

PLANNING STATEMENT

For

**FULL PLANNING APPLICATION FOR PROPOSED
DEMOLITION, NEW BUILD DEVELOPMENT AND
CHANGE OF USE TO FARM SHOP WITH CAFÉ
RESTAURANT, FUNCTION SPACE AND
ASSOCIATED CAR PARKING**

At

**POULSHOT LODGE FARM, DEVIZES ROAD,
POULSHOT, WILTSHIRE**

On behalf of

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Introduction

This Planning Statement has been prepared by Dolman Building Surveyors to support a full planning application seeking consent for development at Poulshot Lodge Farm, Devizes Road, Poulshot, SN10 1TD.

Poulshot Lodge Farm has been owned and farmed by The Hues Family since 1963. The original farm business was focussed on a dairy herd but over the years, as with the majority of modern agricultural businesses, this has diversified to include environmental schemes, renewable energy, commercial spaces, grain storage and a farm shop. The farm shop currently operates from a small building situated on the western side of the yard and has been in operation now for over 15 years.

Permission was granted in March 2020 for the conversion and change of use of existing buildings in the farmyard to provide for mixed uses including a restaurant/café, office, shop and education and training facility (ref. 19/07887/FUL). Permission was also granted in August 2020 for alterations to the existing machinery store building to provide for a larger farm shop (ref. 20/05281/FUL). This was partly driven by the increased demand for local small-scale shopping seen during the Covid-19 pandemic. Subsequently, Prior Approval under Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) was granted for conversion of the Brick Barn to commercial use (ref. PL/2024/00322).

Together, the above permissions allowed for conversion of the various redundant agricultural buildings within the application site to be re-used for a range of commercial, retail and education uses. This application seeks to consolidate these schemes into a single coherent proposal that will revitalise the Brick Barn and adjacent buildings and give the site a renewed purpose to diversify the wider agricultural business and support the local rural economy.

The application is described as follows:

Demolition of existing buildings and extensions to Brick Barn; change of use of existing workshop building and change of use and erection of an extension to Brick Barn, for flexible use as farm shop, cafe restaurant and function space (Use Class E and sui generis); associated car parking and landscaping; access as existing.

The application is supported by plans and drawings, a Design, Access and Heritage Statement and Preliminary Roost Assessment that describe and assess the proposed development.

The remainder of this Statement sets out describes the proposed development and assesses the key planning considerations relevant to this application.

Site Description and Background

Site and Planning Context

The application site comprises part of the existing farmyard complex at Lodge Farm, Poulshot. The main agricultural activities predominantly now take place at the newer grain dryer and farm machinery storage buildings, approximately 100m to the south. The application site itself comprises the following redundant buildings within the farmyard and associated hardstanding:

- Brick Barn
- Old Parlour, Stores, Lean-to and Machinery Store extensions
- Workshop

The established access to the site is via Devizes Road, which is approximately 370m from the main A361 that runs between Devizes, Melksham and Trowbridge. There is also easy access from Devizes by foot or bicycle along the Avon and Kennet Canal.

The site is located to the north of Poulshot and it falls approximately 500m north of the boundary of the Poulshot Conservation Area. Poulshot is designated as a Small Village in planning policy terms under Core Policy 15: Melksham Community Area within the Wiltshire Core Strategy.

There are no nearby World Heritage Sites or Scheduled Monuments that would be affected by the proposed development. The nearest listed building is Poulshot Lodge (Grade II), which falls approximately 20m southwest of the site. Previous applications for the Brick Barn building under Class R of *The Town and Country Planning (General Permitted Development) (England) Order 2015* (as amended) have concluded that this building does not form part of the listing for Poulshot Lodge.

The site falls in Flood Zone 1 (low risk of flooding) as shown on the Environment Agency Flood Map for Planning. There are some parts of the site that have a likelihood of surface water flooding of depths between 150mm to 300mm.

The site is not within any designated, or potential, Site of Special Scientific Interest, Special Area of Conservation or Special Protection Area.

Planning History

The following planning history has been obtained from the Wiltshire Council online Public Register. Previous applications related to the buildings within the application site include:

- K/75/0095 - Full planning permission for erection of concrete and asbestos buildings for storage of agricultural implements and housing of cattle. Approved 8th April 1975.
- E/10/0302/FUL - Alterations to external appearance of farm buildings in connection with conversion to farm shop. Approved 22nd April 2010.

- 19/07887/FUL - Conversion of agricultural store and workshop into flexible dual-use commercial units; including changes to the materials externally and internally; changes to fenestration and doors; construction of single storey link extension, with x2 roof lanterns; and all other associated works. Approved 2nd March 2020.
- 20/05281/FUL - Modification of agricultural storage building to form additional farm shop floorspace, meat preparation area and ancillary space. Approved 13th August 2020.
- PL/2021/07957 - Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use. Refused 30th September 2021.
- PL/2022/00321 - Prior approval Part 3 Class R: Agricultural buildings to a flexible commercial use under Class R.

The above permissions allowed for conversion of the various redundant agricultural buildings within the application site to be re-used for a range of commercial, retail and education uses. This application seeks to consolidate these schemes into a single coherent proposal that will revitalise the brick barn and adjacent buildings and give the site a renewed purpose that supports the wider farm business.

Other applications related to the wider agricultural complex include:

- 17/06205/FUL - Change of Use of Agricultural Building to B1 (Business) and B2 (General Industrial) Uses to repair and service garden machinery. Approved 21st September 2017.
- 21/00873/FUL & 21/01672/LBC - Proposed alterations and extension to Listed dwelling together with Cheese Room and Stable conversions, and amended driveway. Approved 8th July 2021.

Two modern agricultural buildings have been permitted and constructed approximately 100m to the south of the site as follows:

- E/2011/1042/FUL - Erection of a grain store/dryer. Approved 17th October 2011.
- PL/2024/00322 – Prior notification for an agricultural building of standard agricultural construction. Approved 5th February 2024.

Background to the Proposal

Agriculture is facing its biggest challenge as a sector in years; change in Government policy to reduce support for the sector has exposed family farming businesses to volatile world marketplaces, which in turn have created uncertainty and worry about the ability of family farms to survive.

Alongside this uncertainty, a changing climate is producing more extreme weather and has resulted in two successive poor harvests.

Global political uncertainties and various conflicts around the world have meant input prices have soared with supply and distribution chains disrupted. This volatility has meant that growing food to sell on the worldwide commodity market has become very risky and a financial gamble. Farmers have lost control of the biggest factors affecting business performance and ultimately the ability of the farm to survive into the future.

Poulshot has always been a rural village and supportive of its farming community. The Hues family have been in farming there since 1963. During that time, several of the village's farms have ceased farming, resulting in only 2 farms that are currently active in agriculture.

The family are passionate about keeping agriculture at the core of the business at Poulshot Lodge Farm and they feel the best way to do this is to make the farm more circular and to form a closer link with the end consumer.

Produce that can be grown on the farm and sold directly to the consumer will result in more stable margins and gaining better control of the business direction.

The Farm Shop currently on site has been very successful in doing this but has now reached capacity. This is restricting expansion and the ability for the farm to sell its own produce direct to consumer.

As well reducing risk to the business, selling direct to the consumer will have many environmental benefits including, reducing food wastage by ensuring that all produce in the shop can be used in the café, reducing food miles and the farm's overall carbon footprint.

The Hues family would also like to create a closer link between consumers and themselves as growers. The open function space will allow the family to host farm visits and talks to showcase and promote the local produce that is grown on the farm, as well as the environmental work that they carry out on the farm.

The proposal reflects a well-evidenced national trend in which farm businesses are diversifying into direct-to-consumer retail in response to structural weaknesses in conventional agricultural supply chains. Research undertaken by Sustain, in association with the University of Portsmouth and the University of London (2022), found that farmers typically retain as little as 0.03% of the retail price as profit across a range of staple food products, with processors capturing around ten times that share. The concentration of the UK grocery market further limits farmers' bargaining position when negotiating supply contracts, with the principal supermarket operators together accounting for most grocery sales.

In this context, direct retail including farm shops allows producers to capture a greater share of the value of what they produce, reduce reliance on a small number of dominant buyers and diversify income against the risks inherent in supply chains. This is consistent with Defra's Farm Business Survey, which records that over 71%

of English farm businesses now undertake some form of diversified activity generating on average 13% of total farm business income. Surveys by NFU Mutual similarly confirm that a growing proportion of farmers are pursuing diversification specifically, to spread business risk in response to changing agricultural support arrangements.

In summary, the proposed development is a deliberate strategy to further diversify in response to structural pressures in the conventional supply chain supporting the long-term viability of the farm, thus ensuring that current and future generations of the family will have the best chance to be able to carry on farming at Poulshot Lodge Farm.

The Proposed Development

The proposal is to demolish, convert and extend existing buildings to form a farm shop, restaurant/café and function space together with associated car parking and landscaping.

The description of development is:

Demolition of existing buildings and extensions to Brick Barn; change of use of existing workshop building and change of use and erection of an extension to Brick Barn, for flexible use as farm shop, cafe restaurant and function space (Use Class E and sui generis); associated car parking and landscaping; access as existing.

The following works are proposed:

- Demolition of Store, Old Parlour, Machinery Store and Lean-To.
- Construction of extension on footprint of demolished buildings to form larger farm shop, 2 commercial kitchens including bakery, staff room and 2 customer toilets.
- Renovation and conversion of brick barn to form café restaurant and function room, and Workshop to form back-of-house areas for farm shop. Internal arrangement to include:
 - Café restaurant dining area, lounge area and a servery with takeaway hatch.
 - Back-of-house area to include cold storage and meat preparation space.
- Existing openings to brick barn retained and modified to provide appealing door openings to customers and taller window openings to improve views and maximise natural daylight.
- New external walls to be brickwork plinth with horizontal and vertical timber boarding.
- New roof finish to be standing seam metal roof. Solar panels installed to new roofs.

- Demarcation of 11 staff parking spaces (2 disabled). 51 customer parking (2 disabled) spaces and 3 motorcycle spaces to be provided with overflow parking available. 4 spaces to be EV spaces. Bicycle parking also to be provided.

A full description of the proposed development is contained within the Design, Access and Heritage Statement submitted with the application.

Relevant Planning Policy

Legislative Context

Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The statutory framework for the protection of listed buildings and their settings is established under the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Section 16(2) requires that, when considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66(1) places a corresponding duty on local planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting.

This statutory requirement establishes a strong presumption in favour of the preservation of heritage assets and their settings.

Development Plan

The development plan relevant to the determination of this application comprises:

- Wiltshire Core Strategy 2015
- Saved policies from the Kennet District Local Plan 2011

We have reviewed saved policies from the Kennet District Local Plan and these are not considered relevant to the proposed development. The Kennet District Local Plan is not therefore considered further within this Statement.

Wiltshire Core Strategy

The Wiltshire Core Strategy 2015 sets out policies to guide development across Wiltshire.

The following policies are of relevance to the proposed development.

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 15: Spatial Strategy: Melksham Community Area
- Core Policy 34: Additional Employment Land
- Core Policy 38: Retail and Leisure
- Core Policy 48: Supporting Rural Life
- 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 and Development

Material Considerations

Relevant Supplementary Planning Documents and Guidance, the National Planning Policy Framework (NPPF) and Planning Practice Guidance are also material considerations.

National Planning Policy Framework

Paragraph 8 of the NPPF defines the three objectives of sustainable development — economic, social, and environmental. Paragraph 9 confirms that local circumstances should be considered when guiding development towards sustainable solutions.

Paragraph 11 sets out a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 80 seeks for planning decisions to “*help create the conditions in which businesses can invest, expand and adapt*” and places *significant weight* on the need to support economic growth and activity. Paragraphs 88 and 89 give specific support for rural economic development.

Paragraph 88 (a) states that planning decisions should enable (emphasis added):

- a) *the sustainable growth and expansion of **all types of business in rural areas**, both through **conversion of existing buildings and well-designed, new buildings**;*
- b) ***the development and diversification of agricultural and other land-based rural businesses**;*
- c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) ***the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.***

Paragraph 89 confirms that planning decisions should recognise that sites to meet such needs may have to be beyond existing settlements. In these circumstances, development should be sensitive to its surroundings and should exploit opportunities to make a location more sustainable.

Section 12 provides policies for achieving well-designed places. Section 16 sets out policies for the conservation and enhancement of the historic environment.

Planning Assessment

The following key considerations for the determination of the application are assessed within this section:

- Principle of development
- Retail use
- Design and impact on heritage assets
- Access and parking
- Ecology
- Residential amenity

Principle of Development

Core Policies 1 and 2 of the Wiltshire Core Strategy relate to the settlement and delivery strategies for new development. Together, these policies seek to direct development towards settlements to deliver a sustainable pattern of growth.

Development outside of the settlement limits is strictly controlled, however, exception policies that seek to respond to local circumstance and national policy are contained within the Wiltshire Core Strategy and are listed at Paragraph 4.25. These exception policies include Core Policy 34 (CP34) (additional employment land) and Core Policy 48 (supporting rural life).

CP34 aims to support the rural way of life through the promotion of modern agricultural practices and appropriate diversification to the rural economy. It supports agricultural diversification and developments that are for new and existing rural based businesses within or adjacent to large and small villages. CP34 supports such development where it meets certain criteria. Paragraph 6.10 supports CP34 and states that a number of target sectors have been identified in Wiltshire to promote the move towards a higher value economy - these include food and drink-based businesses as well as agriculture and land-based industries. Paragraph 6.11 advises that proposals, which support these target sectors, will be supported. The principle of a farm shop within existing agricultural buildings is also supported by Core Policy 48.

The proposal would retain and grow the existing established farm shop located at Lodge Farm, which supports diversification of the farm, and creates the conditions for an existing rural based business to expand. The applicant's assessment against the criteria in CP34 is set out below.

CP34 criterion	Commentary
a) <i>meet sustainable development objectives as set out in the policies of this Core Strategy and</i>	As set out within the remainder of this Statement, the proposal represents sustainable development in line with the Wiltshire Core Strategy and NPPF. It will support sustainable farming and food production through farm

	diversification and the growth of a well-established rural business.
<i>b) are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and</i>	The proposal has been designed to be sensitive to the site context and would fit comfortably within its setting. A separate Design, Access and Heritage Statement is submitted that fully considers the proposed design and heritage impacts. Through demolition of existing low-quality redundant buildings and re-purposing and extension of higher quality structures, the proposal will enhance the appearance of the existing farmyard.
<i>c) are supported by evidence that they are required to benefit the local economic and social needs and</i>	The current farm shop is a well-established business used by the local community. It is currently restricted in size and unable to expand without some form of development. This proposal will wholly support the success of the business.
<i>d) would not undermine the delivery of strategic employment allocations and</i>	The nearest strategic employment allocation is at Horton Road, Devizes. This is allocated for business space and incubator workspace. The proposal is for retail and events space and will not undermine delivery of this allocation.
<i>e) are supported by adequate infrastructure</i>	The site comprises an existing collection of buildings with existing residential, agricultural and commercial uses to the north, west and south. There is existing infrastructure that would support the proposed development.

The proposal is for re-use and re-arrangement of existing redundant agricultural buildings to develop and diversify an existing established rural business. As noted in previous sections of this Statement, direct-to-consumer sales are an important element of the agricultural business as this brings higher margins and increased profitability that help to secure long-term commercial viability.

The applicant's family has been farming at Poulshot Lodge Farm for generations and the site has a long history of food production including being home of reputed local cheese maker Harry Upshaw who made a hard white cheese. It then became home to Lemons Dairy where milk was bottled and sold directly from the yard.

Furthermore, the planning history on the site should be given weight in favour of the proposed development. It is well established case law that previous planning decisions are capable of being material considerations, meaning that they may need to be taken into account by those determining subsequent applications for permission (see Mann LJ in *North Wiltshire District Council v Secretary of State for the Environment* (1993) 65 P & CR 137)).

Use Classes E(a), E(b), E(g) and F1 have previously been permitted within the workshop, stores and brick barn buildings (refs. 19/07887/FUL, 20/05281/FUL & PL/2022/00321). Indeed, the latest Class R approval for the brick barn remains extant for conversion of the building to use class E(g). A larger farm shop (use class E(a)) has also been permitted within the machinery store building. There has been no material change to the Development Plan or the site context since these permissions were granted.

The principle of development is therefore considered acceptable and consistent with Core Policy 34. Furthermore, the site's planning history is a clear material consideration. Policies within the NPPF (particularly paragraphs 8, 80 and 88) that support rural economic growth give significant weight to proposals for economic growth and activity. This is directly relevant to the proposed development.

Retail Use

The proposed farm shop is an expansion of the existing farm shop that has operated from the site for over 15 years. The proposal will adapt and extend existing buildings to create a farm shop with a retail sales area of 106sqm. The proposed restaurant/café is complementary to the farm shop and will serve customers with produce from the farm and proposed on-site bakery.

The proposed farm shop and café/restaurant use constitutes retail development and therefore, in principle, fall within the definition of "main town centre uses" set out in the glossary to the NPPF. Paragraph 87 of the NPPF requires a sequential test to be applied to planning applications for main town centre uses which are neither located within an existing centre nor in accordance with an up-to-date development plan allocation. Core Policy 38 expects proposals for retail or leisure uses on sites not within a town centre, in excess of 200sqm gross floorspace, to be accompanied by an impact assessment. It also expects proposals to comply with the sequential approach. This is far below the national threshold within the NPPF of 2,500sqm.

It is considered that the provision of an impact assessment and sequential test for the proposed development is not proportionate or appropriate in this case for the following reasons:

- Planning Practice Guidance (PPG) sets out that the application of the sequential test needs to be proportionate and appropriate for the given proposal. Furthermore, PPG recognises that certain main town centre uses have market and locational requirements that mean they can only be accommodated in specific locations (Paragraph: 012 Reference ID: 2b-012-20190722). A farm shop is, by definition, tied to the agricultural holding whose produce it sells and its function cannot therefore be replicated at a town centre or edge-of-centre location, since relocation would sever the essential link between the retail outlet and its site of production that defines the use.

- Paragraph 93 of the NPPF also confirms that the sequential approach should not be applied to applications for small scale rural development. The proposal represents small scale rural development with the net sales area across the farm shop and café totalling only 256sqm.
- Core Policy 48 expressly supports farm shops in rural locations, subject to criteria requiring that they utilise existing buildings, are small in scale, and cause no unacceptable impact on nearby village shops or the character of the area. This policy already anticipates and provides for farm shops being located on farmland away from town and village centres; it would be internally inconsistent for the development plan to support such development in principle through CP48 while simultaneously requiring it to demonstrate the absence of sequentially preferable town centre sites through a mechanism designed for a different category of retail development.
- The existing farm shop has a floor area of 93sqm, which will no longer be used once it relocates to the proposed new link building. Similarly, a café has previously been consented within the workshop building (with a floor area of 80sqm). The proposal does not therefore represent the kind of significant, freestanding retail destination that the sequential test and its accompanying retail impact assessment requirements are designed to scrutinise, and it is not considered capable of drawing significant trade away from any town or local centre by virtue of its scale, product offer, or catchment.

Furthermore, as demonstrated by the latest Class R approval, permitted development rights exist for a change of use from agricultural to a flexible commercial use. These flexible commercial uses include uses falling within Use Class E(a). This would allow the change of use of a much greater floor area than that referred to in CP38 without the need for a full planning application or an impact assessment. The matters to be considered under Class R do not include the impact of the development on the vitality and viability of town centres.

For these reasons, while the proposal technically falls within the NPPF's definition of main town centre uses, compliance with the impact and sequential tests should be given limited weight in determination of the application. Policies CP34 and CP48 provide a more directly applicable and proportionate policy framework against which the proposal should be assessed.

Design and Impact on Heritage Assets

The site is in proximity to Poulshot Lodge, a Grade II listed building. A Design, Access and Heritage Statement has been submitted with the application that sets out key design and heritage considerations for the proposed development.

The contribution of the site to the setting of the listed building is considered limited as there is clear separation between the residential and agricultural uses within the farmstead, and Poulshot Lodge has its own access and defined residential curtilage.

The site contributes to setting primarily by its location within the farmyard that supports the historic understanding of Poulshot Lodge Farm.

It is concluded that the proposals are considered to have at worst a neutral effect and could be considered beneficial to the site overall. Accordingly, the proposed development would preserve the listed building and its setting in accordance with Section 66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the NPPF and Core Policy 58 of the Wiltshire Core Strategy.

Residential Amenity

The proposal has been carefully considered in relation to its potential impact on the amenity of neighbouring residential occupiers, and it is concluded that the development would not result in any harmful impact in this regard.

The nearest residential property is at Poulshot Lodge. Whilst this is approximately 20m from the proposed development, the applicant lives at the property and will be responsible for operating and managing the proposed uses. It is therefore within the applicant's control to manage any adverse impact on residential amenity.

It is not considered that the development would give rise to unacceptable levels of noise, disturbance, or loss of privacy to neighbouring occupiers. The proposed hours of operation will largely be within the daytime and would ensure that any activity associated with the development occurs at times when disturbance to neighbouring residents would be minimised. Vehicle movements associated with the development, including customer and delivery traffic, would be modest in scale and are not considered likely to result in any material increase in noise or disturbance beyond that already experienced at the farmyard where there are existing commercial, retail and agricultural uses.

Where relevant, appropriate mitigation measures including kitchen extraction/odour control equipment and external lighting would be secured by planning condition to ensure that any residual effects on neighbouring amenity are appropriately controlled. On this basis, the proposal is considered to accord with Core Policy 57 of the Wiltshire Core Strategy and the NPPF.

Ecology

A Preliminary Roost Assessment is submitted with the application. This confirms that the existing buildings are made from materials unsuitable for roosting bats. No evidence of bats was found in any of the buildings.

Precautionary measures would be taken during construction to protect bats and nesting birds. A sensitive lighting plan would also be developed to minimise light spill and potential disturbance to local bat populations. This can be secured by condition.

The proposal will not affect on-site priority habitats and is therefore submitted under the de minimis exemption for Biodiversity Net Gain.

Highways and Parking

The proposed access is via the existing farmyard entrance from Devizes Road. This will provide access to ample parking for customers and staff.

We note that no concerns in relation to the transport and highways impacts of development were raised within the recent Class R applications for change of use of the brick barn to E(g) office use.

The site access is a wide and well used entrance that several businesses as well as agricultural vehicles regularly turn in and out from. It is considered that the proposed uses will not have a materially greater impact on the highway network compared to existing and previously permitted uses on the site.

The proposal therefore complies with Core Policies 60 and 61 of the Wiltshire Core Strategy.

Conclusion

This Planning Statement has been prepared by Dolman Building Surveyors to support a full planning application seeking consent for development at Lodge Farm, Devizes Road, Poulshot, SN10 1TD.

The application is described as follows:

Demolition of existing buildings and extensions to Brick Barn; change of use of existing workshop building and change of use and erection of an extension to Brick Barn, for flexible use as farm shop, cafe restaurant and function space (Use Class E and sui generis); associated car parking and landscaping; access as existing.

This Statement has examined key planning policy considerations, and it is concluded that:

- The proposal is for re-use and re-arrangement of existing redundant agricultural buildings to develop and diversify an existing established rural business in accordance with Core Policy 34 of the Wiltshire Core Strategy;
- Previous planning permissions granted for a mix of retail and commercial uses within the existing buildings represent material considerations that demonstrate the acceptability of proposed retail uses on the site;
- Significant weight should be given the proposed development which is for rural economic growth and development in line with Paragraphs 80 and 88 of the NPPF;
- The proposal has been well-considered, and the proposed design uses materials that complement the agricultural character of the site whilst also being sensitive to the heritage context adjacent to a Grade II listed building;
- The proposed development will cause no harm to the setting of the Grade II listed Poulshot Lodge;
- Highway safety, access and parking arrangements comply with Core Policies 60 and 61 of the Wiltshire Core Strategy;
- There will be no adverse impacts on residential amenity;
- There will be no adverse impacts on protected species or habitats.