- Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains)

shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows

RECOMMENDATION: That Listed Building Consent be GRANTED, subject to conditions

1. Time Limit

The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Approved plans

The works hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan received 29 Jan 2026

Proposed Site Sections 044-P030 received 22 Jan 2026

Proposed Site Plan 044-P001 received 22 Jan 2026

Proposed Site Layout Plan Ground Floor 044-P010 received 23 Jan 2026

044-P012_Site Layout Roof Plan_1_200_REV A received 7 Jul 2026

Proposed Site Layout First Floor Plan 044-P011 received 22 Jan 2026

Proposed Front (North East) & Side (North West) Elevations 044-P020 received 23 Jan 2026

Proposed Side (South East) & Rear (South West) Elevations 044-P021 received 22 Jan 2026

Barn 1 - Proposed Roof Plan 044-P102 received 23 Jan 2026

Barn 1 - Proposed Rear (South) & Side (East) Elevations 044-P201 received 23 Jan 2026

Barn 1 - Proposed Ground Floor Plan 044-P100 received 22 Jan 2026

Barn 1 - Proposed Front (North) & Side (West) Elevations 044-P200 received 22 Jan 2026

Barn 1 - Proposed First Floor Plan 044-P101 received 22 Jan 2026

Barn 2 Roof Plan 044-P111 received 25 Mar 2026

Barn 2 Elevations 044-P210_REV A received 7 Jul 2026

Barn 2 Ground Floor Plan 044- P110 REV A received 24 Apr 2026

Barns 3,4,5 - Proposed South East & South West Elevations – 2 044-P220 received 22 Jan 2026

Barns 3,4,5 - Proposed South East & South West Elevations – 1 044-P221 received 22 Jan 2026

Barns 3, 4, 5 - Proposed Ground Floor Plan 044-P120 received 23 Jan 2026
Barns 3, 4, 5 - Proposed Roof Plan 044-P121 received 22 Jan 2026
Barn 6 - Proposed Roof Plan 044-P131 received 22 Jan 2026
Barn 6 - Proposed Ground Floor Plan 044-P130 received 22 Jan 2026
Barn 6 - Proposed North West & South East Elevations 044-P230 received 23 Jan 2026
Heritage Statement received 26 Jan 2026
Design and Access Statement received 26 Jan 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Heritage Repair and Materials Details

Notwithstanding the details shown on the approved plans, no above-ground works shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) External roofing materials, including details of clay roof tiles, corrugated metal roofing and ridge treatments;
- b) Timber cladding, including species, profile, dimensions, finish and method of installation;
- c) Rainwater goods, including material, profile, colour and fixing details;
- d) External joinery, including windows, doors, glazing, external frames, reveals and cills;
- e) Repointing works, including mortar mix, aggregate, pointing finish and methodology;
- f) Details of any repair works to existing brick and stone masonry;
- g) Details of any rooflights and photovoltaic panels not otherwise specified on the approved drawings.

The development shall thereafter be carried out in accordance with the approved details.

REASON: To safeguard the character, appearance and significance of the listed building, curtilage listed structures and historic farmstead in accordance with Core Policy 57, Core Policy 58 and the Planning (Listed Buildings and Conservation Areas) Act 1990.