

CHURCH FARM, THE STREET, BRINKWORTH, WILTSHIRE, SN15 5AD

Change of use of land and buildings from agricultural to education purposes

Dave & Ewe is applying for the change of use of some land and buildings at Church Farm, Brinkworth to become a SEND education facility.

The application site is located approximately in the middle of the village of Brinkworth, accessed from the B4042.

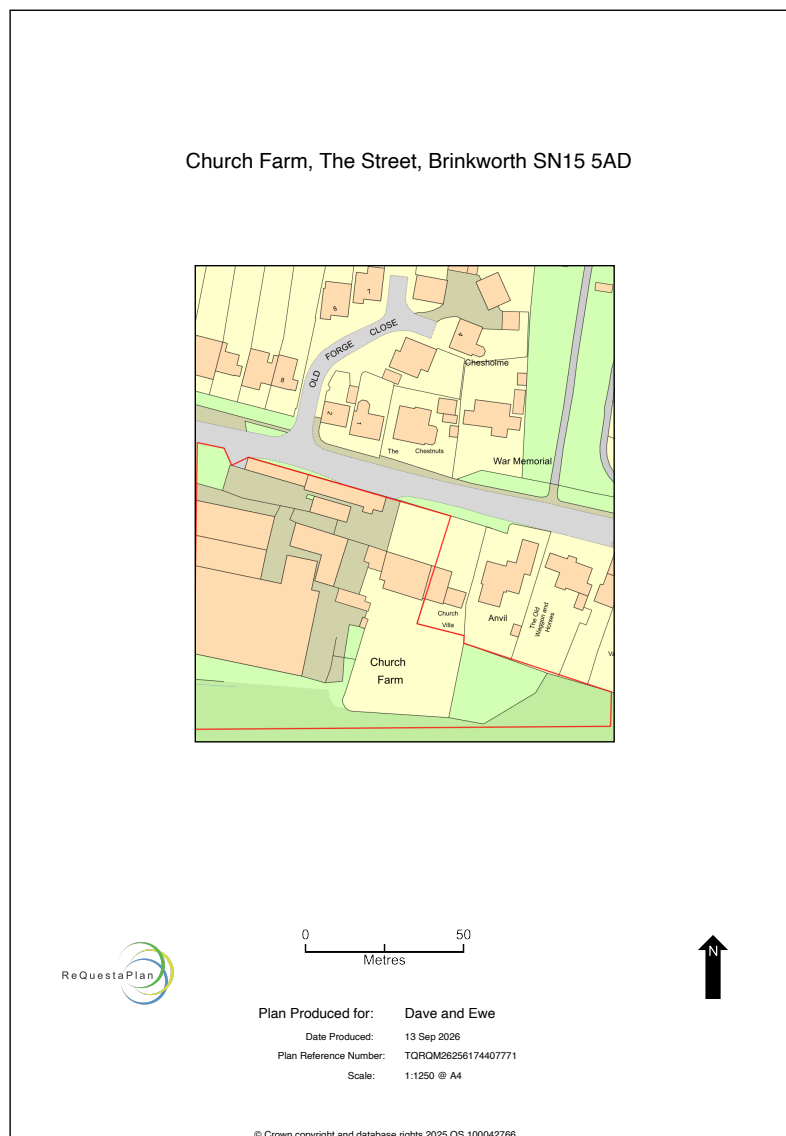
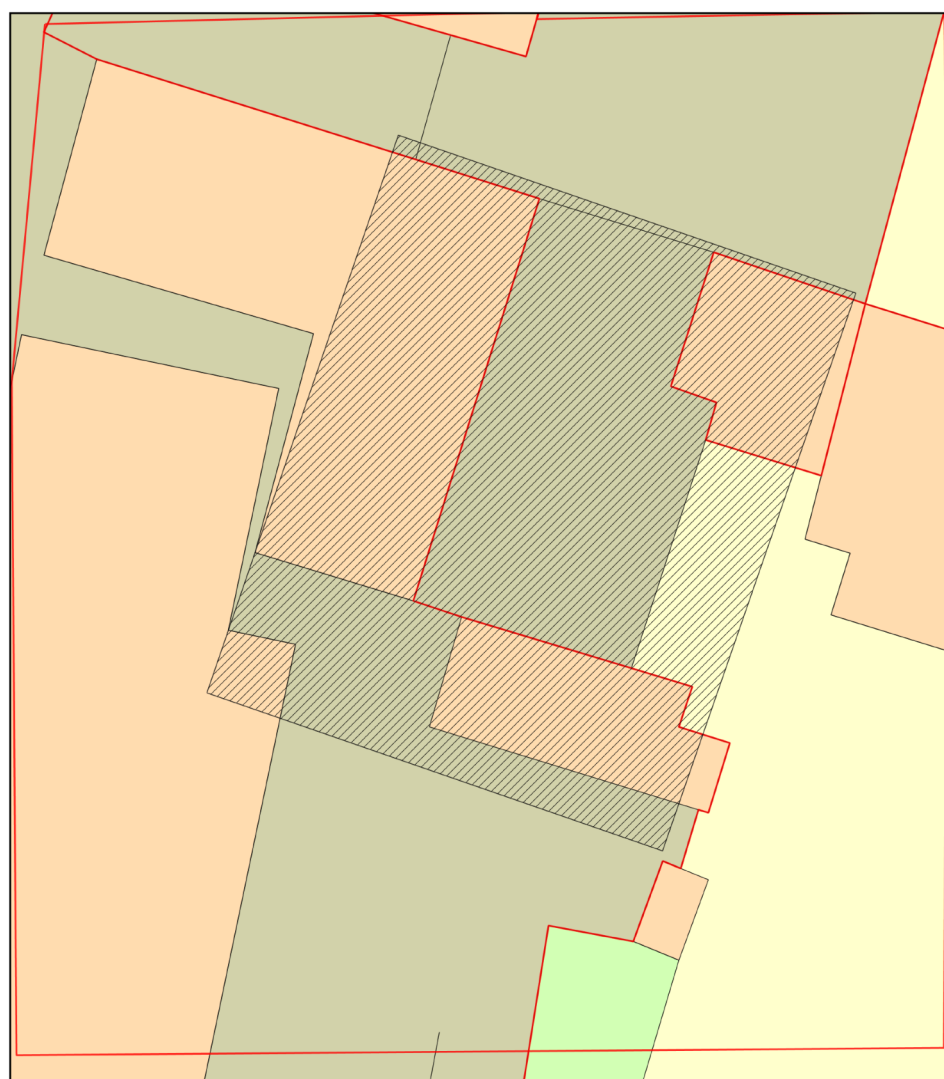


Figure 1 – Location Plan

Church Farm, The Street, Brinkworth SN1 5AD - Site Plan



0 10
Metres



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Figure 2 - Site plan

The site is adjacent to operational cattle shed extending to 5 acres of fields overlooking the M4 valley.

The land is currently agricultural in nature, last used as a dairy farm in June 2026 and will continue to be used for the rearing of cattle and growing of cutting flowers, as well the SEND educational facility.



Figure 3 – Stables



Figure 4 – Entrance to yard, washroom and store



Figure 5 – Rear of washroom & store



Figure 5 – access to fields

THE PROPOSED DEVELOPMENT

The application seeks full planning permission for the change of use of the identified land and buildings from agricultural to a SEND education facility.

The proposed uses to be undertaken at the site are training in animal welfare etc to support emotional and educational needs of children and young people aged 4 til 19.

RELEVANT POLICY AND LEGISLATION

Wiltshire Core Strategy

Policy CP48 allows for the Conversion and re-use of rural buildings for community uses where they meet the appropriate criteria:

Principle of Development

The proposal as submitted is for the change of use of land and existing buildings from agricultural to education purposes.

The proposed facility is intended to be run as a not-for-profit enterprise for children, providing emotional support through animal care.

The applicant is an existing provider of SEND, previously having successfully run a similar facility at Highway Farm, Highway SN11 8SR.

The proposal is fully in line with the NPPFs requirement for providing educational settings, as well as conserving the natural environment.

CP48 supports the conversion or re-use of buildings for employment, tourism or residential uses etc., where they meet all the requirements set out in CP48.

Policy CP48 has the following criteria:

i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

The existing buildings consist of two brick and block buildings which will continue to be used for animal husbandry as well as providing shelter when required and some storage.

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.

The site is not being altered but will have a wide range of livestock instead of the cattle previously housed in these particular buildings.

The use of the site for educational purposes will not detract from the character and appearance of the landscape.

Residential properties near the site are limited, with the only adjacent neighbouring being Church Farm house which is owned by the landlord. Regardless, the proposed uses are not significant noise generators and would be entirely appropriate near residential buildings.

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

The original access is narrow, so the plan incorporates a one-way system utilising a second existing wider access. This will enable a safe drop-off and parking area to be provided adjacent to the agricultural buildings and hardstanding. This has an existing access from the B4042.

The site was previously used as a dairy farm, generating vehicle movements from deliveries and the applicant's day to day movements. The proposed use is low intensity, would attract limited vehicles, and would be unlikely to exceed that of the previous use. Any remaining traffic for the cattle farm uses a third separate access

The current infrastructure covers the requirements for an educational setting, including existing toilet and washroom

iv. The site has reasonable access to local services.

The site is in the middle of Brinkworth, located on the B4042 linking Malmesbury and Royal Wootton Bassett. With regular bus service (99) to Malmesbury and Royal Wootton Bassett (RWB), the nearest bus stops being 100m to the RWB direction and 200m for Malmesbury direction.

Many of the site users are likely to travel by car due to the nature of the children's needs especially those with disabilities

In line with CP61 and CP64, there are viable solutions to reduce the need to travel by private car and offer sustainable transport solutions. The applicant would be willing to agree to the implementation of a travel plan and operational statement by condition to secure these arrangements. The levels of movements however it must be emphasised will be limited as sessions are one to one.

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

The proposal does not impact on a heritage asset, as so is not relevant to the proposal.

Landscape and Ecology

The proposal is intended to work and thrive within the existing landscape. No planting is to be removed, and the site will continue to grow plants and flowers as part of its overall use. Existing structures will continue to be used.

Flood Risk

The site is within Flood Zone 1, where there is no risk of flooding occurring that might affect the development.

CONCLUSION

The impact of the change will be minimal whilst providing a small-scale education facility, with the additional benefit of a safe space for SEND children.

The site is already landscaped, and the proposals sit in harmony with the current character. Ecology will be preserved and enhanced where possible.