

Application Number:	PL/2026/04101
Location:	Cherry Lodge, Shrewton, Salisbury, SP3 4ET
Proposal:	Installation of external staircase and minor external alterations to facilitate change of use from use class C3 to use Classes E and Sui Generis

[SP3 4ET - Google Maps](#)

[B3083 - Google Maps](#)

Introduction and Proposal

The proposal seeks approval for the installation of an external staircase and minor internal alterations to facilitate the change of use of the building from a farmhouse (Class C3) to Use Classes E and Sui Generis.

The submitted Design and Access Statement advises the proposed use of the building as a new office and informal education space to be operated by the Somerset Wildlife Trust at ground floor level, with the first floor providing overnight accommodation for farm workers during calving season (on an ad-hoc basis).

The proposed external staircase would provide access to the first-floor accommodation.

Existing Use

The Design and Access Statement describes the existing use of the wider site as a working farm owned and managed by Natural England, which includes office accommodation.

It further states that Cherry Lodge Farmhouse provides the operational base for Natural England and their partners.

The application form advises that the existing operation employs 10 staff and accommodates one student.

Proposed Use

The proposal relates to the re-use of an existing farmhouse within the wider Cherry Lodge Farm complex to provide office and informal education facilities together with overnight accommodation for farm workers/volunteers.

The proposed use would accommodate up to 12 members of staff and up to 8 students at any one time.

The Transport Technical Note advises that the proposed office will accommodate a maximum of 8 students, 8 staff, 2 managers, 1 Head of Care Farm and 1 office administrator, in association with the Wiltshire Wildlife Trust, which are separate to the Natural England HQ operations at Cherry Lodge Farm and Workbase.

Highway Considerations

Access and Traffic Impact

The access arrangements would remain unchanged, utilising the existing access from the B3083 via the private farm access road.

The submitted Transport Technical Note confirms that the site access and visibility splays were previously assessed as part of the wider Cherry Lodge Farm development approved under application PL/2023/11220 and remain suitable for the proposed use. Collision data for the most recent five-year period identifies no recorded injury collisions associated with the site access and no highway safety concerns have been identified that would warrant refusal of the application on highway grounds.

The submitted assessment indicates that the development could result in a net increase of approximately 24 vehicle movements during the weekday AM and PM peak periods. Whilst the site occupies a rural location with limited opportunities for travel by sustainable modes, the level of additional traffic generated is modest in scale and is not considered likely to result in a severe impact on the operation of the local highway network. The National Planning Policy Framework advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts would be severe, and this threshold is not considered to be met in this instance.

Given the modest scale of the development, the use of an established access arrangement, the absence of any identified highway safety concerns and the limited traffic impact forecast, it is considered that the proposal accords with Core Policies 61 and 62 of the Wiltshire Core Strategy.

Parking

The proposal would continue to utilise the existing on-site parking provision. The applicant has demonstrated that approximately 19 informal parking spaces are available within the wider farm complex and, based on the anticipated level of activity, this provision is considered adequate to accommodate the proposed use without resulting in overspill parking on the adjacent highway network.

Whilst the parking provision is informal and unmarked, the Highway Authority is satisfied that sufficient parking capacity exists within the wider site to accommodate the proposed use.

Travel Plan

The Highway Authority notes that a Travel Plan was secured as part of the wider Cherry Lodge Farm development approved under application PL/2023/11220. Given that the current proposal would introduce additional office, educational and accommodation activities within the wider site, it is considered appropriate that these uses are incorporated within the scope of the existing Travel Plan framework. This will ensure that travel demand associated with the development is appropriately monitored and managed, and that opportunities to promote sustainable travel, car sharing and minimisation of single-occupancy vehicle trips continue to be pursued across the wider site. Accordingly, should planning permission be granted, the Highway Authority recommends that the approved Travel Plan is updated to include the proposed development and that the updated Travel Plan is submitted to and approved by the Local Planning Authority prior to first occupation/use of the development.

Summary and Recommendations

It is therefore recommended that no objection is raised subject to the following condition being attached to any permission granted.

Updated Travel Plan

Within 3 months of the first use of the development hereby approved, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall incorporate the development hereby approved and shall build upon the Travel Plan secured under planning permission PL/2023/11220. The approved Travel Plan shall thereafter be implemented and monitored in accordance with the approved details.

REASON: In the interests of encouraging sustainable travel choices and reducing reliance on the private car in accordance with Core Policies 60, 61 and 62 of the Wiltshire Core Strategy.

Amanda Hall
Highways Development Management Engineer