

Project Demolition of Existing Agricultural Building and Erection of a Dwelling with Associated Parking and Landscaping as an Alternative to the Class Q Approval for a Dwelling at Sweetwell Farm, Sedgehill, SP7 9JB

Date 25th September 2026

By Matt Williams DipTP MRTPI, Planning Partner

**BRIMBLE
LEA**

*Chartered
Planning and Architecture*
www.brimblelea.com

PLANNING STATEMENT

1.0 APPLICATION SITE AND PROPOSAL

Application Site

- 1.1 This application relates to an agricultural building and land adjacent to the entrance of Sweetwell Farm in Sedgehill. The site measures 0.08 hectares and is bounded by further agricultural buildings associated with the Sweetwell Farm in the Applicant's ownership to the south, the farmhouse also owned by the Applicant to the east, Crate Lane to the north and agricultural land also owned by the Applicant to the west. Vehicular access to the site is derived from the existing farm entrance of Crate Lane.

Application Proposal

- 1.2 The Council granted prior approval for the change of use of the agricultural building proposed for demolition and adjoining land within the application site to form a new dwelling with associated building operations pursuant to Class Q of the Town & Country Planning (General Permitted Development) Order 2015 on 24th April 2025 (reference PL/2025/02004).
- 1.3 As an alternative to this approved Class Q scheme, full planning permission is sought to demolish the existing agricultural building with Class Q approval and erect a detached dwelling. The dwelling has been designed as a traditional farm worker's cottage with raised eaves and dormer windows to provide accommodation within the roofspace. Externally, the dwelling will be faced with local natural stone and the dual-pitched roofing will be covered with natural slate. The proposed dwelling will have a more generous garden than that approved (allowed) under the Class Q scheme and 2 parking spaces will be provided on the hardsurfaced area adjacent to the entrance. The proposal does not require any alterations to the existing vehicular access.

2.0 PLANNING HISTORY

- 2.1 The only relevant planning history at Sweetwell Farm is the Class Q prior approval referred to in paragraph 1.2 of this Statement.

3.0 PLANNING POLICY CONTEXT

Development Plan

- 3.1 The Wiltshire Core Strategy adopted in January 2015 and the Housing Site Allocations Plan adopted in February 2020 form the relevant part of the Development Plan for this area and application. The Core Strategy includes Saved Policies from the Salisbury District Local Plan 2011. The following development plan policies are relevant to this application:

- Core Policy 1 (Settlement Strategy)
- Core Policy 2 (Delivery Strategy)
- Core Policy 3 (infrastructure Requirements)
- Core Policy 17 (Spatial Strategy for the Mere Community Area)
- Core Policy 50 (Biodiversity and Geo-Diversity)
- Core Policy 51 (Landscape)
- Core Policy 57 (Ensuring High Quality Design and Place Shaping)
- Core Policy 58 (Ensuring the Conservation of the Historic Environment)
- Core Policy 60 (Sustainable Transport)
- Core Policy 61 (Transport and Development)
- Core Policy 62 (Development Impacts on the Transport Network)
- Core Policy 64 (Demand Management)
- Core Policy 67 (Flood Risk)
- Saved Policy H30 (Replacement Dwellings and Extensions in the Countryside)

Other Material Planning Considerations

- National Planning Policy Framework (August 2026):
 - DM1 (Preparing Development Proposals)
 - DM6 (Use of Planning Conditions and Obligations)
 - DM7 (Relationship with Other Regulatory Regimes)

- S3 (Presumption in Favour of Sustainable Development)
- S5 (Principle of Development Outside Settlements)
- H011 (Isolated Homes in the Countryside)
- DP3 (Key Principles for Well-Designed Places)
- TR3 (Locating Development in Sustainable Locations)
- TR4 (Street Design, Access and Parking)
- P3 (Living Conditions and Pollution)
- P4 (Impact of Development on Existing Activities)
- F4 (Assessing Flood Risk for Decision-Making)
- N2 (Improving the Natural Environment)
- Planning Practice Guidance;
- Wiltshire Housing Land Supply Statement;

4.0 ANALYSIS OF RELEVANT PLANNING CONSIDERATIONS

Principle of Development

- 4.1 The application site is outside any development limits in the adopted Core Strategy. Core Policy 2 sets out the circumstances and policies elsewhere in the Core Strategy where development will be permitted outside the defined limits of development

- 4.2 The proposed development does not fall within the categories of development permitted by Core Policy 2 and the site is also in an isolated countryside location where Policy H011 only allows dwellings under certain circumstances which do not apply to this proposal. Notwithstanding a breach of the spatial strategy in Core Policies 1 and 2 and the criteria in Policy H011, the Council has granted Class Q prior approval for a new dwelling at the application site and this fallback position is a material consideration of considerable weight, having regard to Court of Appeal judgement involving *Mansell v Tonbridge And Malling Borough Council* [2017] EWCA Civ 1314.

- 4.3 This *Mansell* judgement concerned a challenge to the Council's grant of planning permission for new-build dwellings to replace an approved Class Q scheme and confirmed that the Council was entitled to accept there was a "real prospect" of the fallback development being implemented and to give the weight that it did to this fallback position. The judgement also confirmed that

the landowner did not have to prove with evidence that a fallback position would be probable or likely; a possibility will suffice.

4.4 Even though the Class Q dwelling has yet to be carried out, the proposal involves the replacement of this approval dwelling with a new dwelling and Saved Policy H31 of the adopted Salisbury District Local Plan is therefore relevant. This states that the replacement of an existing dwelling in the countryside will be permitted provided that:

- (i) the proposed replacement dwelling is not significantly larger and has no greater impact than the existing dwelling;*
- (ii) the design of the new dwelling is of a high standard and is appropriate to the rural surroundings;*
- (iii) the siting of the replacement dwelling is closely related to that of the existing;*
- (iv) current parking and access standards can be met; and*
- (v) the existing dwelling has not been abandoned. Where the residential use of the existing dwelling is the result of a temporary, or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.*

Where the residential use of the existing dwelling is the result of a temporary, or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

National Planning Policy Framework (NPPF)

4.5 Policy S5 of the NPPF states that only certain (listed) forms of development should be approved outside settlements and that these should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework. Policy S5 (c) lists the following acceptable form of development outside settlements:

"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;"

Assessment against Policy H31 and Policy S5

Scale

- *Comparison of the Existing Building/Approved Dwelling with the Proposed Dwelling*

- The footprint of the existing building and approved Class Q dwelling is 104.5 square metres (sqm) and the footprint of the proposed dwelling is 102sqm.
- The Gross Internal Area (GIA) of the approved Class Q dwelling is 82.3sqm and the GIA of the proposed dwelling is 149.7sqm (82.9sqm on the ground floor and 56.8 on the first floor).
- The eaves height of the existing building is 2.6 metres and the eaves height of the proposed dwelling is 3.7 metres.
- The ridge height of the existing building is 5 metres and the ridge height of the proposed dwelling is 7.3 metres.

- 4.6 The proposed dwelling will therefore not be “significantly larger” when assessed against Policy H31 (i) or disproportionately larger when assessed against Saved Policy S5 (c) of the adopted Salisbury District Local Plan.

Design

- 4.7 The proposed dwelling has been designed as a traditional farm worker’s cottage with locally distinctive materials and is therefore of a high standard which is appropriate to the rural surroundings. The proposal therefore complies with Saved Policy H31 (ii) of the adopted Salisbury District Local Plan, Core Policy 57 of the adopted Core Strategy and Policy DP3 of the NPPF.

Siting

- 4.8 The proposed dwelling is on the footprint of the existing building and is therefore closely related in accordance with Saved Policy H31 (iii) of the adopted Salisbury District Local Plan.

Access and Parking

- 4.9 The proposed dwelling will be served by the existing vehicular access which was deemed safe and suitable for the approved Class Q dwelling being replaced. The proposal also incorporates 2 parking spaces for the dwelling in accordance with the Council’s Parking Standards. The

proposal therefore complies with Saved Policy H31 (iv) of the adopted Salisbury District Local Plan, Core Policies 62 and 64 of the adopted Core Strategy and Policy TR4 of the NPPF.

Use

- 4.10 Whilst the Class Q dwelling does not exist, the approval has not been abandoned and is not the subject of a temporary permission. The proposal therefore complies with Saved Policy H31 (v) of the adopted Salisbury District Local Plan.

Permanence

- 4.11 Where the residential use of the existing dwelling is the result of a temporary, or a series of temporary permission, any permanent replacement dwelling will only be permitted in exceptional circumstances.

Other Material Planning Considerations

Residential Amenity

- 4.12 The Council's decision to grant prior approval confirmed that the approved dwelling would not affect the living conditions of nearby properties and a satisfactory environment would be provided for occupants of the proposed dwelling, subject to a condition which limits occupation to farm workers given the proximity of the dwelling to the existing farm complex.
- 4.13 The proposed dwelling includes upper floor windows but these do not overlook any properties and the Applicant accepts the same conditions on the Class Q approval in respect of any unexpected contamination discovered and restricting occupancy to agricultural workers associated with Sweetwell Farm.
- 4.14 The proposed development will therefore not affect the living conditions enjoyed by the occupants of existing dwellings and an acceptable environment will be provided for occupants of the proposed dwelling in accordance with Core Policy 57 of the adopted Core Strategy and Policies P3 and P4 of the NPPF.

Ecology and Biodiversity

- 4.15 A Preliminary Ecological Appraisal and Bat Survey Report by Stark Ecology is provided with the application and recommends measures to mitigate the impact of the development on protected

species and measures to enhance biodiversity value. The development is not subject to mandatory Biodiversity Net Gain (BNG) because the site is less than 0.2 hectares and Stark Ecology's Report confirms that the site does not lie within or immediately adjacent to any designated, protected or Priority habitats.

- 4.16 The mitigation and enhancement measures recommended by Stark Ecology can be secured by conditions and the proposal therefore complies with Core Policy 50 in the Core Strategy and Policy N2 of the NPPF.

Flood Risk and Drainage

- 4.17 The application site is within an area identified by the Environment Agency's Flood Map and the Council's Strategic Flood Risk Assessment as not being at risk of flooding from the rivers, sea and surface water.
- 4.18 Surface water run-off from the existing building drains to a soakaway and the same method will be deployed for the proposed dwelling in accordance with standards prescribed by the Building Regulations. As such, the development will neither be at risk of flooding nor increase the risk of flooding elsewhere in accordance with Core Policy 67 of the Core Strategy and Chapter 14 of the Framework.
- 4.19 The site is not served by public sewers and foul waste will therefore be discharged to a package treatment plant that will be installed in accordance with the generally binding rules prescribed by the Environmental Permitting Regulations 2016 (as amended).
- 4.20 A condition requiring details of surface water and foul drainage would not meet the tests set out in Policy DM6 of the NPPF because it would duplicate the Building Regulations consenting regime, having regard to Policy DM7.

Heritage

- 4.21 The site is not a designated or non-designated heritage asset and the proposed development will not affect the setting of any such assets. As such, the historic environment will be conserved in accordance with Core Policy 58 of the adopted Core Strategy and Policy HE5 of the NPPF.

5.0 PLANNING BALANCE AND CONCLUSION

- 5.1 The erection of a new dwelling outside development limits and in an isolated countryside location does not comply with the spatial strategy or the NPPF. However, the Council has granted Class Q approval for a new dwelling at the site and this fallback position is material consideration of considerable weight because it confirms that a new dwelling can be provided at the site, regardless of the policy conflict. The principle of a new dwelling to replace the existing building and approved dwelling is nevertheless supported by Policy H31 in the adopted Salisbury District Local Plan and Policy S5 (c) of the NPPF.
- 5.2 In detail, the design of the proposed dwelling is superior to the approved Class Q scheme which will result in a mundane conversion of the existing building which lacks architectural value given the limitations of Class Q. The use of conditions will ensure that the proposed development will not lead to any adverse impacts and the Council is therefore respectfully requested to grant planning permission in accordance with the tilted planning balance in Policy S5 of the NPPF.