

**CONVERSION OF EXISTING BARN INTO A DWELLING, AND
ASSOCIATED WORKS**

PLANNING, DESIGN AND ACCESS STATEMENT



**REDHOUSE BARNS, CLANVILLE, ANDOVER, HANTS, SP11 9JE
ON BEHALF OF MR EDWARD STILEMAN**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by RAW Planning Ltd to accompany a planning application which is submitted on behalf of Mr Edward Stileman ("The Applicant"). The application relates to an existing barn at Redhouse Barns in Clanville ("The Application Site").
- 1.2 Full planning permission is sought for the conversion of the principal timber-clad barn to one two-bedroom dwelling, and associated parking, turning, access, garden and landscape work.
- 1.3 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning Policy Framework within which it should be considered.
- 1.4 The principal planning issue is the acceptability of residential reuse in the countryside under Wiltshire Core Strategy Core Policy 48. The application is supported by an independent Viability Report prepared by Woolley & Wallis LLP, which demonstrates that employment, tourism, cultural and community uses are not practical or financially viable propositions.
- 1.5 Supporting documents
- Drawing 3470-01 - Location Plan
 - Drawing 3470-01 - Survey
 - Drawing 3470-02 - Proposed Conversion
 - Drawing 3470-02A - Block Plan
 - Viability Report V2, Woolley & Wallis LLP, 24 June 2026
 - Bat Report, Pro Vision Ecology, August 2026
- 1.6 Section 2 provides a description of the application site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed and Section 6 sets out a summary and conclusions.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The site lies in open countryside approximately 2 km north of Clanville. It is reached from an existing gated access onto the lane and comprises about 0.44 hectares of gravel and hardstanding, three single-storey buildings and tree-planted land to the rear.

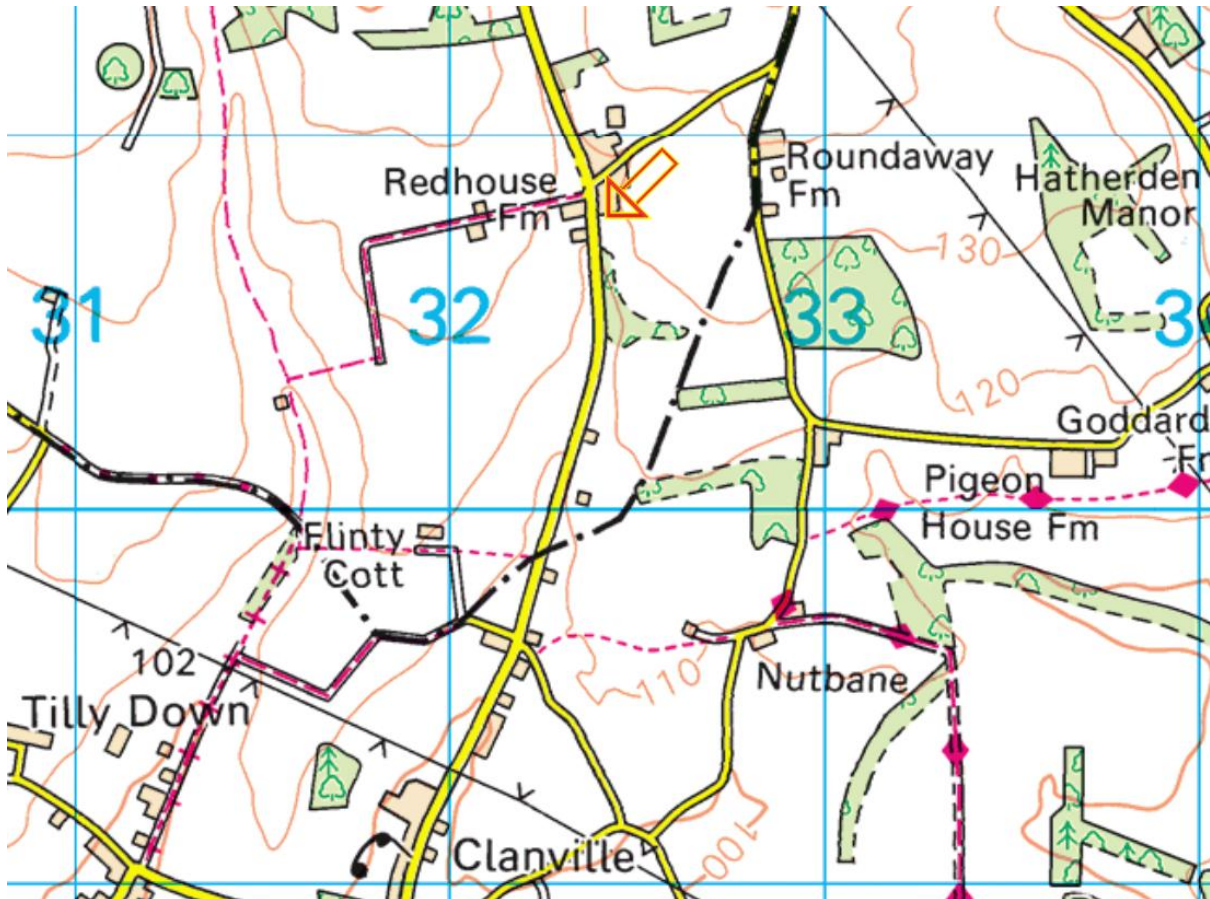


Figure 1 - Site Location

- 2.2 The surrounding area is rural, comprising equestrian and agricultural land, farmsteads and scattered dwellings. The equestrian dwelling and eventing yard at Red House Farm lie immediately to the north. Existing trees and hedgerows provide enclosure along the roadside to the west and across the tree-planted land to the east.
- 2.3 The site lies within the North Wessex Downs National Landscape. It is in Flood Zone 1. No listed buildings or scheduled monuments are identified within the immediate vicinity.

The Existing Buildings

- 2.4 The principal building proposed for conversion is a timber-framed and timber-clad structure with a mono-pitched box-profile sheet roof and concrete floor. It has a gross internal area of approximately 114 sq m and is divided into three bays. The west elevation contains large timber doors, pedestrian doors and small windows. Its simple form, subdued materials and low height give it an agricultural or stable-like character.



Figure 2 - Existing building to be converted

- 2.5 Two further buildings stand to the north-west and south of the principal barn. Both are proposed to be demolished. Existing gravelled areas already provide access and circulation.



Figure 3 - Existing group of buildings and gravelled yard

Planning History

- 2.6 Planning permission PL/2021/11906 granted a temporary change of use of the buildings to Class B8 storage and distribution, subject to a personal restriction linking the use to the previous applicant's business. The permission is a relevant material consideration because it confirms that the buildings were regarded as structurally capable of reuse and that only on a temporary and personal basis a tightly controlled commercial use was acceptable.
- 2.7 The officer assessment for that application also recorded highway concerns about the sustainability of the site for a commercial use. Those concerns are consistent with the present viability evidence, which identifies the constrained rural access and limited suitability of the buildings for an independent commercial operation.
- 2.8 Within the officers report it was noted that 'Question 17 of the application form states that prior to the storage use, the buildings were in agricultural use, although the last approved use was equestrian (see K/52102/F).'

3. THE APPLICATION PROPOSALS

- 3.1 The proposal would provide one single-storey, two-bedroom dwelling within the existing envelope of the principal barn. The accommodation comprises two bedrooms, a bathroom, utility/plant room, hall, kitchen, dining area and living room.
- 3.2 The barn's scale, mono-pitched form and timber-clad appearance would be retained. Alterations are limited to those required for residential use. Existing openings on the west elevation would be adapted with glazed doors, while new windows and doors would be introduced on the east elevation. The internal partitions would be reconfigured and the wall between the kitchen and living area removed. Externally, it is proposed to create a gently improved building with minimal intervention to result in a building whose appearance would remain equestrian/agricultural in the landscape.
- 3.3 The two ancillary buildings would be demolished. Their removal would reduce the amount of built form and hard-edged enclosure on the site and allow a coherent residential setting to be formed around the retained barn.
- 3.4 The existing access with gravel drive and boundary fencing would all be retained. Parking and turning is provided to the north-west of the dwelling. A level paved path would connect the parking area to the entrance. A small section of close-boarded fence and gate would be added to define the northern edge of the private garden, with a native mixed hedge and post-and-rail fence used beside the access path. The remainder would be a simple garden and amenity area, avoiding an overly suburban treatment. Views into the site would remain largely unchanged. Existing trees, hedgerows and boundary vegetation would be retained, supplemented by the proposed native mixed hedge.

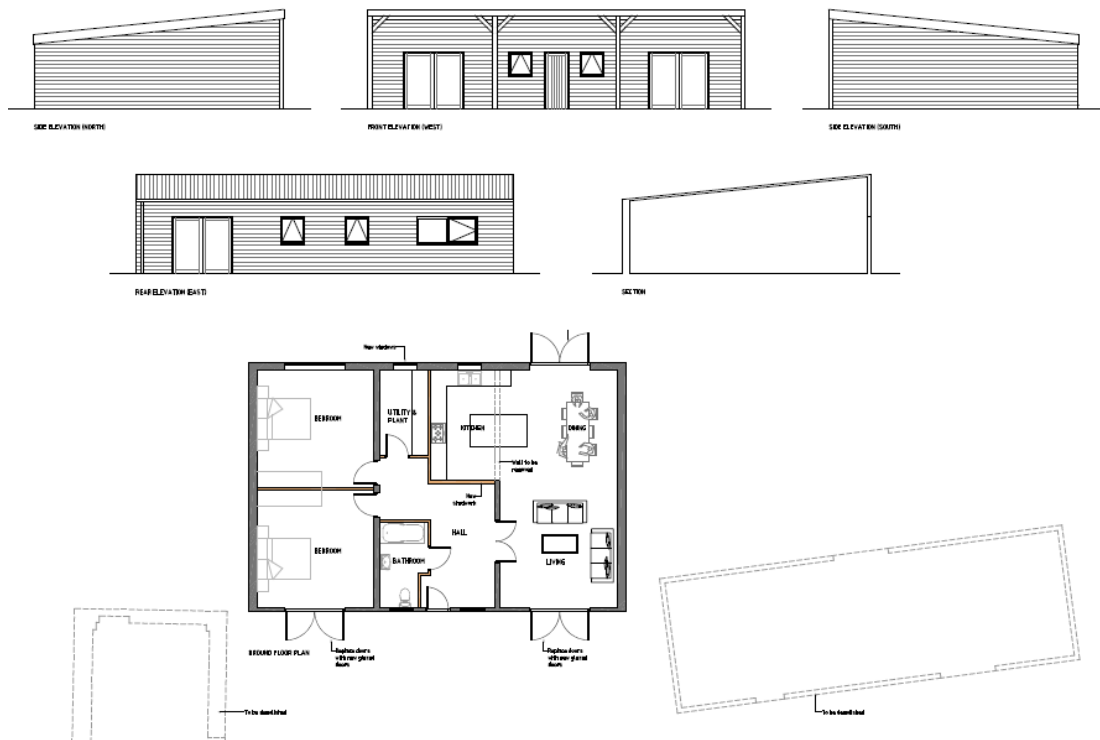


Figure 4 - Proposed Plans

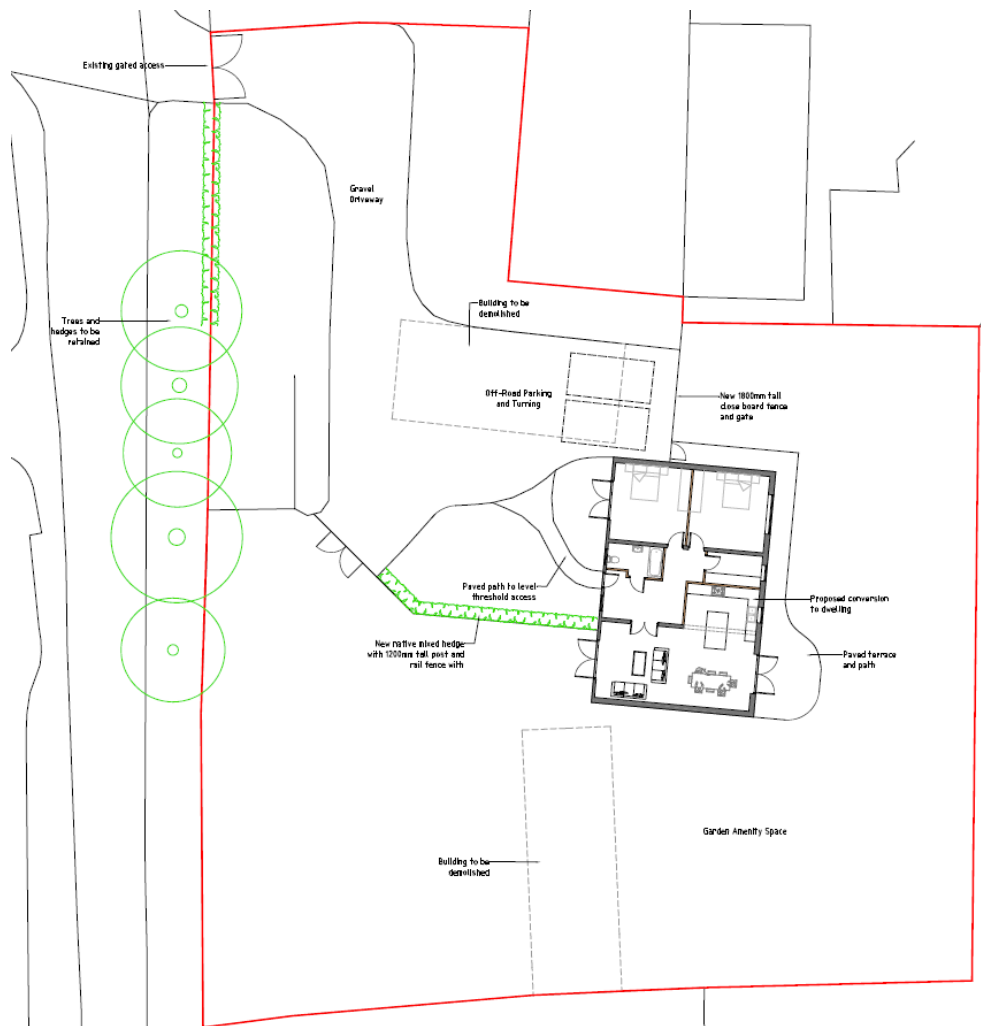


Figure 5 - Proposed Site Plan

4. RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.
- 4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this application that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF)
 - The Development Plan (including Neighbourhood Plans)

National Planning Policy Framework (NPPF)

- 4.3 The current National Planning Policy Framework was published on 17 August 2026.
- 4.4 Policy S3 establishes the presumption in favour of sustainable development and directs proposals outside settlements to be considered under Policy S5. Policy S5(1)(c) supports the reuse or alteration of an existing building outside a settlement where the building is lawful, of permanent and substantial construction and the works would not result in a disproportionate increase in its size. Such development should be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework.
- 4.5 Policy DP3 requires development to respond positively to its context and integrate with and enhance its surroundings. Policy N2 seeks to minimise adverse effects on biodiversity and incorporate appropriate features for priority or threatened species. Policy N4 requires development within Protected Landscapes to be limited in scale and sensitively located and designed, with substantial weight given to conserving and enhancing their natural beauty.

The Development Plan

- 4.6 The relevant development plan includes the Wiltshire Core Strategy (adopted January 2015) and the Wiltshire Housing Site Allocations Plan (adopted February 2020). The Wiltshire Local Plan Review was withdrawn from examination in May 2026 and does not form part of the development plan.

Wiltshire Core Strategy (WCS) and Wiltshire Site Allocations DPD

- 4.7 The application site is not within a defined settlement and is therefore subject to countryside policies. The site falls within the North Wessex Downs National Landscape formerly designated as an Area of Outstanding Natural Beauty (AONB).
- 4.8 The most relevant policies in the consideration of this application are as follows:
- 4.9 **Core Policy 1 (Settlement Strategy)** sets out the settlement strategy for Wiltshire directing development to Principal Settlements followed by Market Towns, Local Service Centres and then large and small villages. The Policy sets out the scale of development that will be appropriate at the different tiers of the settlement hierarchy.
- 4.10 **Core Policy 2 (Delivery Strategy)** sets out the delivery strategy for housing and employment. It directs development through the delivery strategy and restricts development outside defined settlements except where supported by other policies.

- 4.11 **Core Policy 26 (Spatial Strategy: Tidworth Community Area)** Clanville is not identified within Core Policy 26 as a Market Town, Large Village or Small Village. The site should therefore be treated as lying in the countryside, with the principle of development considered under Core Policies 1, 2 and, most importantly, 48. The Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics.
- 4.12 **Core Policy 48 (Supporting rural life)** Supports conversion of rural buildings for employment, tourism, cultural and community uses where stated criteria are met. Residential reuse may be appropriate where clear evidence shows those uses are not practical propositions and the same criteria are satisfied.
- 4.13 The supporting text to Core Policy 48 at paragraph 6.68 indicates the need to ensure that the re-use of rural buildings should avoid additions and extensions.
- 4.14 **Core Policy 50 (Biodiversity and geodiversity)** seeks to protect features of nature conservation and incorporate appropriate measures to avoid and reduce impact on species and habitats. All development should seek opportunities to enhance biodiversity.
- 4.15 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.
- 4.16 **Core Policy 57 (Ensuring high quality design and place shaping)** requires a high standard of design in all new developments with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

5. PLANNING ASSESSMENT

Principle of Development – residential reuse

- 5.1 The site is outside a defined settlement and the proposal must therefore be assessed principally against Core Policy 48 and Policy S5 of the NPPF, rather than as general market housing in the countryside. The proposal involves the reuse of an existing permanent and substantial building without any increase in its footprint or height and therefore falls within the form of development supported by Policy S5(1)(c). The application site forms part of the established cluster at Red House Farm, which includes existing dwellings and other buildings, and is not an isolated location for the purposes of Policy S5(3). This is consistent with the Inspector's assessment of the adjoining cluster in appeal APP/Y3940/W/21/3271379.

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- 5.2 The principal barn is an existing, permanent building capable of conversion. Woolley & Wallis inspected it in June 2026 and found it visually capable of conversion; the Council reached the same conclusion when determining PL/2021/11906. The proposal retains the building's envelope and simple rural character without extension or major rebuilding.
- 5.3 Core Policy 48 does not require every preferred alternative use to be attempted. It requires clear evidence that employment, tourism, cultural and community uses are not practical propositions. That evidence is provided by the independent Viability Report, which considers market demand, accessibility, physical constraints, likely income and conversion costs.
- 5.4 The appraisal uses the building's 114 sqm gross internal area, market rents and capital values, RICS BCIS conversion costs, professional fees, finance and developer return. Its conclusions are summarised below.
- Offices. Due to remote location, poor public transport and weaker demand than established employment areas. Deficit £156,613.
 - B2/B8 employment. Due to narrow rural access, limited manoeuvring, low eaves/door openings, servicing and amenity constraints. Deficit £29,350.
 - Cultural/community. Due to limited local demand and low income relative to conversion cost Deficit £131,359.
 - Tourism/holiday let. There is competitive local market, conversion and fit-out cost, management costs and occupancy risk. Deficit £72,160.
- 5.5 The appraisal demonstrates that none of the policy-preferred alternatives would generate a commercially viable return. Its practical findings reinforce the financial results: the site is remote from services and public transport; access is from a narrow lane; the building is modest in size; and unrestricted commercial activity could conflict with nearby residential amenity. The earlier temporary and personal B8 permission does not establish a realistic open-market commercial use. It instead illustrates why such use required tight control.
- 5.6 This amounts to clear evidence that the alternative uses listed in Core Policy 48 are not practical propositions. Residential conversion is therefore capable of support, subject to the remaining criteria of the policy.

National policy and Housing land supply

- 5.7 Policy S5 of the NPPF identifies the reuse or alteration of an existing permanent and substantial building as an acceptable form of development outside settlements. The retained barn is lawful, permanent and substantial, and its conversion would not increase its footprint, height or overall scale. The proposal therefore accords with Policy S5(1)(c).
- 5.8 Wiltshire Council's Housing Land Supply Statement published in June 2025 identified only 2.42 years' supply, comprising 8,945 deliverable dwellings against a five-year requirement of 18,506 dwellings. Although the acceptability of this proposal does not depend upon the housing land supply shortfall, because it is supported independently by Policy S5(1)(c), the delivery of an additional dwelling is a further benefit. Together with the reuse of the building, removal of two ancillary buildings and enhancement of the immediate setting, the benefits would not be substantially outweighed by any adverse effects.

Compliance with Core Policy 48

Criterion	Assessment
i. Structural capability	The retained barn is structurally capable of conversion and was previously accepted as such by the Council. The works retain its envelope and do not require an extension.
ii. Landscape and settlement character or residential amenity	The low building already forms part of the established group. Its simple form and timber cladding would be retained, while demolition of two other buildings reduces built form. Domestic works are concentrated close to the dwelling and reinforced by native planting. One dwelling would generate materially less intensive activity than an unrestricted employment, tourism or community use. The domestic use is compatible with nearby dwellings, subject to normal controls over construction and external lighting.
iii Access and infrastructure	The existing gated access, gravel drive and on-site turning are retained. The site has water, electricity and drainage available, as recorded by the Viability Report.
iv. Access to services	The site is approximately 2 km from Clanville, which contains a public house and village hall, with a wider range of day-to-day services available in surrounding

	settlements. Although some journeys would require a private car, this is characteristic of the rural location. The modest travel requirements of one two-bedroom dwelling would be materially less intensive than those associated with many of the employment, tourism or community uses otherwise supported by Core Policy 48. Access to services is therefore considered reasonable and proportionate in this rural context.
v. Heritage assets	The building is not identified as a heritage asset and no designated heritage assets are recorded in its immediate vicinity. The heritage-specific criterion is therefore not engaged.

Landscape, design and setting

- 5.9 The proposal makes efficient use of an existing building without increasing its footprint or height. The retained timber cladding, mono-pitched roof and restrained openings preserve its simple rural identity. The removal of two freestanding buildings opens the site and reduces its visual clutter.
- 5.10 The proposed garden, paths and parking are contained within the existing developed area. Native hedge planting softens the new domestic boundary. The development would therefore conserve the character and natural beauty of the National Landscape while enhancing the building's immediate setting, in accordance with Core Policies 48, 51 and 57 and Policy N4 of the NPPF.

Impact on Highways and Access

- 5.11 No new vehicular access is proposed. The block plan shows parking and turning within the site so vehicles can enter and leave in forward gear. A single two-bedroom dwelling would generate a modest level of traffic and avoid the servicing and potentially larger vehicle movements associated with the commercial alternatives. The proposal is therefore unlikely to result in an unacceptable highway safety impact.
- 5.12 The required two parking spaces can be accommodated on site, with space available for additional parking if necessary.

Ecology and Biodiversity

- 5.13 A Preliminary Roost Assessment assessed Building 2, the northern ancillary building, as having low potential to support roosting bats. Buildings 1 was assessed as having negligible potential and Building 3 has no potential. A subsequent emergence survey of Building 2 was undertaken on 10 August 2026.

No bats were recorded emerging from the building, and the report concludes that the proposed works would not affect a bat roost.

- 5.14 Bat activity was recorded across the site for commuting and foraging. No external lighting is proposed, and internal lighting would be designed to minimise light spill from the converted building in accordance with the recommendations of the Bat Report. An integrated bat-roost feature would be incorporated into the converted dwelling, together with the proposed native planting, providing an ecological enhancement.

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- 5.15 The development would not decrease the biodiversity value of more than 25 m² of onsite habitat or more than 5 m of linear habitat and would not adversely affect any onsite priority habitat. The development therefore qualifies for the statutory de minimis exemption. The works are concentrated on existing buildings, gravel and hardstanding. Existing trees and hedgerows would be retained, with additional native planting provided as part of the landscaping scheme.

Flood Risk & Drainage

- 5.16 The dwelling is in Flood Zone 1 and outside the limited area identified as being at surface-water risk. The proposal reuses an existing building and largely retains permeable gravel around it. Foul- and surface-water drainage details can be secured to ensure that the development remains safe throughout its lifetime and does not increase flood risk elsewhere.

Residential amenity and living conditions

- 5.17 The floor plan provides a coherent two-bedroom dwelling with outlook from the principal rooms and direct access to private amenity space. The separation and existing screening between the building and neighbouring dwellings limit overlooking and disturbance. The proposal would replace the potential for commercial activity with a quieter residential use.

National Landscape / AONB

- 5.18 The design has had particular regard to the site's location within the North Wessex Downs National Landscape and its dark-skies qualities. No external lighting is proposed. The existing low-key access, boundary vegetation and rural character of the site will be retained.
- 5.19 The proposal involves the reuse of an existing low-profile building, demolition of two ancillary buildings and limited domestic landscaping. Subject to appropriate control over external lighting and

domestic paraphernalia, the development would conserve the natural beauty and special qualities of the National Landscape, in accordance with Core Policy 51 and Policy N4 of the NPPF.

6. SUMMARY AND CONCLUSION

- 6.1 Full planning permission is sought for the conversion of an existing building along with car parking and associated works.
- 6.2 The proposal reuses a permanent, structurally capable rural building without extension or major rebuilding. It retains the barn's simple form and materials, removes two ancillary buildings and provides a landscape treatment appropriate to its rural context. The immediate setting would therefore be improved.
- 6.3 The Woolley & Wallis Viability Report provides clear, independent evidence that employment, tourism, cultural and community uses are not practical or financially viable propositions. [REDACTED]
[REDACTED]
[REDACTED] The requirements of Core Policy 48 are therefore met.
- 6.4 The proposal is supported by Policy S5(1)(c) of the NPPF. It would reuse a permanent and substantial redundant building without increasing its footprint or height, while demolition of the two ancillary buildings and the restrained landscaping scheme would enhance its immediate setting.
- 6.5 The bat surveys found no evidence of a bat roost within the buildings. Bat activity was recorded across the site, and the development will therefore follow the lighting recommendations in the Bat Report and provide an integrated bat-roost feature. Existing trees and hedgerows would be retained and supplemented by native planting.
- 6.6 The development would deliver an additional dwelling through the efficient reuse of an existing building, make a modest contribution towards addressing Wiltshire's housing land supply shortfall and conserve the character and natural beauty of the North Wessex Downs National Landscape. Its benefits would not be substantially outweighed by any adverse effects. The proposal complies with the development plan read as a whole and the NPPF, and planning permission should therefore be granted.

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