

APPLICATION FOR FULL PLANNING PERMISSION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02661
APPLICATION TYPE:	FULL PLANNING PERMISSION
SITE ADDRESS:	Land to the West of Great Durnford, Estate, Great Durnford, Salisbury, SP4 6AZ
DEVELOPMENT DESCRIPTION:	Demolition of existing agricultural barn (which has an approved residential use), and erection of a new dwelling, landscaping and associated works
RECOMMENDATION:	Permission subject to Conditions

SITE DESCRIPTION:

The site is situated in designated countryside, as defined by the Wiltshire Core Strategy (WCS). It is approximately 1.3 kilometres to the northeast of the Small Village of Great Durnford; 1.96 kilometres to the southwest of the Market Town of Amesbury; and is within the Amesbury Community Area, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). The site is surrounded on all sides by fields/open countryside and is served off the narrow country lane to the southeast that runs between Great Durnford and Amesbury. On the opposite side of the lane, a group of agricultural buildings and farm houses exist, but these are shown to be outside of the Applicant's ownership/the blue land. A mature tree belt runs immediately along the southwestern boundary of the site. On the other side of the tree belt, running parallel to and approximately 24 metres away from the southwestern boundary of the site, is a public bridleway (Ref: DURN2).

The site is situated in a Special Landscape Area, as defined by saved Salisbury District Local Plan (SDLP) policy C6. Whilst the site is in Flood Zone 1; is in an area of low ground water risk; is under a hectare in size; and is some distance from any rivers, it is situated within the catchment of the River Avon Special Area for Conservation (SAC). It is also situated within 6.4 kilometres of the Salisbury Plain Special Protection Area (SPA).

As can be seen in PLAN 1 below, the site (until recently) consisted of two large, modern, agricultural barns. The frontage barn is positioned centrally along the southwestern boundary of the site and measures approximately 18.52 x 9.51 metres in footprint, extending to approximately 7.5 metres to its ridge. This existing building is currently used as a grain store. It has metal cladding on three elevations; and a metal clad roof. Sliding doors infill the remaining elevation. The building is positioned on a concrete slab.

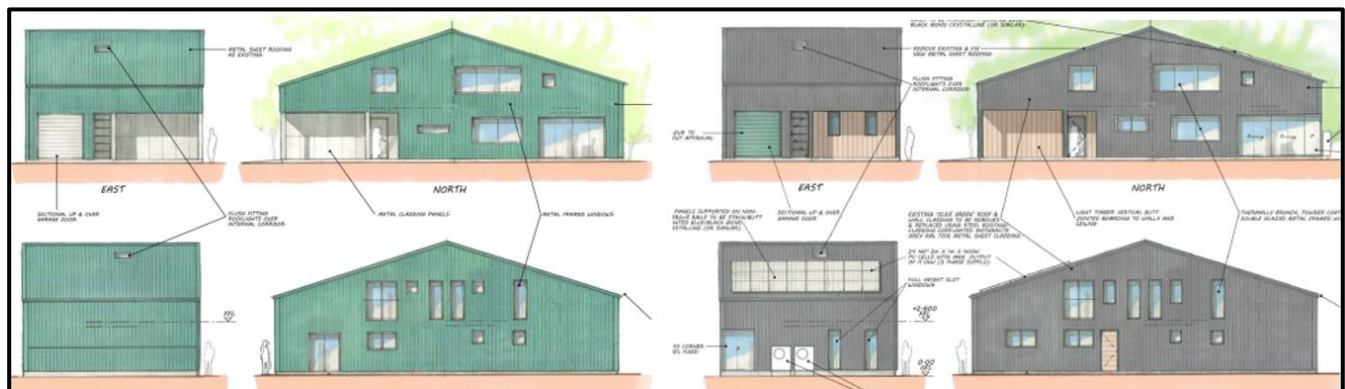
The second building was situated behind the first and was of much larger footprint. It was, until recently, used for the storage of hay and was entirely open on its front. It has however recently been demolished following and in line with the requirements of various recent permissions on the site, which will be discussed in more detail below. No planning history exists for the origins of either of the agricultural buildings on the site but the Applicant's Agent previously confirmed that the frontage building was built as a much larger agricultural building in 1982; suffered fire damage in 2002; and the second hay storage barn was built in 2002 as a replacement for the part of the building that has been lost to the fire. Both buildings were therefore over 4 years old and were thus immune from any enforcement.



PLAN 1: Location Plan

Prior Approval was granted in 2022, under the Class Q of Part 3 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO) process. This agreed scheme involved the demolition of the existing hay barn to the rear; and the conversion of the frontage grain store to provide a 4 bed dwelling (considered under ref: PL/2022/08110). A small residential curtilage was also identified and parking for at least 3 cars with the existing access onto the country lane to the southeast being reutilised to serve the new dwelling.

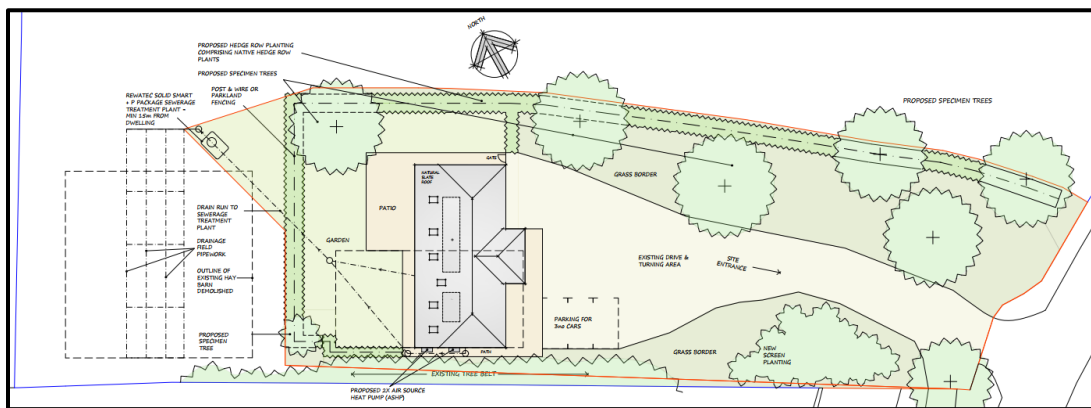
Full permission was subsequently granted in 2023 (under ref: PL/2023/08703), also for the conversion of the frontage building into a 4 bed dwelling but, as can be seen in the comparison plan in PLAN 2 below, all of the existing cladding was to be replaced with a darker standing seam cladding and timber inserts; and changes to the approved fenestration were also identified. It was therefore considered that the works went beyond a conversion and constituted partial rebuild, hence why it was applied for in full rather than as a further Class Q scheme. It also involved the demolition of the second hay barn; a larger residential curtilage; solar panels and air source heat pumps; a new package treatment plant; and a landscape scheme. This permission was implemented by the demolition of the rear hay barn and thus remains extant. It therefore represents a legitimate fallback position for the current scheme.



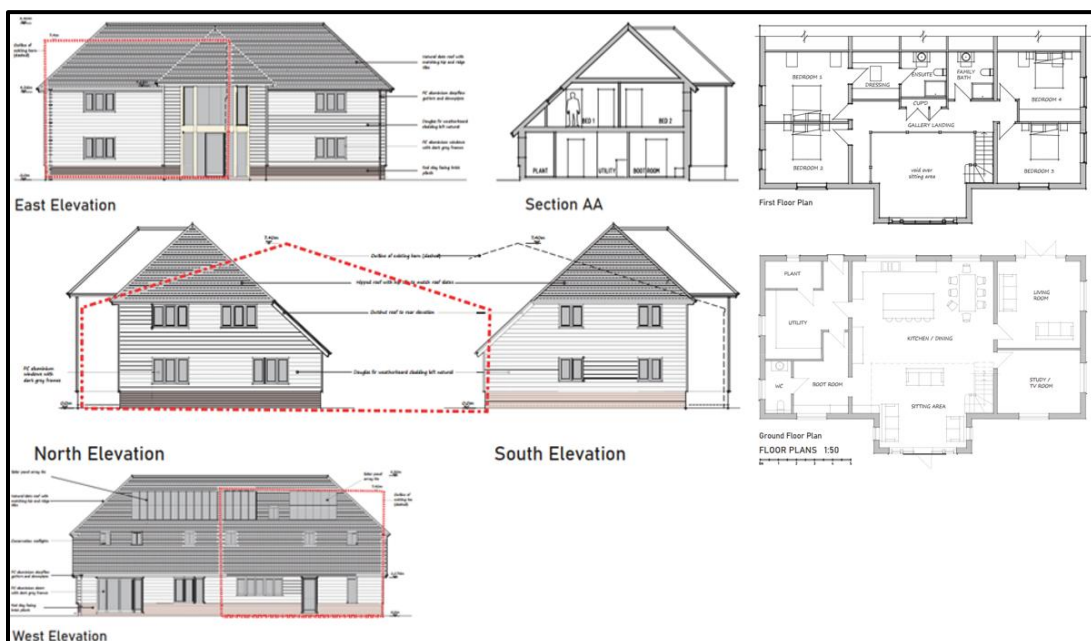
PLAN 2: Comparison Plans Showing the PL/2022/08110 and PL/2023/08703 Approved Schemes

PROPOSAL:

This is a full application now proposing the demolition of the existing front grain store building (with extant permission for its conversion/alteration and use as a 4 bed dwelling); and its replacement with a new, purpose built, 4 bed dwelling with study. The scheme has been amended during the course of the application, but as can be seen in PLANS 3 & 4 below, now consists of a 2 storey building with a tythe barn style vernacular, including a central, double height cart style projection on the front. The building is to be on a similar siting and of a similar footprint to the existing building on the site and is to measure 17.55 x 9 metres in footprint; but is to be reorientated on the site by 90 degrees so that it will present its longest elevation to the site access and its shorter end elevation towards the open countryside and long distance views to the northeast. It is also to be of a similar 2 storey form, with an asymmetrical catslide roof at the rear; and barn hip gables so as to reduce its overall massing. It will extend up to a maximum height of 8.3 metres to the ridge (2.35 and 4.7 metres to the respective eaves), which is approximately 0.8 metres taller than the existing building. The building is to have a brick plinth but is otherwise to be clad in Douglas fir horizontal weatherboarding, which will be left untreated with a natural finish. The roof is to be finished with slate. PV panels are identified on the roof slope along with 2 air source heat pumps in the grounds. The remainder of the site will be laid out in accordance with the 2023 permission, providing a garden; parking for 3 cars; a long landscaped driveway from the main road and a new package treatment plan on land that was previously occupied by the rear hay storage barn that has since been demolished. Six new specimen trees are identified along the north eastern boundary to further help soften and screen the impact of the development in the wider landscape.



PLAN 3 – Proposed Site Plan



PLAN 4 – Proposed Elevation & Floor Plans

The application is accompanied by a Planning Statement.

RELEVANT PLANNING HISTORY:

PL/2021/1175	Notification for Prior Approval under Class Q for a Proposed Conversion of One Agricultural Building into a Residential Dwelling (Use Class C3). Refused – 16.03.2022
PL/2022/08110	Notification for Prior Approval under Class Q for the Conversion of Existing Grain Drying Barn to C3 Residential Use to Create One New Dwelling. Permission – 15.12.2022
PL/2023/05354	Demolition of existing buildings and the erection of one detached dwelling (Use Class C3), hard and soft landscaping and associated works. Withdrawn
PL/2023/08703	Demolition of existing building and the conversion of one building to create a detached dwelling (Use Class C3), hard and soft landscaping and associated works. Permission – 01.12.2023

POLICIES:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

H30 – Replacement Dwellings in the Countryside
C6 – Special Landscape Areas
R2 – Public Open Space

Wiltshire Core Strategy (January 2015) (WCS):

CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP4 (Amesbury Community Area)
CP43 (Providing Affordable Housing)
CP48 (Supporting Rural Life)
CP50 (Biodiversity and Geodiversity)
CP51 (Landscape)
CP57 (Ensuring High Quality Design & Space Shaping)
CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
CP69 (Protection of the River Avon SAC)
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:

Wiltshire Design Guide (March 2024)
Creating Places Design Guide SPG (April 2006)
Achieving Sustainable Development SPG (April 2005)
Wiltshire Climate Strategy 2022-2027
Air Quality SPD (July 2025)
Wiltshire Local Transport Plan – Car Parking Strategy

Wiltshire Local Plan Review

At a meeting of full council on 19th May 2026 Councillors voted to withdraw the Wiltshire Local Plan review from examination.

REPRESENTATIONS:

Highways – No Objection subject to Conditions

- This application in highway terms is the same as the previous applications PL/2021/11751, PL/2022/08110, PL/2023/05354 & PL/2023/08703. Therefore my comments are similar to previous comments given and I have no objection in principle.
- Having visited the site, I note that the road to it is largely single track, however there are passing places along its length.
- The existing access is currently utilised by agricultural vehicles which tend to be larger vehicles and slower moving.
- Taking account of the existing use and types of vehicles compared to the proposed use and types of vehicles, and speeds of vehicles using the road, it is considered that the vehicle access and visibility demonstrated for the previous applications is adequate for the proposal.
- Therefore should you be minded to support the development, I raise no highway objection providing the visibility, access and parking are all secured by conditions

Landscape – No Objection

- While the house would be visible in views from the lane the likely visual receptors are deemed low -moderate sensitivity as they are driving a vehicle.
- I see on the plan there is an intention to plant trees which would help to break up the mass when viewed from the lane.
- In terms of the colour finish I do not mind the natural wood finish which will weather to a silver grey.
- Reorientating the building would improve the massing in views from the lane and get the benefit of the cat slide roof. It is worth having that discussion.
- The roof lights will need to have retractable blinds to reduce light pollution.

UPDATE:

- I note the reorientation of the building which is beneficial in reducing the impact of views onto the property from the lane.
- No further comments

Ecology – No Objection subject to Conditions

Protected and Notable Species

- This application has prior approval under class Q for the change of use from an agricultural barn to a residential dwelling.
- From the aerial photographs it would appear that this site consists largely of arable, hard standing and the existing barn structure which is due to be demolished. Photographs of which show the barn to be constructed of single skin corrugated metal.
- Priority habitat of deciduous woodland exists to the north, outside of the application boundary, however, suitable woodland habitat that is functionally linked to this appears to continue along the applications southern boundary.
- This habitat although largely outside of the application boundary could be impacted by proposed development.
- Protection of this habitat should be ensured during construction through a CEMP which could be secured by condition.
- We note the proposals, as outlined within the Site Plan, to plant specimen trees and native hedgerow planting which is welcomed and will ensure ecological connectivity is retained and created around the site.

Habitat Regulations Assessment: River Avon Special Area of Conservation (SAC)

- This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater.

- Appropriate Assessment (AA) must be carried out by the relevant Competent Authority (the LPA) to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.
- The submitted information in Table 1 of the Planning Statement supports the proposal that the application meets the requisite measures as outlined within Annex F: Thresholds for Insignificant Effects from the 'Advice note for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitat sites. March 2022. Natural England'.
- A test of likely significance has therefore been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).
- This concluded that given the scale and nature of the development, there is no mechanism for adverse effect.
- The HRA has concluded that the application is not likely to have significant impacts on the SAC and subsequently the application is screened out of AA

Salisbury Plain Special Protection Area (SPA) 6.4km

- This application lies within the 6.4km zone of influence of the Salisbury Plain SPA and in light of the HRA for the Wiltshire Core Strategy and the HRA for the Wiltshire Housing Site Allocations Plan it is screened into AA due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects.
- A strategic AA has been prepared pertaining to development within the 6.4km zone of influence that could result in a likely significant effect on the SPA as a result of an increase in recreational / visitor pressure.
- The AA reached a conclusion of no adverse effects on the integrity of the SPA or its qualifying features provided that the council's mitigation strategy continues to be implemented.
- Annual stone curlew monitoring and protection measures continue to be secured by the Council.

Biodiversity Net Gain

- From 12th February 2024 Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).
- Based on the information available the biodiversity gain planning condition is not considered to apply to this application as the application is for self and Custom Build Development, meaning development which:
 - consists of no more than 9 dwellings;
 - is carried out on a site which has an area no larger than 0.5 hectares; and
 - consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Durnford Parish Council – No comments received.

Letters – 1 letter of Support received. The following comments made:

- We support the revised planning application.
- Changing the original plan, which copies the outline of the current functional agricultural building (itself a blot on the landscape), and replacing it with a building design that is far more empathetic to the surrounding area is a significant gain.
- The additional load of traffic on the lane will not be unnoticeable as it will be virtually the last house before the A345 which will be the source of the majority of traffic to and from this property.
- It should also be noted that heavy farm traffic has reduced on the lane since this barn closed, which is already appreciated.

Letters – 1 letter of Objection received. The following comments made:

- This is half a mile outside the village.
- More traffic on a single lane road.

- The planning was granted under the pretence it was for an agriculture worker and the existing Barn would be retained.
- Is this an opening for more development?
- Is this the link to join north of. Durnford to Amesbury?
- The barn should be retained on the same foot print as approved.

ISSUES:

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology
- CIL/S106

PLANNING ASSESSMENT:

Environmental Impact Assessment (EIA) Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), the Local Planning Authority has considered whether the proposed development constitutes EIA development.

No formal screening opinion was requested or issued. However, the Local Planning Authority has considered the scale and nature of the development as part of the application process and is satisfied that it does not constitute EIA development as it does not exceed the relevant thresholds or criteria set out in Schedule 1; or Schedule 2, 10(b) 'Urban Developments' of the EIA Regulations; and it is not likely to have significant effects on the environment by virtue of factors such as its nature, size, or location.

Principle:

As is identified above, the site is situated in designated countryside, some distance from the Market Town of Amesbury or the Small Village of Great Durnford, as defined by WCS policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area). It does not therefore have ready access to any local services or facilities. Furthermore, no pavements, lighting or bus services to the village or town exist from the site. It is therefore clear that any future occupier of this building will be reliant on the private car to access the site and local services and it is therefore considered to be situated in an unsustainable location where there is a general presumption against new development, particularly of a residential nature.

Policy S3 of the NPPF confirms that there is a '*...presumption in favour of sustainable development*'. Policy S5 however, concerning development '*outside settlements*', confirms that '*Only certain forms of development should be approved outside settlements*' which should be approved '*...unless the benefits of doing so would be substantially outweighed by any adverse effects...*'. Criterion C of this policy further states that one of the forms of permissible development outside settlements is schemes that involve '*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*' and further states that '*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*'.

Paragraph 4.25 of the WCS, further identifies a number of exceptions to the general policy of restraint, the most relevant to this site being the provisions of CP48 (Supporting Rural Life). Saved SDLP policy H30 allowing replacement dwellings is also considered to be relevant. In this respect, it should be noted, as Identified above, that there is significant planning history on this site which has established the acceptability of the existing, former agricultural building being converted into a single residential

dwelling. This was first established by prior approval involving the conversion of the existing building into a dwelling under the Class Q provisions in 2022; and was followed up by the grant of full planning permission for the building's conversion/partial rebuild including significant alterations under the provisions of WCS policy CP48 (Supporting Rural Life) in 2023. The latter permission remains extant and therefore represents a legitimate fallback for the existing scheme and has established the principle of the use of the site for residential purposes in line with both local and national policy.

Third party representation has suggested that the original scheme was only allowed as a result of an agricultural need for a rural worker. However as is seen in the history section, this is not the case. The extant permission involves a 4 bedroom unencumbered market property, the occupation of which is not conditioned or restricted. It has however only been allowed because it involved the conversion of an existing building under very specific policy exceptions set out in local policy. Its use, and/or replacement as now proposed, will not therefore set a precedent or open the door to further development in this unsustainable countryside location nor link Great Durnford up to Amesbury, as feared by the third party.

This application now involves the replacement of the existing grain store with a new purpose built dwelling. The nature of the proposal (replacing a barn with permission for its conversion to a residential use with a new purpose-built dwelling) and the issue of fallback has been well established in case law. In recent appeal decisions, Planning Inspectors have confirmed that in such instances, the potential harm in terms of a policy conflict with policies such as WCS CP1 (Settlement Strategy) and CP2 (Delivery Strategy) would be reduced by the fact that permission for a dwelling on the site of the existing agricultural barn already exists; and therefore any harm generated by a replacement new dwelling on the site would be the same as if the barn were to continue to be converted. Therefore, where there is a greater than theoretical possibility that the fallback position would be implemented, such a fallback position is given significant weight and Inspectors are only assessing if the proposed replacement dwelling would result in any significant impacts over and above the permitted scheme(s). the recent draft of the NPPF also advocates for the replacement of existing buildings in such a location provided they are for the same use and are not proportionally larger.

Given that a legitimate residential use of this site exists and remains extant as a result of the demolition of the former hay barn, the relevant policy in this instance, despite the conversion/partial rebuild works having not yet being fully undertaken, is therefore Saved SDLP policy H30 regarding replacement dwellings. This policy confirms that '*where existing dwellings are in poor condition*' they can be replaced. The applicant now suggests that the conversion of this building as approved would result in a poorer quality residential dwelling and thus this application provides an opportunity to create a well designed, purpose built dwelling on this site of better quality and design. Similarly to the new NPPF policy S5, saved SDLP policy H30 confirms that the replacement of an existing dwelling will only be permitted where the following criteria is met:

- (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.*

The supporting text for the policy also states that '*A replacement dwelling should not be significantly larger than the one being replaced in order to maintain the overall character of the countryside. The fact that a house on a particular site would be unobtrusive is not considered sufficient justification for a substantial increase in size, as the cumulative impact of proposals, if not carefully controlled, would lead to the long-term erosion of the character of the District's countryside*' and further confirms that '*the dwelling should be designed to a high standard appropriate to its rural surroundings*'. How the proposals

satisfy these criteria will be assessed in more detail below, but it is clear that the principle of the replacement of the existing building/residential use on this site could be acceptable in principle, despite the building not having been converted yet; and despite its position in an unsustainable countryside location.

This in principle acceptability is therefore subject to the detail in terms of design; implications for the character of the area and special landscape area; highway safety; neighbouring amenities; and ecology. These matters will therefore be addressed in more detail below.

Character & Design:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) confirms that '*A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings*'. It also requires new development to enhance local distinctiveness; enhance important landscape and natural features; respond positively to the existing character in terms of layout, built form, height, massing, plot sizes, appearance, materials and roofscape; conserve heritage assets; and make efficient use of land. Likewise, policy DP3 of the NPPF further confirms that '*Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets*'.

The site is in an area known as 'Amesbury Down', which is also designated as a Special Landscape Area. It is a tranquil, rural and unsettled landscape, which provides the backdrop to the Upper Avon Chalk River Valley character area to the west. It also acts as a buffer between MoD Boscombe Down/Amesbury (to the east of the A345) and the Stonehenge World Heritage Site (WHS) (1.8 kilometres to the west). The only development within the area of the site is North Farm House, a couple of houses on the edge of Great Durnford and Chemring/High Post (some distance to the south) otherwise the site and existing buildings are situated in a landscape that is relatively unspoilt. As was established as part of the assessment of the previous schemes, the site is however quite prominent in both longer distance and short distance views along the country lane leading from Amesbury to the northeast.

The proposed development involves the replacement of an existing agricultural grain store that has full permission for its conversion with significant alterations into a residential dwelling. The existing building is of modern construction that consists of a metal frame that is clad with dark green metal sheeting on three elevations. The fourth elevation is infilled with metal sliding doors. The roof is also clad with metal sheeting. Internally, half (ground upwards) of the 3 enclosed walls are infilled with further concrete panels. The floor consists of a concrete slab base.

In this instance the existing building is of functional design. It has not been the subject of any planning permission or assessment in the past and therefore the Local Planning Authority has had limited scope to control its size, design, appearance or finish to this point. The existing building is however of a size, height and finish that is appropriate for its function as a grain store. It is of significant size befitting its current use but is neither attractive nor domestic in appearance or scale. It is of fairly temporary construction and was never envisaged for its long term use as a dwelling.

In addition, whilst the existing tree belt along the southwestern boundary of the site screens the majority of the existing building from the nearby public bridleway (especially in summer months), the existing building is still very visible in this special landscape character area both from the main road to the north east and more immediately from the access point. The building can also be seen from some distance away along the lane as a result of its position in slightly crowning topography and industrial height/scale. Any changes to this building or domestication of the site is thus likely to be fully appreciated from the public domain.

Whilst the existing grain store is of limited architectural merit it has a functional design that is typical of such a rural landscape. The extant scheme made changes to its appearance and included some domestication in the form of new cladding, fenestration, gardens and parking, but generally retained its agricultural character. It also secured the demolition of the hay barn thus reducing the built development on the site. Overall it was therefore considered to create a well designed home that would maintain an agricultural visage and thus would have negligible additional impact on the character and appearance of the landscape and the setting of the WHS.

The current proposals involve a significantly different, replacement building on the site. The current scheme now involves a faux *traditional* barn style development that is to be situated on a similar siting as the existing building but is to be reorientated by 90 degrees so that it presents its main/longest facade to the main road/access point; and its narrower elevation to the northeast and longer distance views. The height of the replacement building will be marginally taller than the existing building (by 0.8 metres); but the rear roof slope is to culminate in a cat slide/lower eaves design which thus reduces the overall massing of the profile and built form of the building. The use of barn hipped gables will also help to reduce the overall bulk and massing of the new building. Otherwise, the new dwelling is to have a similar footprint to the existing building and provide a similar amount of accommodation over two floors but in a more sympathetic and attractive agrarian vernacular.

The proposed curtilage will replicate that approved as part of the previous schemes; and the scheme will still incorporate renewable technologies including solar panels on the roof and air source heat pumps. Overall it is therefore considered that the resultant impact of the replacement dwelling, for the character of the area will be minimal and the design; roof forms; positioning on the site; and more attractive but still agrarian vernacular are all appropriate for this landscape setting. It will therefore represent a development of similar use and not disproportionately larger than the existing building, thereby according with the provisions of the new NPPF. The reorientation and proposed tree planting will also aide the development to be less prominent in longer distance views. The Council's Landscape Officer has therefore raised no objection to the proposals accordingly.

It is however noted that the Council's Landscape Officer has requested that a condition be imposed on any decision to ensure that the rooflights are fitted with blinds so as to reduce light pollution. However such internal furnishings are not controllable by the planning system and such a condition would not be reasonable, relevant or enforceable and would not therefore meet the 6 tests for conditions. No such condition will therefore be added to the decision.

The addition of landscaping; improved insulation; solar panels and air source heat pumps will also serve to improve the sustainability of the building creating a better quality home, which is all welcomed and supported. Overall it is therefore considered that the proposed replacement dwelling will have negligible additional impact or harm for the appearance or character of the site or landscape setting than the fallback scheme in this regard and is thus found to be acceptable, in line with both the local and national policy context outlined above.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. Policy L2 criterion d.ii of the NPPF further confirms that proposals should '*Maintain...acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

The site is not situated immediately adjacent to any residential dwellings, other than the farm houses situated on the opposite side of the road. Given the length of the plot and its set back from the road; as well as the intervening landscaping that exists around the neighbouring plot, it is considered unlikely that the proposals will result in any implications for these neighbours in terms of dominance, loss of light or overlooking, despite the changed orientation and increased height and fenestration. The proposals are therefore also considered to be acceptable in this regard.

Highway Safety:

The site is situated in the countryside, served by a country lane which is narrow and mostly single lane for most of its length. However passing places do also exist along its length. The lane is well used by people travelling between Amesbury and the Woodford Valley/Salisbury. The road is subject to a national speed limit of 60 mph and therefore a 215 metre visibility splay should be provided at the access point, either over land within the Applicant's control or within the public highway. Such a visibility splay was not however previously found to be achievable at this site.

The Highway Authority previously confirmed that there are no recorded accidents that have occurred in the vicinity of this site. The access is also existing and was until recently used to serve the existing agricultural uses/both agricultural buildings. It was thus used by agricultural vehicles which tend to be larger vehicles and slower moving than a car. Taking account of the previous use and types of vehicles concerned; comparing it against the proposed use and types of vehicles likely to be attracted to a residential use of the site; and the speeds of vehicles using the road, the Highway Authority previously confirmed that the vehicular access and visibility (of 2.4 x 61 metres) would be adequate to serve a single dwelling, as proposed, especially with the removal of the hay barn. This continues to be the case given that the proposals still only involve a single dwelling on the site in lieu of the 2 barns.

A total of 3 onsite parking spaces are identified to serve the proposed 4 bedroom house, and there are adequate turning facilities on the site. This provision complies with the Council's adopted parking standards. The proposed conversion is therefore considered to be acceptable in terms of highway safety too and the Highway Authority continues to raise no objection accordingly.

Ecology:

No ecological assessment has been submitted in support of this application, but from the information available through our mapping systems along with the documents and other consultations submitted to this application and the previous applications on this site, the Council's Ecologist has confirmed that there is no requirement for further protected species surveys to be carried out on the building to be demolished since the barn does not appear to offer significant potential to support these species. However a Construction Environment Management Plan (CEMP) will be necessary which should set out suitable measures in the low likelihood that barn owls are found during the construction works. The CEMP will also secure other mitigation; and the proposed habitat creation (which can also be conditioned) is considered sufficient to ensure no net loss in functionality of the area for biodiversity. Overall the Council's Ecologist has therefore raised no objection in terms of the potential impact for protected species and biodiversity.

Salisbury Plain SPA:

As is identified above, the site lies within the 6.4km buffer zone of the Salisbury Plain SPA and is within 1km of known stone curlew nest plots. In light of the HRA for the WCS and the HRA for the WHSAP it is screened into Appropriate Assessment (AA) due to the potential impact of recreational pressure on stone curlew in combination with other plans and projects. In April 2023 Natural England (NE) confirmed that the 2018 AA for Salisbury Plain continues to be supported by NE. That AA reached a conclusion of no likely significant effect on the conservation objectives of the SPA, for development within 6.4km of the SPA boundary provided that the mitigation scheme continues to be implemented. Annual stone curlew monitoring and protection measures continue to be secured by the Council.

A test of likely significance for this scheme has been carried out as required by Regulation 63 Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. This concluded that given the scale and nature of the development combined with the:

- separation of over 500m between the known stone curlew nest plots and the application site
- visual screening from existing vegetation screening between the plots and the application site
- existing footpaths in this area around the application site and the plots creating some existing disturbance and consequently no significant increase is anticipated

any temporary construction impacts and operational impacts would be de-minimus. The HRA has concluded that the application is not likely to have significant impacts on the Salisbury Plain SPA and an AA is not therefore required.

River Avon SAC:

This development also falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. AA under Section 63 of the Habitats Regulations must therefore be carried out by the LPA to determine the potential significant effects and the suitability of any measures proposed to avoid or mitigate those effects.

In this instance, the accompanying Planning Statement and submitted plans confirm the proposed development meets Natural England's Small scale Thresholds Assessment Criteria. The HRA has concluded that the application is not therefore likely to have significant impacts on the Hampshire River Avon SAC Catchment and an AA is not required. The Council's Ecologist has raised no objection accordingly.

BNG:

As of 2nd April 2024 the requirement for Biodiversity Net Gain (BNG) on *all* new sites came into force under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Any small scale (none major)/major scheme will need to demonstrate no net loss and a minimum of 10% net gain in biodiversity on the site, in line with the requirements of the NPPF, WCS policy CP50 (Biodiversity and Geodiversity) and the Environment Act.

The application proposal has however been put forward as a self build/custom build unit which:

- consists of no more than 9 dwellings;
- is carried out on a site which has an area no larger than 0.5 hectares; and
- consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

Such units for applications submitted prior to 6th August 2026 (such as this one), are exempt from having to provide the 10% BNG requirement. Based on the information available, the biodiversity gain planning condition is not therefore considered to apply to this application. Self build units however have to be secured by legal agreement to ensure that they come forward as such and thus truly benefit from this exemption. This recommendation is therefore made on the basis that the legal agreement is completed prior to the decision being issued.

Drainage:

As is identified above, a package treatment plant is proposed to serve the site. This is to be positioned in the field to the northwest of the new dwelling/curtilage on the siting of the demolished hay barn. The Environment Agency has set out a hierarchy for drainage strategies and package treatment plans should only be considered if there are no other alternatives. In this instance the applicant previously confirmed that there is no mains drainage in the area and therefore on site provision needed to be created. The proposed drainage strategy was therefore considered to be acceptable and continues to be acceptable to serve the replacement dwelling.

CIL/S106:

WCS policies CP3 (Infrastructure Requirements) and CP43 (Providing Affordable Housing); and SDLP policy R2 all require contributions towards affordable housing and public open space provision from any net gain in the number of dwellings in the area. However the previous NPPF, confirmed that no such contributions could be sought from schemes of less than 10 dwellings and therefore no such contributions were secured as part of the consideration of the extant permission for the conversion of the existing building into a single dwelling. Whilst the new NPPF is less definitive in this regard, as this application involves a replacement of the existing building, it is not considered that the current proposals will result in a net gain in the number of units in the area over and above that which could be implemented by the extant permission. Therefore it would be unreasonable to insist that such policies now applied to this, essentially revised scheme. No such contributions will therefore be secured as part of this application.

As is identified above, this recommendation is however subject to a legal agreement being completed to secure the unit as a Self Build unit in order to enable it to benefit from the BNG exemption.

In addition, as of May 2015, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

CONCLUSION:

The site is located outside of any settlement policy boundary, remote from services, employment opportunities and is not well served by pedestrian or cycle facilities or public transport. However the proposals involve a suitable replacement for the dwelling that has already been approved on this site under the original Class Q process, and subsequent full planning permission, which remains extant and thereby represents a legitimate fallback position. The replacement building will also result in the same number of dwellings and types of uses on the site and will not require a disproportionately larger building on the site than the previous permissions. The detailed design of the replacement dwelling will introduce a more traditional and attractive agrarian character to the site than the existing development and the proposed roof design; materials; and additional tree planting will all help to soften the development's prominence in the landscape and screen the domestication of the site in the wider area. Overall, it is therefore considered that the proposals will continue to be appropriate for the character of the area/special landscape area and will not result in any new implications for neighbouring amenities; highway safety; or ecology than the extant scheme. The proposals are recommended for permission accordingly.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the completion of a legal agreement to secure the self build nature of the unit; and the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: 567-10 Rev F – Proposed Plans & Elevations. Received – 25.06.2026

Ref: 567-11 Rev E – Proposed Site Plan. Received – 25.06.2026
Ref: 567-12 Rev B – Site Location Plan. Received – 24.04.2026
Ref: 567-13 Rev B – Proposed Site Plan. Received – 24.07.2026
Ref: 22009-010 – Barn Access Vision Splay. Received – 24.04.2026

REASON: For the avoidance of doubt, in the interests of proper planning and for the protection, mitigation and enhancement of biodiversity.

3. No development hereby permitted shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4. No development hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- means of enclosure;
- car park layouts;
- other vehicle and pedestrian access and circulation areas;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

6. No development hereby permitted shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 61 metres in both directions from the centre of the access. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

7. The development hereby permitted shall not be first occupied 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 for the lifetime of the development.

REASON: In the interests of highway safety

8. Notwithstanding the submitted details, the development hereby permitted shall not be first occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

9. Any gates shall be set back 4.5m from the edge of the carriageway for the residential access, such gates to open inwards only.

REASON: In the interests of highway safety.

10. No part of the development hereby permitted shall be first occupied until the turning area & parking spaces have been laid out and completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials for the lifetime of the development.

REASON: In the interests of highway safety.

11. The development hereby permitted will be carried out in strict accordance with the following documents:

- Proposed Site Plan 567-11 C. March 2026. Space Design Solutions Ltd

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

12. No development hereby permitted shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall be in proportion to the scale of the works and provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - b) Working method statements for protected/priority species, such as nesting birds, foraging/commuting bats and stone curlews.
 - c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors.

The development shall be carried out in strict accordance with the approved CEMP.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

13. No new external lighting shall be installed at the site

REASON: In the interests of conserving biodiversity.

14. The dwelling hereby permitted shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation

15. The proposed package treatment plant and drainage field shown on the approved plans shall be installed, maintained and operated in accordance with the submitted specification and details hereby permitted. Any subsequent replacements shall have an equivalent or improved performance specification. The package treatment plant and drainage field shall be installed, connected and available for use before the development hereby permitted is first occupied and they shall be maintained and operated thereafter for the lifetime of the development.

REASON: To provide ongoing and adequate nutrient mitigation for the nutrient neutrality water catchment for the life of the development and to ensure that any future package treatment plant is of an equivalent or improved standard.

16. The dwelling hereby permitted shall not be first brought into use/occupied until the building immediately to the northwest of the site (identified as Existing Hay Barn on the approved plans) has permanently ceased its use in agriculture and has been removed from the site in its entirety. The land shall be reinstated as agricultural field within 3 months of the demolition works being completed.

REASON: In the interests of the amenity of the residents of the dwelling hereby approved; and in accordance with best practice relating to redundant agricultural buildings.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Classes A, AA, B, C, D, E or G of Part 1 of Schedule 2; or Classes B or C of Part 2 of Schedule 2 shall take place on the dwellinghouse hereby permitted or within their curtilage.

REASON: In the interests of the visual amenities of the area and setting of the special landscape area; and to retain the agrarian character of the building whilst enabling the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of the visual amenities of the area and to retain the agrarian character of the building.

19. The residential curtilage of the dwelling hereby permitted is defined by the red line identified on the approved site plan only, but shall not include the triangular piece of land to the rear of the approved dwelling; on the north western side of the boundary hedgerow containing the approved package treatment plant. This area shall remain outside of the residential curtilage in agricultural use.

REASON: To limit the encroachment of residential paraphernalia into the countryside in the interests of the visual amenities and landscape setting of the area.

20. The development hereby permitted shall not be first occupied until the renewable technologies identified on the approved plan are installed and ready to be used. These features shall be retained; maintained in accordance with the manufacturer's guidelines for the lifetime of the development.

REASON: To improve the sustainability of the development hereby approved and reduce the impact of the development on climate change

INFORMATIVES:

- 1) The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:
www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.
- 2) Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 3) A non-mains sewerage system is proposed. The area in which the development is located is within close proximity to the River Avon and may experience flooding and ground water conditions of concern. Primary responsibility for ensuring sewage systems for new developments are adequate lies with the Building Control Department. We would recommend you satisfy yourself that a non-mains sewerage system is appropriate and practicable in the circumstances taking into account ground water conditions throughout the year. For further guidance see the National Planning Practice Guidance "Water supply, wastewater and water quality". Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.

- 4) Any installation of a Package Treatment Plant needs to meet approval of Environment Agency's requirements under their permitting role.
- 5) The applicant should note that all British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits
- 6) The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.
- 7) The application may involve an alteration to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.
- 8) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt as it involves a self build unit

- 9) This permission shall be read in conjunction with an Unilateral Undertaking Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 24th September 2026.