



Chartered Town Planners
Royal Town Planning Institute

ATLAS

PLANNING GROUP



STATEMENT OF CASE

PL/2026/00319

Furze Farm

Landford

Sherfield English

SP5 2BD

September 2026

TABLE OF CONTENTS

Executive Summary	3
Introduction	8
Grounds of the Appeal	9
Planning History and Background	10
Principle Of Development.....	13
Assessment Against Core Policy 48.....	14
NPPF	16
Landscape Character and Appearance of the Area	19
Impact on Protected Species	26
Planning Balance and Conclusions	28

Appendices

Appendix A – Decision Notice PL/2026/00319

Appendix B – Appeal Decision APP/Y3940/W/21/3283827

Appendix C – Application PL/2023/10270

Appendix D – Enforcement Officer Correspondence

EXECUTIVE SUMMARY

- 1.1 This Statement of Case has been produced by Atlas Planning Group in support of an appeal against Wiltshire Council for the change of use and conversion of a rural building to one (Use Class C3) self-build dwelling with associated landscaping and works at Furze Farm, Landford, Sherfield English, SP5 2BD (LPA reference: PL/2026/00319).
- 1.2 Wiltshire Council refused the application for three reasons relating to:
1. Lack of justification for residential development in the open countryside;
 2. The effect of the development on the character and appearance of the landscape;
 3. Impact on protected species.

Principle of Development

- 1.3 The appeal proposal relates to the conversion and re-use of an existing building rather than the construction of a new dwelling in the countryside. The building was originally approved as a stable block and, following subsequent planning permissions, the Council has confirmed through its Enforcement Team that it has been constructed in accordance with the approved plans and remains lawful.
- 1.4 The Council's refusal relies heavily on the contention that the building cannot be regarded as a rural building for the purposes of Core Policy 48 because there is no evidence that it has been actively used for equestrian purposes. However, neither Core Policy 48 nor any other development plan policy requires continuous occupation or active use before a building can be considered a lawful rural building capable of conversion.
- 1.5 The building is lawful, structurally sound, and capable of serving its approved equestrian purpose. It is therefore a rural building to which Core Policy 48 properly applies.
- 1.6 The proposal satisfies the requirements of Core Policy 48. The building is capable of conversion without substantial rebuilding, retains its rural character and benefits from adequate access and reasonable access to local services and facilities.
- 1.7 The Council's own Officer Report acknowledges that the site is not isolated and that future occupiers would not be solely reliant on the private car due to the presence of nearby services and public transport connections.

- 1.8 Whilst the Appellant acknowledges that a formal marketing exercise has not been undertaken to demonstrate the impracticality of employment, tourism, cultural or community uses, the building's modest scale, configuration and rural location materially constrain the range of realistic alternative uses. Residential conversion represents an appropriate and sustainable form of re-use, particularly given Wiltshire Council's housing land supply position, where they can presently demonstrate only a 2.8-year supply of deliverable housing sites, substantially below the required five-year supply.
- 1.9 The appeal proposal also accords with NPPF Policy S5 1(c), which supports the re-use of existing lawful buildings outside settlement boundaries, and Policy S5 1(j) which allows development which would address unmet need (the LPA can only demonstrate 2.8 years housing land supply) and where the site is physically well related to the existing settlement.
- 1.10 The proposal would deliver a self-build dwelling through the sustainable re-use of an existing building and would make a positive contribution towards local housing delivery objectives.
- 1.11 The principle of development should therefore be considered acceptable.

Impact on landscape character and appearance of the area

- 1.12 Furze Farm lies within 300 metres of the boundary of the New Forest National Park and the site forms part of a special landscape area as per saved Policy C6 of the Salisbury District Local Plan.
- 1.13 The proposed conversion works are limited to alterations to the fenestration and internal layout. The overall footprint and size of the building would not change as a result of the appeal proposal.
- 1.14 Although the existing building and slate roof tiles are visible at certain points along the nearby PROW (LAND15A), the appeal site is largely screened by existing tree cover and the close boarded fencing forming the boundary treatment.
- 1.15 Importantly, the Council has accepted that any harm to users of the PROW would be minimal, and the Officer Report even states that *"it would be difficult for officers to justify that this proposal would have significant adverse impact to the PROW LAND15A to warrant the refusal of planning permission"*.
- 1.16 The Council's concerns regarding landscape impact are based largely on a previous appeal decision relating to a materially different proposal for tourist accommodation and a materially different planning context.

- 1.17 Since that decision, the building has been regularised through subsequent planning permissions and confirmed by the Council as a lawful equestrian building. Furthermore, the current proposal incorporates a number of amendments specifically intended to reduce visual impact, including reduced glazing, revised boundary treatments and a comprehensive landscaping strategy.
- 1.18 The appeal is supported by a Landscape Plan produced by New Enclosure (August 2026). LAND15A is currently lined by close boarded fencing. It is proposed that this boundary treatment is replaced with native hedgerow planting to soften the visual appearance of the site, while ensuring that the residential use and associated domestic paraphernalia would not be unduly harmful on the setting of the NFN.
- 1.19 Existing tree cover around the site will also be retained and no significant changes are proposed to the building's external form. The proposal therefore represents a sensitive conversion which can be accommodated without material harm to the character of the area or the setting of the New Forest National Park.
- 1.20 The proposal accordingly accords with Core Policies 51 and 57 of the Wiltshire Core Strategy and relevant national planning policy, and no impact on the landscape has been found.

Impact on Protected Species

- 1.21 The second reason for refusal arose solely from the absence of ecological information at application stage.
- 1.22 This matter has now been fully addressed through the submission of an Ecological Impact Assessment and accompanying bat surveys.
- 1.23 The surveys identified the presence of a bat roost within the roof void of the building. However, the proposed development has been specifically designed to retain the roof structure and roosting features, with works limited to internal alterations and minor fenestration changes.
- 1.24 The Ecological Impact Assessment concludes that the development will not adversely affect protected species or their habitats. Appropriate precautionary measures, lighting controls and biodiversity enhancement measures are also proposed and can be secured by condition.
- 1.25 The Council can therefore be satisfied that the proposal would not result in significant adverse effects on protected species and complies with the requirements of Core Policies 50 and 52 of the Wiltshire Core Strategy

Conclusion

- 1.26 The appeal proposal represents the sustainable re-use of an existing lawful rural building to deliver a high-quality self-build dwelling.
- 1.27 The building is lawful in planning terms, capable of conversion without substantial rebuilding and occupies a location which the Council accepts has reasonable access to local services and facilities.
- 1.28 The proposal would not result in unacceptable harm to landscape character, visual amenity or the setting of the New Forest National Park and would deliver landscape enhancements through the replacement of visually intrusive fencing with native hedgerow planting.
- 1.29 Ecological matters have been fully addressed through the submission of comprehensive survey evidence demonstrating that protected species would not be harmed.
- 1.30 In the context of the Council's significant housing land supply shortfall and the strong national policy support for the re-use of existing buildings and the delivery of additional housing, it is clear that the benefits would not be substantially outweighed by any adverse effects when assessed against the national decision-making policies of the Framework, as required to justify a refusal by Policy S5.
- 1.31 For these reasons, the Appellant respectfully requests that the Inspector allows the appeal and grants planning permission.

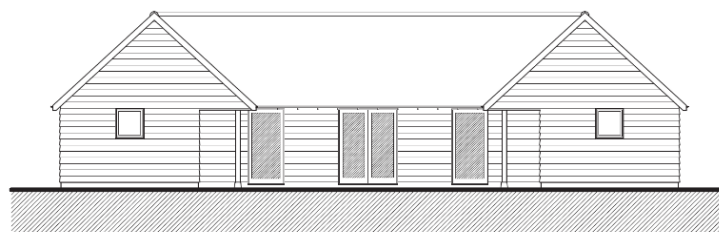


Figure 1: Existing Building and Proposals to convert the building into residential use

INTRODUCTION

2.1 Atlas Planning Group Ltd have been instructed by Mr Lucas (the Appellant) to provide a Statement of Case to accompany an appeal submission, following Wiltshire Council's refusal of application PL/2026/00319.

2.2 The application was refused on the 12th March 2026. The Decision Notice (included at Appendix A) lists two reasons for refusal:

1. *The application site lies outside any defined settlement boundary and is therefore located within the open countryside where new residential development is strictly controlled. No justification has been provided or demonstrated for the residential use proposed. The proposal does not comply with the exception criteria under Core Policies 1 and 2 of the Wiltshire Core Strategy, which restricts residential development in the countryside.*

The existing building to be converted lies within a Special Landscape Area and within close proximity to the New Forest National Park (NFNP). Saved Policy C6 of the Salisbury District Local Plan and Core Policy 51 of the Wiltshire Core Strategy require development to protect, conserve and where possible enhance landscape character. Whilst works have recently been undertaken to convert the building to a stable block/livery in accordance with planning consent, PL/2023/10270, there is no evidence to suggest that the building has been used for the approved purposes. Consequently, the building proposed for conversion is not a redundant or disused rural building having never been used for the approved equestrian/livery purposes and therefore, fails to meet the requirements of Core Policy 48 of the Wiltshire Core Strategy for the reuse of rural buildings. Furthermore, the incongruous design and appearance of the building with the intended residential use and associated domestic paraphernalia would result in encroachment into the rural landscape that would not enhance the character or appearance of the setting of the NFNP. In the absence of any ecological assessment being submitted with this application, the LPA cannot be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. As a result the tilted balance, as outlined in footnote 7 of the NPPF 2024 is not engaged.

The proposal therefore represents an unjustified new dwelling in the open countryside contrary to Core Policy 1 (Settlement Strategy), Core Policy 2 (Delivery Strategy), Core Policy 23 (Southern Wiltshire Community Area), Core Policy 24 (New Forest District Park), Core Policy 48 (Supporting Rural Life), Core Policy 51 (Landscaping), Core Policy

57 (Ensuring High Quality Design and Place Shaping), saved policy C6 of the Salisbury District Local Plan, and paragraphs 84 and 189 of the NPPF. As a result, the substantial conflict with the development policies would in this instance significantly and demonstrably outweigh the modest benefits.

2. *No ecological assessment has been submitted in support of this application. In exercising its statutory responsibilities, the Local Planning Authority must be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. Without appropriate survey information, the Local Planning Authority cannot be satisfied that the proposal complies with the requirements of Core Policies 50 and 52 of the Wiltshire Core Strategy which require the protection and enhancement of biodiversity.*

In the absence of adequate ecological information, the Local Planning Authority is unable to conclude that the development would not result in significant harm to protected species. Consequently, the proposal is therefore contrary to Core Policies 50 (Biodiversity and Geodiversity) and Core Policy 52 (Green Infrastructure) of the Wiltshire Core Strategy and paragraphs 192-193 of the NPPF. In the absence of any ecological assessment being submitted with this application, the LPA cannot be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. As a result the tilted balance, as outlined in footnote 7 of the NPPF 2024 is not engaged.

GROUND OF THE APPEAL

3.1 The principal issues relating to this appeal are as follows:

- i. *Is the reuse of the existing building for residential purposes acceptable in principle?*
- ii. *Would the proposal have a materially harmful impact on the landscape character and appearance of the area?*
- iii. *Would the change of use and conversion of the building result in harm on protected species?*

PLANNING HISTORY AND BACKGROUND

- 4.1 The planning history of the site is relevant to the consideration of the appeal insofar as it establishes the lawfulness of the building.
- 4.2 In February 2019, Wiltshire Council granted full planning permission for the change of use of the land from agricultural to equestrian use and the erection of a stable block (Application Ref. 18/11017/FUL).
- 4.3 In 2021, application 20/11334/FUL sought to regularise various internal and external works and included proposals for tourist accommodation and agricultural use. The application was refused in September 2021, and the subsequent appeal (APP/Y3940/W/21/3283827, Appendix B) was dismissed.
- 4.4 Although 20/11334/FUL included proposals for internal and external works to the stable building, the Inspector considered, during the appeal, that the building had not been constructed in accordance with the original permission (18/11017/FUL) or subsequent approved variations. In particular, a brick plinth had been incorporated into the building, resulting in a substantial step into the structure which, in the Inspector's view, rendered its use as a stable less practical.
- 4.5 In light of those circumstances, the Inspector concluded that the building had never been used as a stable and that, in its constructed form at that time, it was not even practical for that purpose. The Inspector therefore concluded, on balance, that the building was not a rural building for the purposes of Core Policy 48, but constituted an unauthorised building tantamount to a dwelling in the countryside. The appeal was dismissed on this basis, together with concerns relating to the effect of the development on the character and appearance of the area.
- 4.6 Following the dismissal of that appeal, planning application PL/2022/06397 was submitted and subsequently approved. The purpose of that application was to regularise the building by reverting it back to a stable block (removing the plinth and other works) and confirming the associated change of use of the land from agriculture to equestrian use.
- 4.7 In the following year, planning permission was subsequently granted again under application PL/2023/10270 for the retrospective change of use of agricultural land to equestrian use and the erection of a stable block for use as a livery (Appendix C). The approved site plan is shown below.

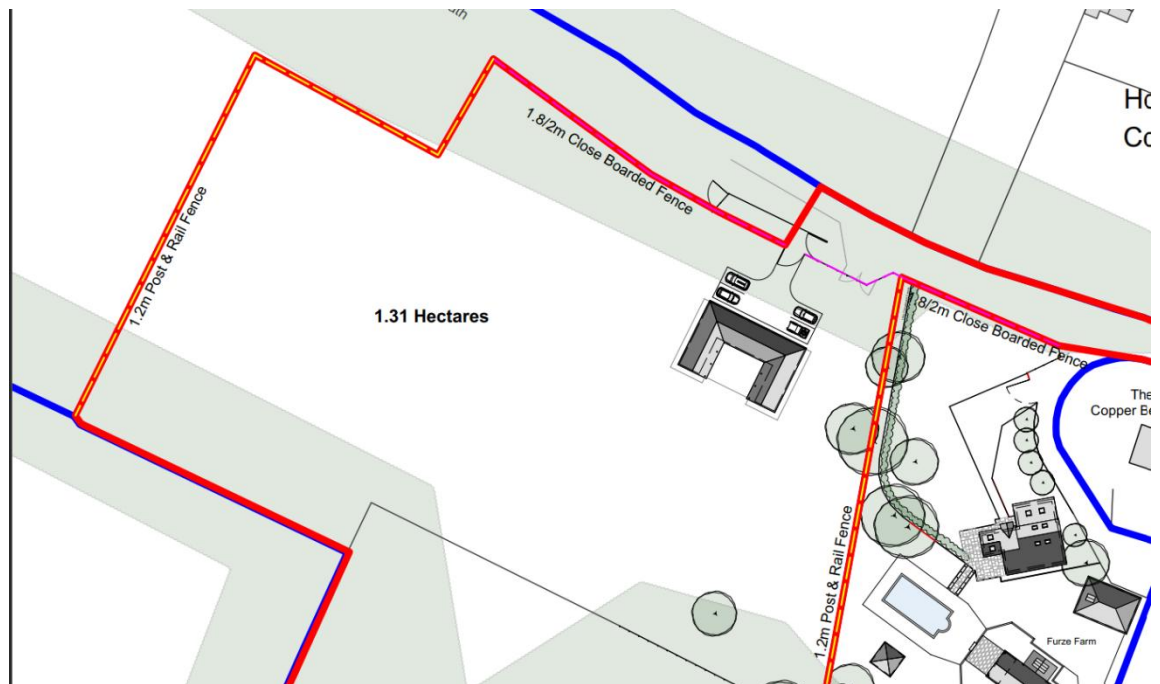


Figure 2: Approved Site Plan

- 4.8 The approved development included a 1.8–2.0 metre high close-boarded fence along the northern site boundary with the PROW, together with designated parking and turning areas. Importantly, following the determination of application PL/2026/00319, the Council's Enforcement Team has confirmed that the stable building has been constructed in accordance with the approved plans and that the lawful use of the site remains equestrian. The relevant correspondence is included at Appendix D.
- 4.9 This confirmation is an important material consideration in the determination of the present appeal. In particular, it addresses a central issue, namely whether the building can properly be regarded as a lawful rural building associated with an established equestrian use.
- 4.10 The Council rely heavily on the dismissed appeal (APP/Y3940/W/21/3283827), but the subsequent planning history demonstrates that the Council has expressly authorised and recognised the building as an equestrian structure through successive planning permissions. Those circumstances are materially different from the position considered by the Inspector in the 2021 appeal, when the building's constructed form and lack of conformity with the relevant permissions were central to the finding that it could not properly be regarded as a lawful rural building.

4.11 The current proposal is also materially different from the tourist accommodation scheme (APP/Y3940/W/21/3283827). The current appeal proposes a single self-build dwelling and incorporates a number of amendments intended to address the matters previously identified. These include

- a reduction in the extent of glazing
- improved boundary treatments,
- a comprehensive landscaping scheme; and
- the replacement of the visually intrusive close-boarded fencing with native hedgerow planting.

4.12 The proposal should therefore be assessed on its own planning merits, having regard to its particular design, appearance, landscaping and use, rather than by direct comparison with a materially different proposal considered under a different policy and context.

PRINCIPLE OF DEVELOPMENT

- 5.1 The appeal site lies outside any defined settlement boundary and is therefore located within the open countryside. However, the appeal proposal does not involve the erection of a new dwelling. Instead, it seeks the conversion and re-use of an existing building which has been lawfully authorised and constructed for equestrian purposes.
- 5.2 The Council's principal objection relates to the contention that the building cannot be regarded as a rural building for the purposes of Core Policy 48 (CP48) because there is no evidence that it has been actively used for the approved equestrian or livery use. The Appellant asserts that this interpretation is not supported by either the wording of Core Policy 48 or national planning policy.
- 5.3 Core Policy 48 supports the re-use of existing rural buildings where they are structurally capable of conversion and where the proposed use would not result in unacceptable harm to the character of the countryside. The policy does not require a building to have been occupied continuously, actively used, or demonstrated to be redundant following a period of operational use before it can be considered for conversion.
- 5.4 CP48 seeks to ensure that a lawful rural building is physically capable of conversion and re-use. In this case, there can be no dispute that the building benefits from planning permission and is lawful in planning terms.
- 5.5 As highlighted above, following the dismissal of appeal APP/Y3940/W/21/3283827, Wiltshire Council granted planning permissions PL/2022/06397 and subsequently PL/2023/10270. These permissions regularised the building and authorised its use as an equestrian stable and livery facility. Moreover, following the determination of this current application, the Council's Enforcement Team confirmed that the building has been constructed in accordance with the approved plans and that the lawful use of the site remains equestrian (Appendix C and D).
- 5.6 These subsequent planning permissions and enforcement findings represent a significant material change in circumstances from those considered by the Inspector in the 2021 appeal. The Inspector's conclusions at that time were heavily influenced by the fact that the building had not been constructed in accordance with the approved plans and included a substantial brick plinth which was considered to undermine its practical use as a stable.

- 5.7 Those concerns no longer apply. The building has subsequently been regularised through planning permission and is now acknowledged by the Council as complying with the approved equestrian scheme.
- 5.8 Adding to this, the Council's current position appears to be that because horses have not occupied the building, it cannot be regarded as a rural building for the purposes of CP 48. However, the absence of active occupation does not alter the building's lawful planning status. A stable does not cease to be a stable merely because horses are not present. The building remains physically capable of serving its approved equestrian purpose and retains its lawful use.
- 5.9 The Appellant therefore considers that the appeal building should properly be regarded as an existing lawful rural building to which Core Policy 48 applies.

ASSESSMENT AGAINST CORE POLICY 48

- 5.10 Given appeal relates to a lawful building in the countryside, Policy CP48 is applicable to the scheme.
- 5.11 Whilst the Officer has not examined the proposal against CP48, the proposal meets the relevant tests, as outlined below:
- (I) *The building(s) is/are structurally sound and capable of conversion without major rebuilding, with only necessary extension or modification which preserves the character of the original building.*
- 5.12 The external façade of the existing building comprises blockwork walls and horizontal timber cladding under slate roof tiles. A visual inspection indicates that the existing principal structural elements are in satisfactory condition to allow the conversion, and the Council have not disputed the structural integrity of the building. Limited alterations to the fenestration and internal layout are proposed meaning the agrarian character of the original building will be retained. The proposal therefore complies with criterion I.
- (II) *The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.*
- 5.13 The proposed conversion will preserve the materiality and colour palette of the existing building meaning the existing timber cladding will retain the relationship with the natural materials of the landscape.

5.14 The subsequent Landscape section examines the impact further. However, the Council have agreed that it would be *“difficult for officers to justify that this proposal would have a significant adverse impact to the PROW LAND15A to warrant the refusal of planning permission”*.

5.15 Moreover, a landscaping scheme has been produced in support of this appeal. The landscaping scheme seeks to improve the existing situation by replacing the close boarded fence along the public right of way with native hedgerow planting. The existing fencing is visually dominant, and native hedgerow planting will ensure that any harm is mitigated, and the development is well concealed. The parking area would also not be visible from the access off LAND15A.

5.16 As such, the residential use would not detract from the character or appearance of the landscape in accordance with criterion (II).

III. The building can be served by adequate access and infrastructure.

IV. The site has reasonable access to local services.

5.17 Although Furze Farm is situated within the open countryside, the Council has agreed that future occupiers would not be solely reliant on the use of a private car and thereby the site is sustainably located in transport terms.

5.18 Page 16 of the Delegated Report states:

*“Whilst these comments are noted, officers consider that the location of the building is not in an isolated location and **has reasonable access to local services given the presence of a bus stop on the A36, a convenience store, petrol filling station and a public house in close proximity to the site. Therefore, any occupier(s) of the converted building would not be solely reliant on the use of a private car to access services and facilities. Therefore, officers do not consider the location of the site, this being outside of any settlement boundary being contrary to Core Policies CP60 and CP61 of the WCS.**”* (our emphasis included).

5.19 Therefore, the proposal is compliant with criterion (III) and (IV).

(V) The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

5.20 The appeal building is not listed or within a conservation area and therefore, this criteria within policy is not applicable.

5.21 The proposal consequently satisfies the relevant substantive criteria of CP48.

ALTERNATIVE USES

5.22 The remaining issue under CP48 concerns whether there is clear evidence that the alternative employment, tourism, cultural and community uses identified by the policy are not practical proposition.

5.23 The Appellant acknowledges that a formal marketing exercise has not been undertaken. However, the practical suitability of the building for alternative uses must be considered having regard to its physical characteristics and location. The building is modest in scale, has limited fenestration, established access arrangements and a rural location. Its form is characteristic of an agricultural/equestrian building rather than a purpose-designed employment, commercial or community premises.

5.24 Alternative commercial or community uses would therefore require adaptation to provide appropriate floorspace, servicing, access, parking, welfare facilities and other associated infrastructure. Such changes could materially alter the character of the building and generate a level of activity inconsistent with its rural setting.

5.25 Residential conversion, by contrast, can be achieved through limited physical intervention and without extending the building.

5.26 The proposal therefore represents a proportionate and sustainable form of re-use and the principle of development should be considered acceptable.

NPPF

5.27 In addition to CP48, significant weight should be given to the Government's support for the re-use of existing buildings and the delivery of additional housing through the NPPF.

5.28 As highlighted in the Planning Statement accompanying the application, the Council's current housing land supply position is approximately 2.8 years, significantly below the required five-year supply. The proposal would therefore provide an additional self-build dwelling through the re-use of an existing building, without extending the building or creating a new built form in the countryside.

- 5.29 The proposal also accords with NPPF Policy S5 (1), which sets out certain circumstances of development outside settlement boundaries **which should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects.**
- 5.30 One circumstance is criterion (c) which allows for ***“the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;”***
- 5.31 In this case, the appeal proposal seeks the reuse of an existing building for residential use. The Council’s Enforcement Team have confirmed that the building is lawful in planning terms, and there is no dispute that the stable is capable of conversion to a single storey dwelling. The proposals do not seek the extension of the existing building, and the works are limited to changes to the internal layout and minor fenestration alterations. Therefore, the scheme is wholly accordant with NPPF Policy S5 (1) (c) and the principle of development should be considered acceptable irrespective of Core Policy 48.
- 5.32 Further to this, criterion (J) allows for ***“development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing site or scores below 75% in the most recent Housing Delivery Test), and where the development would:***
- i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*
 - ii. Comprise major development for freight and logistics purposes which accords with policy E3.*
- 5.33 As aforementioned, the Council can currently only demonstrate a 2.8 year supply of deliverable housing sites which is well below the minimum required. Although Furze Farm lies within the open countryside, the site is well related to a settlement (Landford) where there is a shop, primary school and public house. Two bus stops are located within 400 metres of the site where the X7 service provides direct and frequent connections to Salisbury and Southampton.

- 5.34 The Council has confirmed that the site has reasonable access to local services and in determining appeal APP/Y3940/W/21/3283827, the Inspector further concluded that *“occupants of the accommodation would not be solely reliant on the private car to access services and facilities”* since *“the site is located close to a convenience store, petrol filling station and public house on the A36. There is also a bus stop on the A36 providing services to nearby larger settlements.”*
- 5.35 Consequently, the Appellant contends that the site is physically well-related to an existing settlement and thereby the proposals are compliant NPPF Policy S5 (J).
- 5.36 Annexe A of the NPPF confirms that for the purposes of decision making, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight (paragraph 2).
- 5.37 For the above reasons, the reuse of the existing building for residential purposes should be considered acceptable in principle.



Figure 3 - Relationship between appeal site and Landford

LANDSCAPE CHARACTER AND APPEARANCE OF THE AREA

6.1 The existing building to be converted lies within a Special Landscape Area and in close proximity to the New Forest National Park (NFPN). It is therefore important that the impact of the proposal on the surrounding landscape and the setting of the NFPN is carefully considered.

6.2 The site is positioned to the west of Sherfield English Road and is set back from the highway within an established rural context. The character of the surrounding area comprises a mixture of open countryside, established vegetation and sporadic residential development, including properties occupying relatively spacious plots along the road.

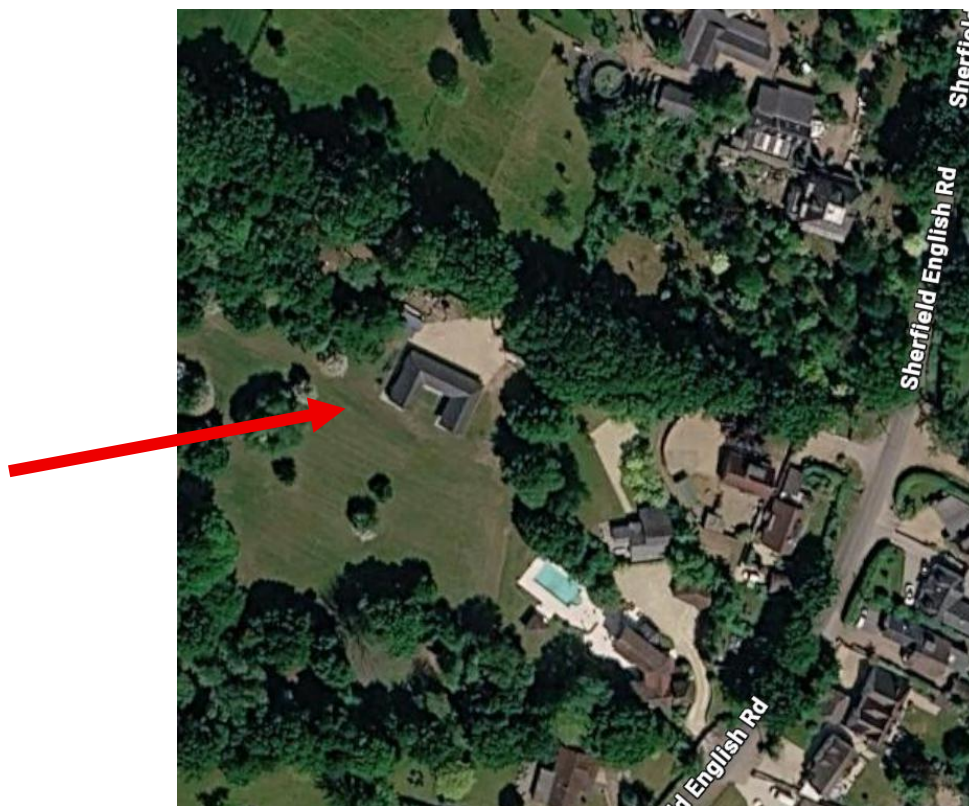


Figure 4: Relationship between the appeal site and existing residential development

6.3 As shown in the figure above, the existing building is already a substantial and permanent feature of the landscape. It has an established rural and agrarian appearance, comprising blockwork walls, horizontal timber cladding and a slate roof (Figure 5). The proposal would make effective use of this existing structure rather than introduce a new dwelling, or a new built form, into the landscape.



Figure 5: Existing building

6.4 The Council's concern is that the proposed residential use, together with associated domestic paraphernalia, would result in an incongruous appearance and an unacceptable encroachment into the rural landscape, including the setting of the NFPN.

6.5 However, this conclusion gives insufficient weight to the very limited physical changes proposed and to the measures incorporated within the appeal scheme to minimise the visual effects of the residential use. The proposal would not increase the footprint, height or overall scale of the existing building. The principal works comprise internal alterations and changes to the existing fenestration, meaning that the building would remain substantially unchanged in its external form.



Figure 6: Existing and proposed elevations

6.6 As shown above, the existing timber cladding and slate roof would be retained, ensuring that the established character of the building remains apparent. There would be no extension, additional storey or material enlargement of the structure. The proposal therefore represents a sensitive conversion and re-use of an existing rural building rather than the introduction of a new domestic form of development.

6.7 The Council's concern regarding domestic paraphernalia should also be considered in the context of the existing character and the availability of views towards the site. As shown below, a public footpath (LAND15A) runs along the access track serving the existing stable, but no views of the site are visible from Sherfield English Road.

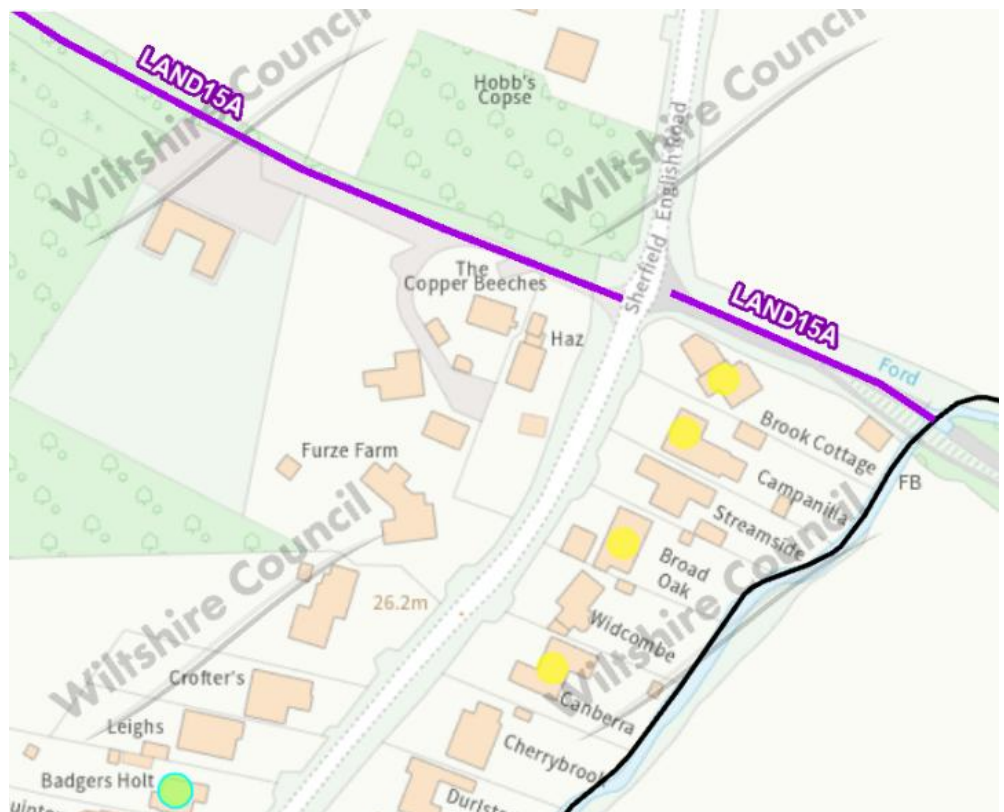


Figure 7: PROW map

6.8 Currently, views towards the site from the PROW are limited due to the presence of the tall close boarded fence (Figure 8) and due to the existing trees and hedgerow planting, which would be retained as part of the proposal, a significant degree of visual containment from the north and south is provided.



Figure 8: Views towards appeal site from PROW

6.9 Consequently, the resulting development would not cause unacceptable harm to the character and appearance of the area. Features such as parked vehicles, garden furniture, bins and other incidental residential paraphernalia would be largely contained within the site and screened from public views by the existing and proposed vegetation and boundary treatments.

6.10 Moreover, the limited physical alterations, retained rural materials, existing vegetation and enhanced boundary treatment would ensure that the domestic character of the proposal remains visually contained and users of the PROW would not be harmed.

6.11 This notion is supported by the Council's Public Right of Way Officer, who raised no objection to the appeal scheme. Page 16 of the delegated report confirms that *"any harm to users of this PROW would be minimal by way of the scheme proposed"*.

6.12 Notwithstanding this, the proposed Landscape Plan prepared by New Enclosure (September 2026) incorporates improvements to the existing boundary treatment. The current close-boarded fencing would be removed and replaced with native hedgerow planting. This would create a softer and more natural rural boundary, consistent with the landscape character of the area, whilst providing an additional layer of screening between the building and the public realm.



Figure 9: Landscape Proposals

6.13 The Council's position also relies upon the previously dismissed appeal for the conversion of the building to holiday accommodation (Appeal Ref. 3283827). However, the Appellant considers that the current appeal must be assessed having regard to the materially different circumstances that now exist, including the building's current lawful form, the subsequent planning permissions and the revised design and landscaping proposals.

6.14 The previous appeal should be considered in the context of the circumstances that existed at that time. In particular, the Inspector's assessment was undertaken when the building had not been constructed in accordance with the relevant planning permission and when its physical form, including the substantial brick plinth, was considered to be inconsistent with its intended equestrian function.

6.15 Following the dismissal of that appeal, permissions PL/2022/06397 and PL/2023/10270 authorised the building in its current equestrian form. The Council's Enforcement Team has subsequently confirmed that the building has been constructed in accordance with the approved plans. The physical circumstances of the site have therefore materially changed since the previous appeal decision.

6.16 The current proposal would provide a single self-build dwelling with reduced glazing and a more restrained external appearance. The boundary treatment has also been reconsidered specifically to reduce the visual impact associated with residential occupation and to improve the relationship between the site and the surrounding landscape

6.17 A comparison of the applications submitted at the appeal site is found below:



Figure 10 - Dismissed appeal 3283827 elevations

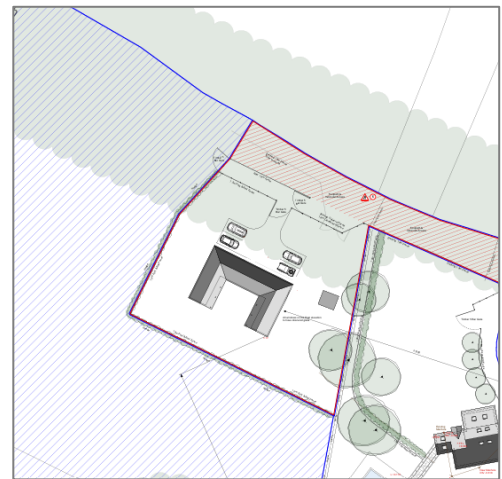


Figure 11 - Dismissed appeal 3283827 site plan



Figure 12: Approved Elevations PL/2023/10270

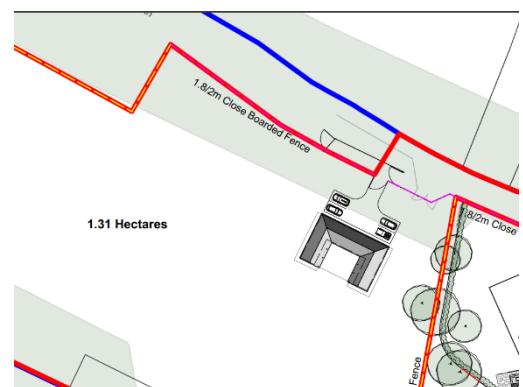


Figure 13: Approved Site Plan PL/2023/10270

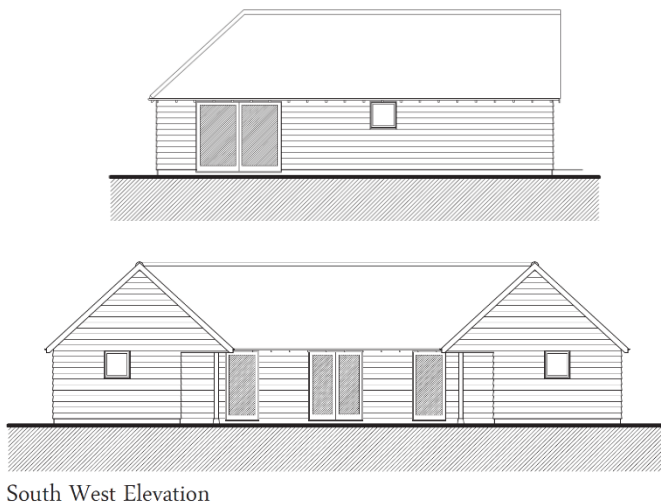


Figure 104: Proposed Elevations



Figure 15: Proposed Site Plan

6.18 Overall, the appeal scheme seeks to provide a high-quality family dwelling through the re-use of an existing building, with minimal changes to its external appearance and no extension to the built footprint. The existing tree cover will be retained, ensuring that the established screening around the site remains in place, whilst the proposed native hedgerow will further improve the site's integration into the landscape. There are also no changes proposed to the existing site access arrangements.

6.19 For these reasons, the proposal would not introduce a visually prominent form of development into the countryside. Any domestic paraphernalia associated with the residential use would be substantially screened by the existing vegetation and enhanced boundary treatment, whilst the presence of nearby residential properties means that residential occupation would not be wholly out of keeping with the established character of the locality.

6.20 Accordingly, it is considered that the proposal would not result in unacceptable harm to the landscape character or visual amenity of the area, the users of LAND15A or the setting of the New Forest National Park. The proposal therefore accords with Core Policies 51 and 57 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

IMPACT ON PROTECTED SPECIES

- 7.1 The application was also refused on the grounds that no ecological assessment had been submitted in support of the proposal, and the LPA must be reasonably certain that the development would not result in significant adverse effects on protected species or habitats.
- 7.2 A preliminary roost assessment was undertaken in March 2026. The building was identified as a bat roost for long-eared bats due to the presence of dropping within the roof void. Three emergence surveys have therefore been completed on the 10th June, 8th July and 5th August 2026.
- 7.3 In summary, a total of five bats were recorded emerging from the building during the surveys, confirming that the stable is a day roost for common pipistrelle, soprano pipistrelle and long-eared bats. Based on the activity levels recorded during the surveys the unidentified pipistrelle was considered likely to be either a common or soprano pipistrelle. The long-eared bats recorded are considered likely to be brown long-eared bats based on the geographical location of the site. However, the current proposals retain all roosts with proposals restricted to internal renovations of the building and retention of the roof void.
- 7.4 Importantly, the bat roosts within the building will be retained within the proposals with no impacts anticipated from the development. The proposed works are restricted to internal renovations and alterations to the fenestration which will not impact any of the roost locations.
- 7.5 No internal works are proposed to the roof void, and the external cladding and slate roof will be retained. Therefore, the proposed development will not give rise to any harm on protected species.
- 7.6 Since there is the potential for indirect impacts to the roosts from the addition of lighting, any proposed lighting will adhere to the following guidelines (ILP, 2023):
- Avoid any additional light on the retained roost locations.
 - Minimise additional light spill on the boundary vegetation
 - LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.
 - Internal luminaires should be recessed to reduce light spill outside the property.
 - Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
 - Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.

- Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.

7.7 Enhancement measures in the form of a swallow nest box and bat box are also proposed within the development which can be secured by way of planning condition.

7.8 As such, the development would not harm protected species, and the proposal is wholly accordant with Core Policy 50 and Core Policy 52 of the Wiltshire Core Strategy (2015).

PLANNING BALANCE AND CONCLUSIONS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications and appeals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 The principal issues in this appeal are whether the conversion and re-use of the existing building for residential purposes is acceptable in principle, whether the proposal would result in unacceptable harm to landscape character and appearance, and whether the development would adversely affect protected species.
- 8.3 In relation to the principle of development, the Council's refusal relies heavily upon the assertion that the building is not a rural building capable of benefiting from Core Policy 48. However, that position is no longer supported by the evidence. Following the previous appeal decision, the Council granted planning permissions PL/2022/06397 and PL/2023/10270 which regularised the building and confirmed its lawful equestrian use. The Council's Enforcement Team has subsequently confirmed that the building has been constructed in accordance with the approved plans and that its lawful use remains equestrian.
- 8.4 The appeal proposal therefore concerns the conversion and re-use of an existing lawful rural building rather than the introduction of a new dwelling into the countryside. The building is structurally sound, capable of conversion without substantial rebuilding and remains capable of serving its approved equestrian function.
- 8.5 The proposal satisfies the requirements of Core Policy 48 and represents a sustainable re-use of an existing rural building. Whilst the Appellant acknowledges that a formal marketing exercise has not been undertaken, the building's limited scale, configuration, access arrangements and rural location significantly constrain the realistic potential for employment, tourism, cultural or community uses without extensive alteration.
- 8.6 Significant weight should also be afforded to the current national policy context. Wiltshire Council can presently demonstrate only a 2.8-year supply of deliverable housing sites, substantially below the minimum five-year requirement. The Government has made clear through the revised NPPF that boosting housing delivery remains a matter of national importance.

- 8.7 The proposal directly contributes towards that objective through the provision of a self-build dwelling. Whilst a single dwelling will make only a modest contribution in quantitative terms, the NPPF recognises that small sites have an important role to play in increasing housing supply and delivery.
- 8.8 Furthermore, the proposal aligns with NPPF Policy S5, which supports the re-use of existing lawful buildings outside settlement boundaries and seeks to address identified housing needs where authorities cannot demonstrate an adequate housing land supply. The appeal proposal falls squarely within these objectives.
- 8.9 In landscape terms, the proposal would not result in any increase in the footprint, scale or height of the existing building. The conversion works are limited and would retain the building's established rural character through the continued use of blockwork, timber cladding and slate roofing.
- 8.10 The Council's concerns regarding landscape impact rely substantially upon a previous appeal decision relating to a materially different proposal and a materially different planning context. Since that decision, the building has been regularised, and the current proposal incorporates a number of amendments specifically intended to reduce visual impact.
- 8.11 In particular, the proposal includes a comprehensive landscaping scheme, the replacement of visually intrusive close-boarded fencing with native hedgerow planting, improved boundary treatments and a more restrained design approach. These measures would soften the appearance of the site and enhance its integration into the surrounding landscape.
- 8.12 The Council's own assessment acknowledges that it would be difficult to justify a significant adverse impact upon users of Public Right of Way LAND15A. The proposal would therefore not give rise to unacceptable landscape or visual harm, including to the setting of the New Forest National Park.
- 8.13 The second reason for refusal related to ecology and the absence of supporting survey information. That matter has now been comprehensively addressed through the submission of an Ecological Impact Assessment.
- 8.14 The assessment confirms that the proposals will not adversely affect the identified bat roosts, which are to be retained in situ. The development is restricted to internal alterations and minor fenestration changes, with no works proposed to the roof void or roosting features.

8.15 Appropriate mitigation, precautionary measures and biodiversity enhancements are proposed and can be secured by condition. The Council can therefore be satisfied beyond reasonable scientific doubt that the development would not result in harm to protected species or habitats.

8.16 Taken together, the benefits of the proposal include:

- The re-use and long-term conservation of an existing lawful rural building;
- The delivery of a self-build dwelling contributing towards housing supply;
- Support for Government objectives to significantly boost housing delivery;
- The efficient use of an existing building without extending its footprint;
- Landscape enhancements through native hedgerow planting and improved boundary treatments;
- Ecological enhancements including bat and bird boxes;
- The absence of any identified harm to protected species; and
- The sustainable location of the site, which the Council accepts has reasonable access to services and facilities.

8.17 Against these benefits, the Council's concerns principally relate to the principle of residential development in the countryside and perceived landscape impacts. For the reasons set out throughout this Statement, neither concern is sufficient to outweigh the substantial material considerations that support the proposal.

8.18 Given that there are no adverse impacts which substantially outweigh the benefits, the proposed development should be supported, and we respectfully ask that the appeal is allowed.

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/00319
Decision Date: 12/03/2026

Applicant:	Mr Lucas C/O Agent - Atlas Planning Group, Bodenham House Barn, Bodenham, Salisbury, Wiltshire, SP5 4EN
Particulars of Development:	Change of use and conversion of rural building to one (Use Class C3) self-build dwelling with associated landscaping and works
At:	Furze Farm, Landford, Sherfield English, SP5 2BD

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

- 1** The application site lies outside any defined settlement boundary and is therefore located within the open countryside where new residential development is strictly controlled. No justification has been provided or demonstrated for the residential use proposed. The proposal does not comply with the exception criteria under Core Policies 1 and 2 of the Wiltshire Core Strategy, which restricts residential development in the countryside.

The existing building to be converted lies within a Special Landscape Area and within close proximity to the New Forest National Park (NFNP). Saved Policy C6 of the Salisbury District Local Plan and Core Policy 51 of the Wiltshire Core Strategy require development to protect, conserve and where possible enhance landscape character. Whilst works have recently been undertaken to convert the building to a stable block/livery in accordance with planning consent, PL/2023/10270, there is no evidence to suggest that the building has been used for the approved purposes. Consequently, the building proposed for conversion is not a redundant or disused rural building having never been used for the approved equestrian/livery purposes and therefore, fails to meet the requirements of Core Policy 48 of the Wiltshire Core Strategy for the reuse of rural buildings. Furthermore, the incongruous design and appearance of the building with the intended residential use and associated domestic paraphernalia would result in encroachment into the rural landscape that would not enhance the character or

appearance of the setting of the NFNP. In the absence of any ecological assessment being submitted with this application, the LPA cannot be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. As a result the tilted balance, as outlined in footnote 7 of the NPPF 2024 is not engaged.

The proposal therefore represents an unjustified new dwelling in the open countryside contrary to Core Policy 1 (Settlement Strategy), Core Policy 2 (Delivery Strategy), Core Policy 23 (Southern Wiltshire Community Area), Core Policy 24 (New Forest District Park), Core Policy 48 (Supporting Rural Life), Core Policy 51 (Landscaping), Core Policy 57 (Ensuring High Quality Design and Place Shaping), saved policy C6 of the Salisbury District Local Plan, and paragraphs 84 and 189 of the NPPF. As a result, the substantial conflict with the development policies would in this instance significantly and demonstrably outweigh the modest benefits.

- 2 No ecological assessment has been submitted in support of this application. In exercising its statutory responsibilities, the Local Planning Authority must be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. Without appropriate survey information, the Local Planning Authority cannot be satisfied that the proposal complies with the requirements of Core Policies 50 and 52 of the Wiltshire Core Strategy which require the protection and enhancement of biodiversity.

In the absence of adequate ecological information, the Local Planning Authority is unable to conclude that the development would not result in significant harm to protected species. Consequently, the proposal is therefore contrary to Core Policies 50 (Biodiversity and Geodiversity) and Core Policy 52 (Green Infrastructure) of the Wiltshire Core Strategy and paragraphs 192-193 of the NPPF. In the absence of any ecological assessment being submitted with this application, the LPA cannot be reasonably certain that the proposed development would not result in significant adverse effects on protected species or habitats. As a result the tilted balance, as outlined in footnote 7 of the NPPF 2024 is not engaged.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).



Appeal Decision

Site visit made on 22 June 2022

by Rachael Pipkin BA (Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th July 2022

Appeal Ref: APP/Y3940/W/21/3283827

Furze Farm, Sherfield English Road, Landford SP5 2BD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr M Lucas against Wiltshire Council.
 - The application Ref PL/2021/07390, is dated 26 July 2021.
 - The development proposed is retention of internal and external works to former stable building, use as tourist accommodation and use of land for agricultural purposes.
-

Decision

1. The appeal is dismissed.

Application for costs

2. An application for costs was made by Mr M Lucas against Wiltshire Council. This is the subject of a separate decision.

Preliminary Matters

3. The appeal was submitted on the basis of the failure of the Council to determine the planning application within the prescribed period. The Council's appeal statement included a decision notice, dated 29 September 2021, which post-dated the submission of the appeal. This indicated that the Council would have refused the application on the grounds that the proposal relates to the use of an unauthorised building for residential purposes within the open countryside and close to the New Forest National Park (NFNP) where new residential accommodation is strictly limited. It also would have refused the scheme due to its effect on protected habitats sites.
4. The appellant has submitted a draft agreement under section 106 of the Town and Country Planning Act 1990 (as amended) (the s106 agreement). This is not signed or dated. This makes provisions to address nitrogen neutrality in respect of habitats sites. I discuss this later in my decision.

Background and Main Issues

5. Planning permission¹ was granted for change of use of land (agricultural to equestrian) and the erection of a stable block. A further application was made to vary a condition to enable amendments to the approved elevations and materials of the stable block. This was approved² in February 2020. As constructed the appeal building includes internal and external changes that are

¹ Council Ref: 18/11017/FUL

² Council Ref: 19/11984/VAR

not in accordance with either the original permission or the approved variation of condition. This includes the addition of a brick plinth and French doors. The appellant no longer intends to use the building as a stable and is seeking planning permission to retain the alterations and for the use of the building as two units of holiday accommodation.

6. The main issues are therefore:

- the effect of the proposed development on the character and appearance of the area;
- whether or not the building is suitable for conversion to tourist accommodation; and
- the effect of the proposed development on protected habitats sites.

Reasons

Character and appearance

7. The appeal site lies within a rural landscape set some distance back and to the west of Sherfield English Road. There is linear residential development along the road, with one or two properties set a little further back. The site is on the edge of a large area of open land forming part of the larger landholding associated with Furze Farm. The site is fenced and gated to its northern boundary. Beyond this there is a public footpath and vehicular access to the site. A belt of trees extends along this side of the site.
8. The permitted stable is a large building set significantly further back from Sherfield English Road than existing development. The construction of this building has extended built development into the countryside. However, as a stable, the building has a rural character and the activity associated with it would be compatible with the landscape in which it is located.
9. The overall size of the building would not be altered by the proposal. However, the addition of the brick plinth and several sets of French doors gives the building a more domestic appearance. Coupled with parking and other domestic paraphernalia, this would appear incongruous, resulting in an encroachment of residential development away from the road into the rural landscape. Despite the presence of trees, this would be visible from public viewpoints along the footpath. This would be harmful to the rural character of the area.
10. There is evidence that the materials used on the external walls have changed over the period since the building was constructed. At the time of my site visit, the walls were entirely timber clad although the drawings indicate a combination of cladding and render. The use of full timber cladding would help to give the building a more rustic appearance. However, it would not overcome the harm from the introduction of a residential use away from established development in this location.
11. The appeal site is in close proximity to the NFNP, which is indicated to be some 250m to 300m away. The proposal would be within its setting. The National Planning Policy Framework (the Framework) sets out at paragraph 176 that development within the setting of National Parks should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

As the proposal would harmfully encroach into the rural landscape, it would not be sensitively located and would not enhance the character or appearance of the setting of the NFNP.

12. I conclude that the proposed development would adversely affect the character and appearance of the area. It would therefore conflict with Core Policies 24, 39, 48, 51 and 57 of the Wiltshire Core Strategy 2015 (the CS) and Policy C6 of the Salisbury District Local Plan 2003. These policies together require development to be a high quality design that enhances local distinctiveness, to be sympathetic to the landscape, to protect landscape character and to not negatively impact the NFNP.

Suitable for conversion to tourist accommodation

13. The appeal site is located in Landford, a small settlement which is not identified in the settlement hierarchy as set out under Core Policy 1 of the CS. The site is therefore considered to lie in the open countryside for planning purposes. Core Policy 2 seeks to restrict development outside the defined limits of development unless permitted by other plan policies.
14. The proposal is for tourist accommodation. The scheme would be considered under Core Policy 39 of the CS which is concerned with tourist development. This states that in exceptional cases development may be supported outside the settlement hierarchy where it can be demonstrated that all of a number of criteria can be met. These are i) there is evidence that the facilities are in conjunction with a particular countryside attraction; ii) no suitable alternative existing buildings or sites exist which are available for re-use; iii) the scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; iv) the building is served by adequate access and infrastructure; and v) the site has reasonable access to local services and a local employment base.
15. In terms of criterion i), the building is close to the NFNP and Paultons Park theme park, both of which are large tourist attractions, and could be visited by people staying in the proposed accommodation. However, there is no evidence that the proposed development would be provided in conjunction with these countryside attractions. This criterion is not therefore met.
16. I recognise that there are no other buildings on site for the proposal. However, the suitability of the appeal building for the conversion is a matter of dispute since it is considered to be an unauthorised development. I return to this later in my reasoning.
17. Due to its distance from neighbouring properties, the proposal would not cause any undue harm to neighbouring amenity. Nevertheless, due to the harm to the character and appearance of the area that I have already found, criterion iii) would not be met.
18. The appeal site is served by an adequate access off Sherfield English Road. In this regard, I note the highway authority has not objected to the scheme. The appellant has also advised that the building can be connected to existing infrastructure for water and electricity. I have no reason to disagree with this. I therefore consider the proposal meets this criterion of the policy.

19. The site is located close to a convenience store, petrol filling station and public house on the A36. There is also a bus stop on the A36 providing services to nearby larger settlements. However, I have no information as to the frequency of these services. Nevertheless, occupants of the accommodation would not be solely reliant on the private car to access services and facilities. Given the scale and nature of the proposed use the proposal would not generate significant employment and its location within close proximity to the small settlement would be satisfactory in this regard. I therefore conclude that criterion v) is met.
20. In terms of Core Policy 39, the proposal would only meet two of the criteria. It would therefore not comply with the requirements of this policy in relation to tourist development outside of the settlement hierarchy.
21. Core Policy 48 of the CS explains that proposals to convert or re-use rural buildings for tourism uses will be supported where it satisfies a number of criteria. The Council disputes that the appeal building can be considered to meet the requirement of this policy in terms of it being the conversion or re-use of a rural building. This is due to the building that has been constructed not being a stable.
22. The appellant has stated that the approved stable building was substantially completed in Summer 2020. The brick plinth, which he considers would be a non-material amendment, was installed in October 2019 due to a concern about water ingress although it is stated that the floor level itself was not raised. This was prior to the application to vary the condition and would have been in place at the time the Council undertook its site visit. The Council's report in relation to the variation of condition does not refer to the plinth.
23. Irrespective of the timings as to when the plinth was installed, the building as constructed neither accords with the original permission nor with the amended drawings approved through the variation of condition. It does not therefore benefit from planning permission.
24. The building as originally approved was for a stable building, with level floor access, no plinth and stable doors. The appellant has stated that the building has never been used as a stable due to a change in his circumstances and the impact of Covid-19. Notwithstanding this, between Summer 2020 and April 2021, he asserts the stables were complete and capable of being used for stabling of horses. In support of this, he has advised that some of the changes were made after he had decided to convert the building to holiday lets. This included internal works and the addition of French doors.
25. At my site visit, I observed that the brick plinth creates a substantial step into the building. It therefore makes the use of the building as a stable less practical. Whilst the higher roof may provide space to accommodate the height of a horse, the plinth would make it awkward to access the stables either by horses or by those looking after them, for example, in barrowing in hay or for mucking out. I acknowledge that ramps could be used to provide access but this would be an impractical solution in the long term.
26. Furthermore, the submitted drawings indicate that it was intended that the western 'wing' of the building would also be used for vehicle storage. Whilst the floor within this part of the building has not been raised, the presence of the brick plinth makes this impossible for the storage of vehicles.

27. The building has never been used as a stable and, in its built form, is not practical to be used for these purposes. I conclude that on balance the building as built is not a rural building but is an unauthorised building, tantamount to a dwelling, in the countryside. For this reason, it would not be a rural building in terms of Core Policy 48.
28. Even if I am wrong and the building could be considered a rural building, there is limited evidence before me as to why the building is redundant. I appreciate that the appellant's circumstances may have changed although few details have been provided in support of this. Furthermore, it is not clear why this would prevent the use of the building for the purposes for which it was granted planning permission by someone else.
29. In any event, the policy sets out a number of criteria of which numbers ii), iii) and iv) in relation to character and appearance, access and infrastructure and reasonable access to local services are the same or similar to criteria iii), iv) and v) of Core Policy 39. As I have already found that there would be harm to character and appearance from the proposal, the scheme would not meet criterion ii) of Core Policy 48.
30. In addition to these, there is a criterion as to whether the building is structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building. Given how recently built the building is, it would be structurally sound. However, as I have already set out, the character of the building would be altered as a consequence of the proposals. A further requirement relates to the conversion of heritage assets and would not apply here.
31. Core Policy 48 sets out that in isolated locations conversion to residential will only be considered in special circumstances. The appeal property is not isolated as it is close to other residential development. This would not apply here. For the same reason, paragraph 80 of the Framework, cited within the Council's reason for refusal, which relates to development of isolated homes in the countryside would also not apply.
32. The appellant considers there is a fallback position in that he could use the building as a stable for a period after which if it were to be found that the stable was no longer needed then the current situation would exist. I appreciate that such a scenario could arise in the future and a view on the acceptability of the proposal would need to be taken should that occur. However, at this time, I do not consider the building on site is a stable as I have set out. I therefore give this fallback position very limited weight.
33. I conclude that the proposed development would not be suitable for conversion to tourist accommodation. It would therefore conflict with Core Policies 1, 2, 39 and 48 of the CS as referred to above. I have not found conflict with paragraph 80 of the Framework for reasons set out above.

Habitats sites

34. The appeal site lies within the catchment of the River Test which is identified as a Special Area of Conservation (SAC). The site is also within an 8km buffer around the New Forest Special Protection Area (SPA). These sites are protected as European Sites of Nature Conservation Importance and are subject to

statutory protection under the Conservation of Habitats and Species Regulations 2017. Regulation 63 prevents the competent authority from granting permission unless the proposal would not adversely affect the integrity of the European site. I am the competent authority for the purposes of this appeal.

Nutrient impacts

35. The River Test drains into the Solent Catchment which Natural England (NE) has advised is in an unfavourable condition due to excessive nutrients. The sources of these nutrient inputs are from wastewater from existing housing and agriculture. NE has advised that there is the potential for future housing development across the region, including overnight accommodation for visitors, to increase nutrient inputs into the Solent Catchment.
36. NE advises that the nutrient impacts of any new plans and projects, including new development proposals, on habitats sites should be considered. This should assess whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.
37. The appellant is willing to provide mitigation to achieve nutrient neutrality. He originally proposed a combination of a package treatment plant (PTP) and planting of a wildflower meadow in order to address the concerns about nitrates entering the SAC. Concerns about the effectiveness of a wildflower meadow were raised by NE resulting in the scheme being amended during the course of the appeal to provide tree planting instead of the meadow.
38. The PTP would be capable of reducing the amount of discharge of nitrates into the SAC and the Solent catchment although based on the appellant's submitted calculations, even with the PTP, there would be some increase in nitrogen load arising from the proposal. The proposed tree planting is intended to mitigate this.
39. The effectiveness of the PTP is reliant on ongoing monitoring and maintenance. The submissions indicate what will be required, including for the system to be replaced if required to maintain treatment efficiency. The draft s106 agreement would appear to secure this.
40. An area of 0.35 hectares would be planted to deciduous trees and fenced from use. There is sufficient land in the appellant's ownership to accommodate this. It is proposed to secure this tree planting through a planning condition although I note that the previous proposal sought to secure this through a planning obligation. It is not clear why this change was made and whether a planning condition would secure the use of this land in perpetuity.
41. The proposal additionally includes an area of land to be returned to agricultural use from equestrian use. The appellant's Nutrient Neutrality Assessment and mitigation report, dated 30 March 2021, explains that the land is in grass and indicates that by removing the land from use by livestock or for the purposes of growing hay or silage there would be a predicted reduction in nitrogen. However, I have no firm evidence of how this land would be used in the event the change of use were to be allowed. Given that agriculture has been identified as a contributor to nutrient inputs, I would require further information.

42. Had I been minded to allow the appeal, I would have sought clarification on both the land use and the use of a planning condition to secure tree planting in perpetuity. However, as I am dismissing for other reasons I do not need to pursue this matter further.
43. I recognise that the earlier scheme for the conversion of the building to tourist accommodation which was refused did not seek nitrate neutrality. However, I have no information about the guidance in place at that time. In any event, I must base my decision on evidence before me which I have done.

Recreational pressures

44. The appeal site is located within approximately 300m from the New Forest protected sites. It has been established that new dwellings and visitor accommodation are likely to increase visitor numbers to the protected sites, therefore causing harmful effects, particularly to ground nesting birds. These recreational pressures would harm the integrity of the sites unless satisfactory mitigation is put in place.
45. The Council is developing a generic mitigation strategy for the New Forest but has advised this has not yet been finalised. In the absence of this, it has advised that it would be difficult to justify a refusal on the basis of harm to the New Forest SPA. Whilst this position is noted, for the purposes of this appeal, I am the competent authority. I must be satisfied that there is no reasonable scientific doubt as to the effects of the proposal.
46. I have been provided with no details of mitigation in respect of recreational pressures on the New Forest protected sites. Had the appeal proposal been acceptable in all other respects, I would have sought additional information on this to enable me to carry out an appropriate assessment. However, as there are other reasons for dismissing the appeal, I do not need to pursue this matter further.

Other Matters

47. The proposed development would provide overnight accommodation, this would contribute to increased expenditure in the local area by visitors to the area. This would deliver some modest economic benefits. Whilst the accommodation may be high quality, it seems to me that these would be private benefits for occupiers of the proposed development. I therefore give this benefit very limited weight.

Conclusion

48. The proposed development would be contrary to the development plan and there are no material considerations that outweigh this conflict. Consequently, with reference to Section 38(6) of the Planning and Compulsory Purchase Act 2004, the appeal should be dismissed.

Rachael Pipkin

INSPECTOR



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/10270

Decision Date: 23 January 2024

Applicant: Mr Mark Lucas
Furze Farm, Sherfield English Road, Landford, Wiltshire,
SP5 2BD

Particulars of Development: Change of use of agricultural land to equestrian and the
erection of a stable block for use as a Livery
(retrospective).

At: Furze Farm, Sherfield English Road, Landford, Salisbury,
SP5 2BD

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (7)

- 1 Within six months of the date of this decision, the development hereby permitted and the alterations to the stable building hereby approved shall be carried out and completed in accordance with the following approved plans:

DWG No: 03 Rev B Site Location Plan with Fencing details Date Received 17.01.24
DWG No: 01 Rev C Proposed Site Layout Plan with Parking and Manure Storage Details Date Received 17.01.24
DWG No: 02 Rev D Proposed Elevations and Floor Plan with lighting details Date Received 22.01.24
Statement of Works Date Received 22.01.24

REASON: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall only be used for the private stabling of horses and/or for livery purposes, the storage of associated equipment and feed and the land and building shall at

no time be used for any commercial purpose in connection with equestrian tuition or leisure rides. The uses hereby approved and as shown by the red and blue lines on approved drawing DWG No: 01 Rev C, shall only be carried on in association with the occupation/residential use of the adjacent Furze Farm (as denoted by the blue land), for the lifetime of the development. There shall be no subdivision of the planning unit.

REASON: In order to protect the living conditions of nearby residents and the rural character of the area.

- 3 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 4 The development hereby permitted shall not be first brought into use until the area between the fence line at the northern side of the access parallel to Sherfield English Road and the fence at a 90 degree angle to it adjacent to the boundary of Hobbs Copse has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 5 No part of the development hereby approved shall be first brought into use until enough space for the parking and turning of [4] vehicles together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 6 Notwithstanding the submitted lighting detail, any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall meet the criteria for Environmental Zone E2 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be retained and maintained as such thereafter for the lifetime of the development.

REASON: To ensure appropriate levels of amenity are achieved.

- 7 The stable block building hereby permitted shall not be used at any time for overnight residential accommodation purposes.

REASON: In the interests of the River Test catchment, where any new overnight accommodation may not be permitted without appropriate mitigation for nutrients.

Informatives: (2)

1 SAFETY/REINSTATEMENT WORKS

The applicant should note that no works should be undertaken on the footpath without prior consultation with the Rights of way Countryside Access Officer (CAO) (Contact rightsofway@wiltshire.gov.uk). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

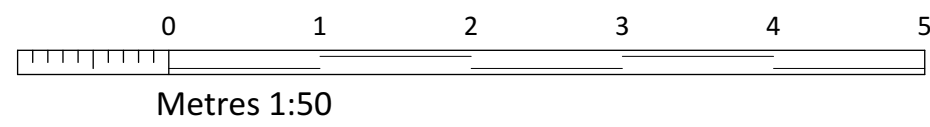
2 GATES AND STILES

The applicant should note that no gates, fences or stiles should be erected across the public right of way without prior consultation and approval from the Countryside Access Officer (contact rightsofway@wiltshire.gov.uk). Unauthorised structures across a right of way are an obstruction and gates may only be authorised for the control of stock under section 147 of the Highways Act 1980.

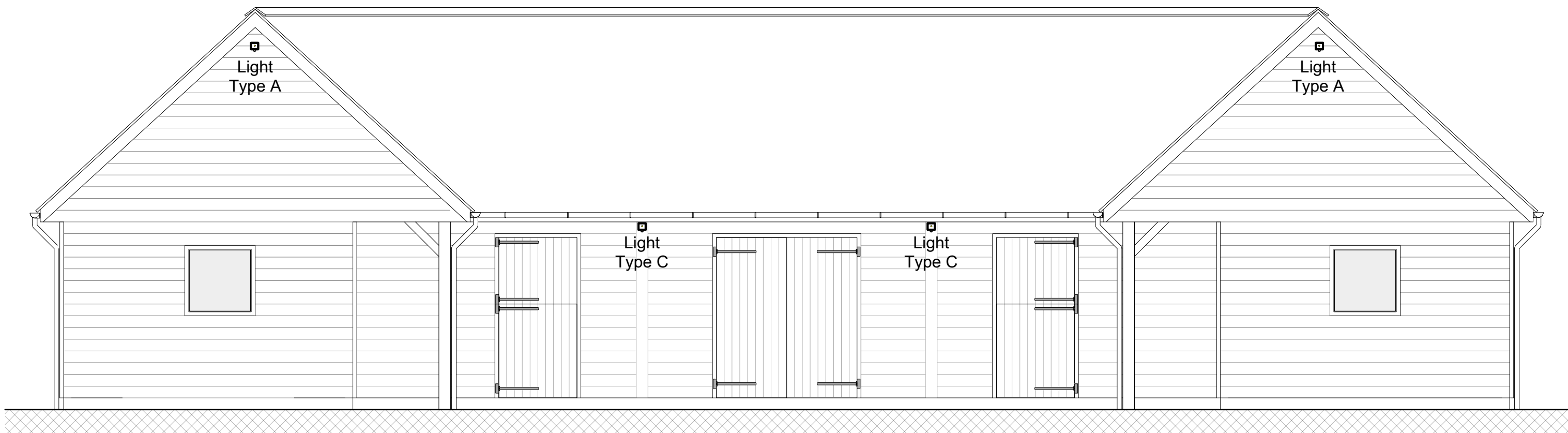
Parvis Khansari ~ Corporate Director, Place

NOTES

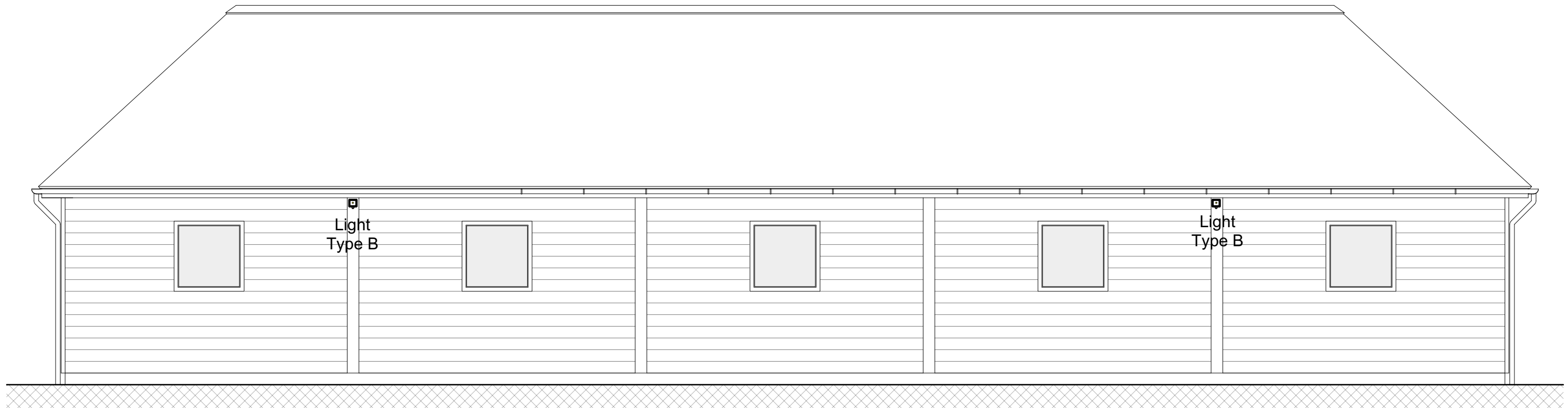
- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk



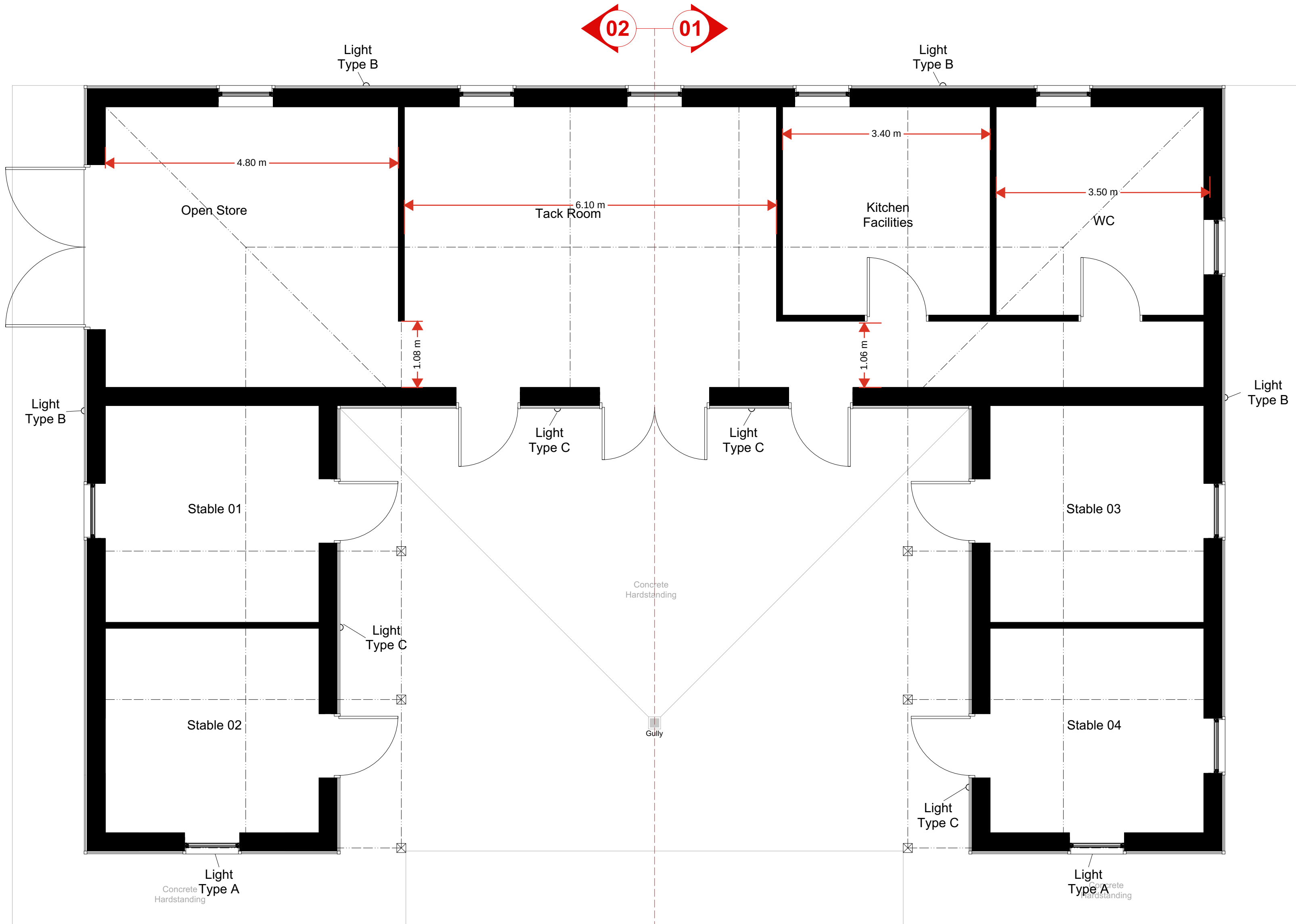
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.



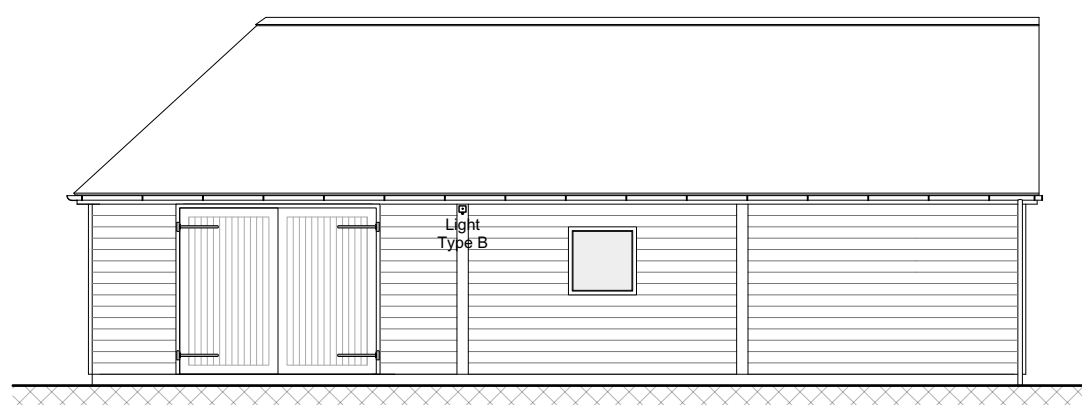
ELV
01 Proposed South West
1:50



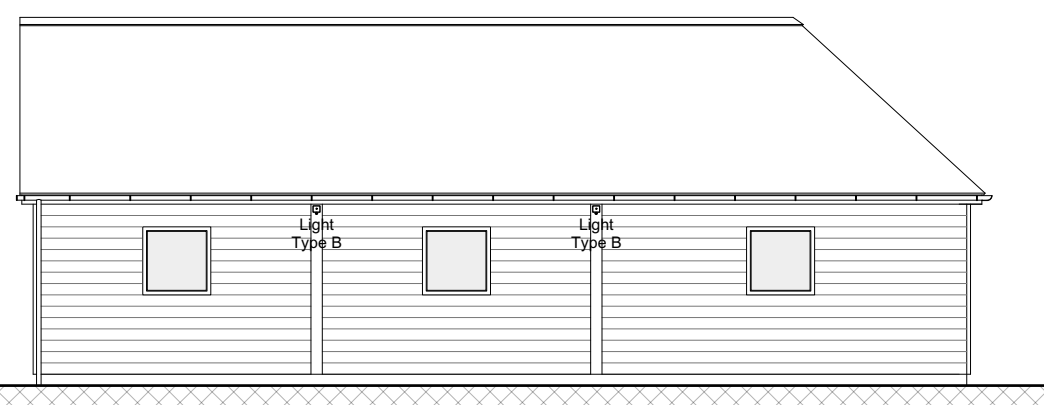
ELV
02 Proposed North East
1:50



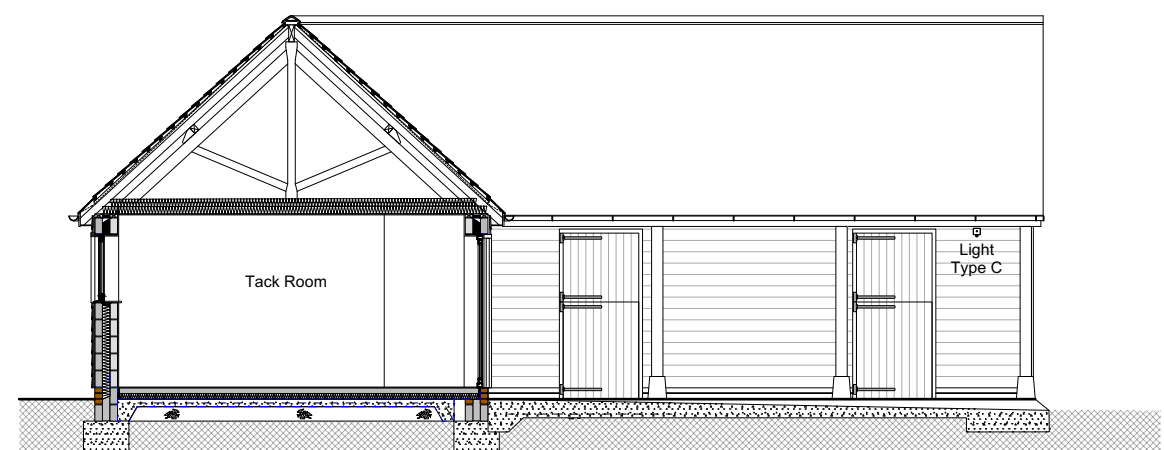
PLN
01 Proposed GF Plan
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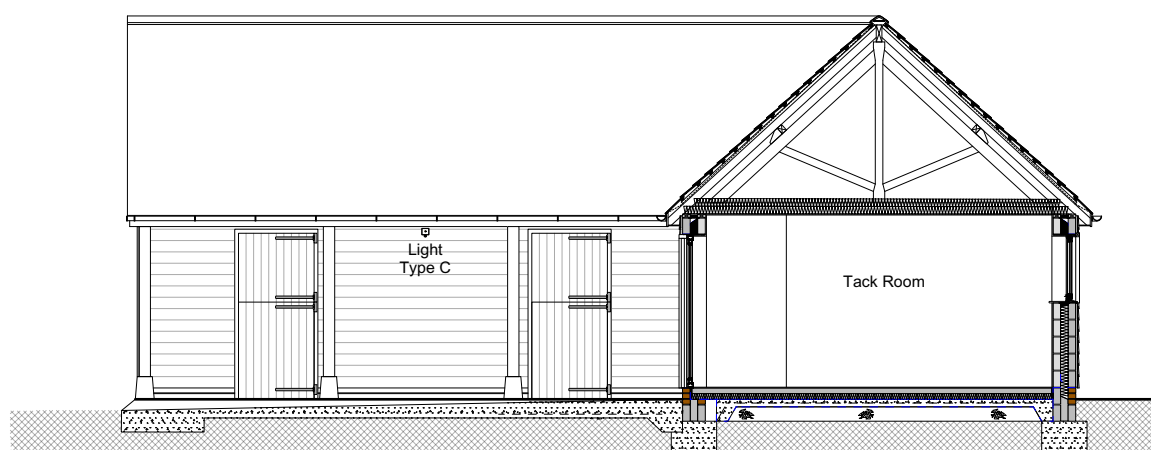
ELV
03 Proposed North West
1:100



ELV
04 Proposed South East
1:100



SEC
01 Proposed Section East
1:100



SEC
02 Proposed Section West
1:100

Lighting (PIR- security lights)	
Type A	50W Floodlight (gable)
Type B	30W Floodlight
Type C	30W Downlight

Rev D: 22/01/2024: Lighting Spec added
Rev C: 17/01/2024: Add section 1 & 2 plus Lights



PAUL STEVENS ARCHITECTURE LTD
Unit 3 Boathouse Meadow Business Park
Cherry Orchard Lane
Salisbury
Wiltshire
SP2 7LD

Tel No: 01722 349384
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PROJECT: **Furze Farm**
Sherfield English Road
Landford
Salisbury
Wiltshire
SP5 2BD

DRAWING: **Proposed**
Plans & Elevations

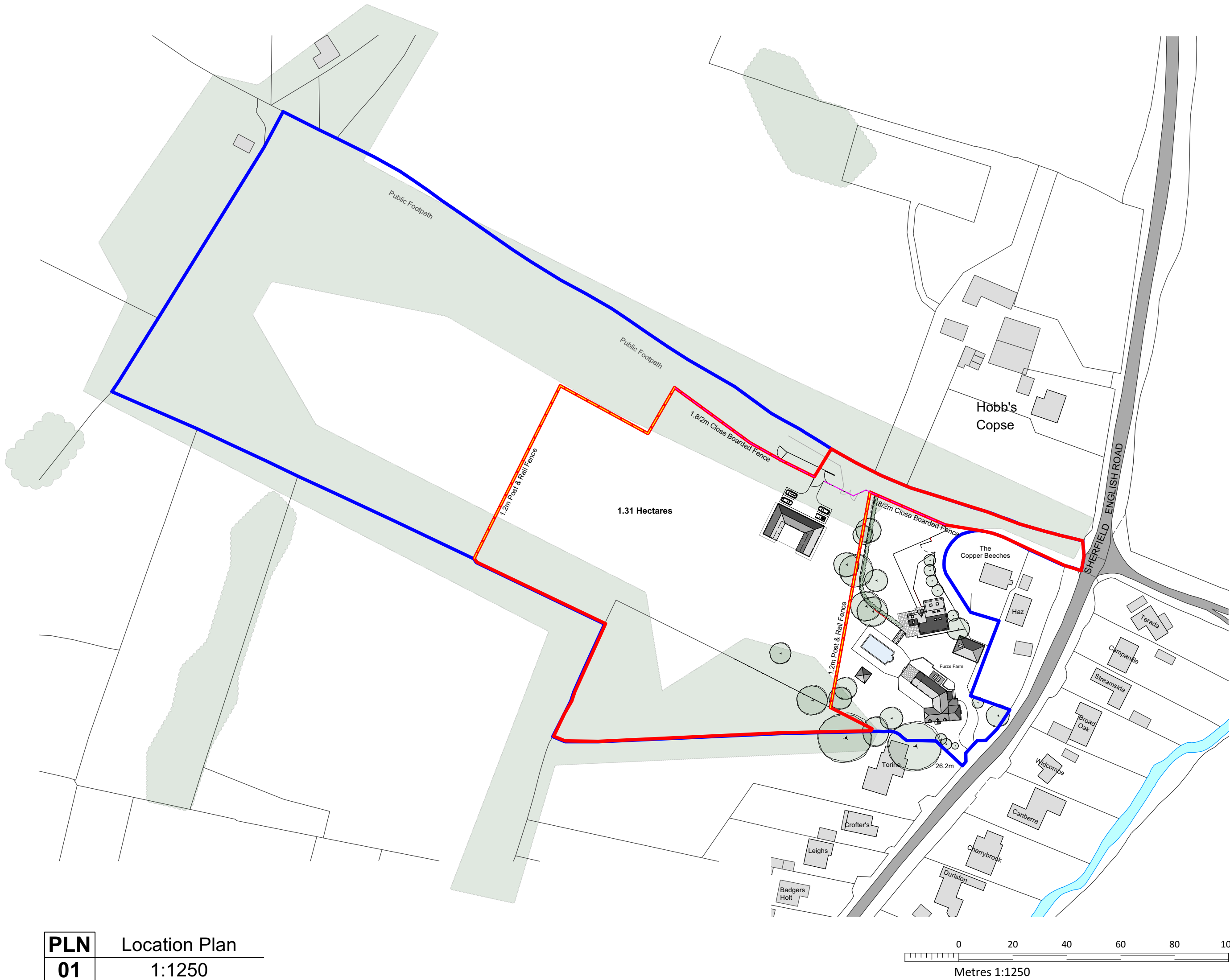
SCALE: 1:50 1:100 @ A1
DATE: 10 2023

DESIGN: ☐ PLANNING: ☒ BLDG REGS: ☐
TENDER: ☐ CONSTRUCTION: ☐
DRAWN: DJH & CEB DATE: 24/10/2023
CHECKED: DATE:

JOB No: **1062**

DWG No: **02** REV: **D**

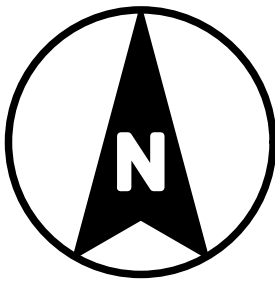
CURRENT: ☐
SUPERSEDED: ☐



PLN Location Plan
01 1:1250

1.2m Post & Rail Fence
1.8/2m Close Boarded Fence

Rev B: 22/01/2024: Boundary treatment notes
Rev A: 17/01/2024: Alter the red line



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Unit 3 Boathouse Meadow Business Park
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PROJECT: Furze Farm
Sherfield English Road
Landford
Salisbury
Wiltshire
SP5 2BD

DRAWING: Proposed
Location Plan

SCALE: 1:1250 @ A2
DATE: 11 2023

DESIGN: ☐ PLANNING: ☒ BLDG REGS: ☐
TENDER: ☐ CONSTRUCTION: ☐

DRAWN: DJH DATE: 27/11/2023
CHECKED: DATE:

JOB No: 1062

DWG No: 03 REV: B

CURRENT: ☐
SUPERSEDED: ☐

RE: Furze Farm Stable

From Williams, Mark <Mark.Williams@wiltshire.gov.uk>
Date Tue 19/05/2026 14:16
To Dan Roycroft <dan@atlasplanninggroup.co.uk>
Cc ThomsonEaster, Carolyn <Carolyn.ThomsonEaster@wiltshire.gov.uk>

Hi Dan,

Thanks for the email and photos.

It appears that the development is now in accordance with the approved plans, and so the case can now be closed. Many thanks to you and Mr Lucas for the cooperation.

Rewards,

Mark Williams
Senior Planning Enforcement Officer
Development Management

Wiltshire Council

Tel: 01722 434622
Email: mark.williams@wiltshire.gov.uk
Web: www.wiltshire.gov.uk
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The above is sent in confidence and should not be disclosed to any third party without the agreement of the above-named Officer, in order to ensure that the Council's investigation is not prejudiced. Officers are happy to contact any third party direct to advise them on progress in respect of a case.

The views expressed in this email represent an officer's opinion only, and without prejudice, and are not binding on any future decisions made by elected members of the Council or under powers delegated to officers.

From: Dan Roycroft <dan@atlasplanninggroup.co.uk>
Sent: 11 May 2026 13:29
To: Williams, Mark <Mark.Williams@wiltshire.gov.uk>
Cc: ThomsonEaster, Carolyn <Carolyn.ThomsonEaster@wiltshire.gov.uk>
Subject: Re: Furze Farm Stable

Afternoon Mark,

Mr Lucas has now rectified the internal layout so that it matches the approved drawings - video and photos attached.

Could you please let me know if anything else you require done to close your file?

I visited site on Tuesday last week and was satisfied all was now in order.

Many thanks

Dan
