

PLANNING, DESIGN AND ACCESS STATEMENT FOR THE RESTROSPECTIVE CHANGE OF USE OF AGRICULTURAL YARD TO USE AS DOG KENNELS

**BRAYDON MANOR FARM
SERVICES
BRAYDON MANOR FARM
THE COMMON
SWINDON
SN5 0AG**

- On behalf of -

**BRAYDON MANOR FARM
SERVICES**

- as at -

OCTOBER 2026

- for submission to -

WILTSHIRE COUNCIL

**MOORE ALLEN & INNOCENT LLP
33 CASTLE STREET
CIRENCESTER
GLOUCESTERSHIRE
GL7 1QD
www.mooreallen.co.uk**

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Registered Office 33 Castle Street Cirencester, Gloucestershire GL7 1QD. Regulated by the RICS

INTRODUCTION

This Planning, Design and Access Statement has been prepared and submitted on behalf of Braydon Manor Farm Services, (hereafter referred to as the “Applicant”). This application is supported by the documents and drawings submitted as part of this retrospective full planning application for the change of use of agricultural yard to dog kennels under the Town and Country Planning Act 1990.

1.1 General information

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|----|---------------------------------|---|
| a) | Applicant:- | Braydon Manor Farm Services
Braydon Manor Farm
The Common
Swindon
SN5 0AG |
| b) | Agent:- | Lucy Kernon MRICS FAAV
Moore Allen & Innocent LLP
33 Castle Street
Cirencester
Gloucestershire
GL7 1QD |
| c) | Site Address:- | Braydon Manor Farm
The Common
Swindon
SN5 0AG |
| d) | Accompanying Documents:- | Location Plan
Block Plan
Existing Elevations, Floor Plan and Roof Plan
CIL Form 1 |

1.2 The Planning Application Submission

In accordance with the Town & Country Planning Act 1990 (as amended) in the Town & Country Planning (Development Management Procedure) Order 2015 (as amended), the planning submission will comprise the following documentation:

- Application forms, including certificates of ownerships and notices, duly completed.
- Design and Access Statement
- Correct Planning Application Fee

Should the LPA require any documents not submitted as part of this Design and Access Statement, please request these from the Agent.

1.3 Structure Of This Planning, Design And Access Statement

The requirements for the development are provided in this Statement. The information provided in this Statement for planning application purposes on behalf of Braydon Manor Farm Services is divided into 5 Sections plus Appendices and following this Introduction (Section 1), the structure follows: -

- **Section 2 – The Existing Development**
- **Section 3 – Planning Policy**
- **Section 4 – Justification**
- **Section 5 – Conclusion**

2. The Property

The Applicant purchased Braydon Manor Farm in 2022 as an agricultural holding with a range of agricultural buildings and a former stable block used by the previous Applicant. The holding extends to 80 acres of grassland, and the Applicant owns 4 head of cattle, 30 pigs and 50 sheep. The wider grassland is grazed by local graziers. Braydon Dogs was subsequently established in early 2023 and is a licensed dog boarding and kennel facility which has been operating continuously on the site since it was established.

The site contains 10 individual dog kennels, constructed on an historic concrete pad, of which 8 are boarding kennels, and 2 are holding kennels, used when cleaning the kennels. The dog kennels are within sight and sound of the house and offer day and overnight boarding with 3 walks per day, a secure field for exercise and over 10 years' experience.

There was previously a trailed cabin at the end of the run of kennels which was used as a dog grooming facility. This trailer has been repositioned and additional kennels constructed in the former location. The photographs below show the existing kennels.

The application field utilised by Braydon Dogs as secure exercise facilities is also grazed by sheep overnight when required to manage the grass length, therefore, does remain part of the agricultural holding.

Image 1: The Existing Kennels



3. Planning Policy

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF 2026) with effect from 17th August. The NPPF states in Policy E4, a National Decision Making Policy, states that:

In applying E2 (Meeting the need for business land and premises), the sustainable growth of businesses in rural areas as follows:

1. ***To support business growth, substantial weight should be given to:***
 - a. ***The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area, the implementation of the Industrial Strategy, support improvements in freight***

and logistics and/or reflect proposals for Industrial Strategy Zones and AI Growth Zones; and

- b. Benefits for domestic food production, animal welfare and/or the environment which can be demonstrated through proposals for development for farm and agricultural modernisation.*

Policy E4 relates to Rural Business Development as follows:

- 1. *In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:***
 - a. The conversion of existing buildings and well-designed new buildings;*
 - b. The development and diversification of agricultural and other land-based businesses;*
 - c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and*
 - d. Development to maintain and enhance farm viability and sustainability and support domestic food production, such as improved accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation).*
- 2. *Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:***
 - a. Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and*
 - b. The siting and design of development should be appropriate having regard to the character of its surroundings.”*

Local Policy

The Wiltshire Core Strategy adopted in 2015 is the local policy of relevance.

Core Policy 34 relates to additional employment land and is of most relevance to this proposal. CP34 states:

“Outside the principle settlements, market towns and local service centres, development will be supported that:

- i. Are adjacent to the settlements and seek to retain or expand businesses currently located within or adjacent to the settlement;*
- ii. Supports sustainable farming of food production through allowing development requiring to adapt to modern agricultural practices and diversification; or*
- iii. Are for new and existing rural based businesses within or adjacent to large and small villages.*

Core Policy 48 relates to supporting rural life and is relevant in part. CP48 states that:

“Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.***
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities or residential areas.***
- iii. The building can be served by adequate access and infrastructure.***
- iv. The site has reasonable access to local services.***

2. Justification

Since the purchase of Braydon Manor Farm in 2022, the Applicant was required to overcome many issues caused by the previous owner, which led to significant expenditure. The Applicant previously managed a similar business to Braydon Dogs at their previous property and therefore established Braydon Dogs in early 2023.

Since establishment, Braydon Dogs has grown in popularity, particularly off the back of Covid-19 as people returned to work in the office and required someone to look after their dog during the working day.

The site is fully licenced and now has 10 kennels, of which 8 are boarding kennels, with a further two as holding kennels, which are extremely popular with clients. There are no more than 8 dogs under the Applicants care at any one time, excluding their own dogs. This is an expansion of the existing farming business and generating an additional income when the farming industry experiences tough times.

The Applicant has been granted a boarding licence from Wiltshire Council for a further three years.

The Applicant manages the farmland, grazing it with their own livestock, and making hay for the livestock.

Access

There have been no changes to the access on the highway. The Applicant has installed gates which are permanently closed to ensure the site is secure. Clients can only visit upon appointment and will be met by the Applicant. There is no access to the holding without an appointment.

The Applicant has installed the gates so that they are set back from the road to allow vehicles to safely pull off the road while waiting to be greeted.

There is parking available directly outside the kennels, however, to minimise disruption to those in kennels, the Applicant meets the clients at the entrance gates.

Noise

It is noted that dog kennels can generate noise during their time on site and a Noise Management Plan has been submitted alongside this application. It is noted that the Applicant owns 14 of their own dogs who also generate noise.

The boarding dogs are allowed to utilise the enclosed run during the day, but at night at shut into an enclosed kennels which significantly reduces visual stimulus and potential barking. The Noise Management Plan does not present any noise concerns.

Ecology and Biodiversity

There are no ecological or biodiversity concerns regarding the site which was an existing concrete base prior to the construction of the kennels. Therefore, the BNG pre-development value is therefore zero. In addition, all works were completed prior to the 12th April 2024.

Hours of Operation

Braydon Dogs operates 24 hours a day, 7 days a week, 365 days a year. However, this does not mean the site is accessed at all times.

Braydon Dogs offers day and night boarding, with general day to day operating hours between 08.00 – 19.00. This allows people to drop their dogs off before work and collect them after work. In addition, this allows the Applicant to take bookings outside of working hours.

The Applicant offers overnight boarding; however, dogs are to be dropped off prior to 19.00 to minimise disturbance to other dogs in the kennels. The boarding dogs are allowed out for a late-night comfort visit no later than 22.00 before returning to the kennels where they are enclosed in the kennel with no overnight access to the run.

3. Conclusion

This application for the siting of dog kennels at Braydon Manor Farm for the successful running of Braydon Dogs is a well-established form of diversification generating regular income to assist with the farming enterprise.

It is noted that the Applicant has been successfully running the business at Braydon Dogs since May 2023 with no issues or complaints. The Applicant has been granted a licence for a further 3 year period from Wiltshire Council to continue the business.

The application accords with planning policy on both a national and local level, therefore we therefore request the Local Planning Authority support for this application.

Yours faithfully



Lucy Kernon
For and on behalf of Moore Allen & Innocent LLP
2nd October 2026