

Planning Statement

Change of Use and Conversion of Stable Building to Dwelling to be Used as Holiday Accommodation

Hillside Stables, Hill Road, Sutton Veny
Wiltshire, BA12 7AT

October 2026

“The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction...”

(NPPF Policy S5(1)(c))



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Shortlisted

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“Proposals for other types of development should be supported by the minimum necessary information requirements to enable a decision.”

(NPPF Policy DM1(2))



1. Introduction

- 1.1 This Planning Statement has been prepared by Lone Wolf Planning Ltd on behalf of Joelle Griffin in support of an application for the change of use and conversion of the existing stable building at Hillside Stables, Hill Road, Sutton Veny, to a dwelling and associated works.
- 1.2 The dwelling is proposed to be occupied as holiday accommodation. The applicant is content for that manner of occupation to be secured by an appropriately worded planning condition preventing occupation as a sole or main residence. The effects of the proposal should therefore be assessed on the basis of the holiday occupation which is proposed and capable of being secured.
- 1.3 The proposal is a conversion scheme. It does not involve the erection of a new dwelling or an enlargement of the existing building. The existing L-shaped stable building, its footprint and its simple rural form are retained and adapted to provide a two-bedroom dwelling, with two parking spaces served from the existing access.
- 1.4 The policy position is unusually clear. Wiltshire Core Strategy Core Policies 39 and 48 support appropriately located tourist accommodation and the conversion and re-use of rural buildings for tourism. National Policy S5(1)(c) now expressly identifies the re-use and alteration of an existing permanent and substantial building as a form of development outside settlements which should be approved unless its benefits are substantially outweighed by adverse effects. Policy E4 separately supports the conversion of existing buildings and facilities for rural leisure and tourism.
- 1.5 The August 2026 Framework is also explicit that a non-major application should be supported by the minimum information necessary to enable a decision. Policies DM1, DM2 and DM3 require information requirements and the Council's assessment to be proportionate to the scale, complexity and potential impact of the proposal. That principle is particularly relevant to this small conversion scheme.

2. Site and Surroundings

- 2.1 Hillside Stables lies on the western side of Hill Road, approximately 0.5 km to the south of Sutton Veny. Sutton Veny is identified as a Larger Village by Core Policy 31 of the Wiltshire Core Strategy. The site is surrounded by agricultural land interspersed with existing dwellings, farm buildings and other development.
- 2.2 The application site extends to approximately 0.05 hectares. It contains the existing L-shaped stable building and hardstanding and is served by an established gated vehicular access from Hill Road. The existing access is retained by the proposal.



- 2.3 The stable building is of simple timber framed and timber clad construction beneath a corrugated sheet roof supported by timber A-frames. Its appearance and form are characteristic of a modest rural stable building. A structural appraisal has been commissioned and confirms that the building is structurally sound and capable of conversion without major rebuilding.
- 2.4 The site lies within the Cranborne Chase National Landscape. The proposal does not introduce a new building into that landscape: it retains and re-uses the existing stable building and confines the works to those required to achieve its conversion. The site has no planning controls on lighting, despite being in a dark sky reserve. The grant of planning permission offers the opportunity to regulate this, as a distinct benefit to the grant of planning permission.

3. The Proposed Development

- 3.1 Planning permission is sought for the change of use and conversion of the stable building to a two-bedroom dwelling. The intended use of the dwelling is as holiday accommodation and the applicant accepts a condition preventing its occupation as a sole or main residence.
- 3.2 The architectural approach deliberately retains the legibility and simple rural form of the stable. On the more publicly visible elevations, existing external doors and openings are retained wherever practicable, including the retention of stable doors as shutters and the recessing of glazing within existing openings. Modest new window openings are introduced on the west and north elevations to provide appropriate natural light to the accommodation. That elevation faces away from Hill Road and towards the adjoining field, meaning that the additional openings can be accommodated without materially domesticating the building in its more publicly experienced views.
- 3.3 The existing close-boarded boundary fencing adjacent to Hill Road will also be rationalised to the extent that is necessary, likely by reducing its height, whilst retaining a secure enclosure to the site, so as to lessen its visual prominence and maintain a more appropriate rural character. It is important for visitors with dogs to feel the site is secure.
- 3.4 The proposal includes two parking spaces within the existing site and retains the established access from Hill Road. No new access is required.
- 3.5 Ecological mitigation and enhancement measures are incorporated into the elevations, including an open-fronted nesting block, a sparrow nesting provision, a bat roosting provision and an invertebrate feature, in accordance with the submitted Bat and Protected Species Survey.
- 3.6 Foul drainage will be provided by a private package treatment system comprising a Marsh Ensign Range EL treatment plant followed by a Marsh MI Phos-Lite tertiary phosphate reduction unit. The accompanying Nutrient Neutrality Statement and River Avon calculator deal separately with the



phosphorus implications of the development.

- 3.7 A suitable holiday-occupation condition would be: *"The dwelling hereby permitted shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up-to-date register of occupiers shall be maintained and made available to the Local Planning Authority upon reasonable request."*

4. Planning History

- 4.1 The stable building is covered by planning permission W/06/03015/FUL:

Application Reference

W/06/03015/FUL

Site Address	Proposal
Land Adjacent Hillside Cottage, Hill Road, Sutton Veny, Wiltshire	New timber stables (2) tack room and hay/food store

✓

Invalid

✓

✓

✓

Application Detail

Documents

Comments

Map

Details

Planning Application

W/06/03015/FUL

- 4.2 Outline planning permission for the erection of a new dwelling on the site was refused under reference PL/2021/09894 and the subsequent appeal, APP/Y3940/W/22/3292266, was dismissed on 17 October 2022.
- 4.3 That decision has limited relevance to the present application. It concerned the erection of a new and unrestricted dwelling and was determined under a materially different national policy framework. The current proposal instead re-uses the existing stable building, is proposed for holiday occupation, and falls within the express policy routes for the re-use of existing buildings and rural tourism now contained in S5(1)(c) and E4 of the August 2026 Framework.
- 4.4 The 2022 appeal also pre-dates the current transport policy. The present Framework does not subject every rural development proposal to the same locational test: Policy TR3(1)(a) applies its sustainable-location requirement to proposals which could generate a significant amount of movement, taking account of the type of development and its location. A single holiday unit using an existing access does not fall within that description.



5. Development Plan and National Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The relevant adopted development plan includes the Wiltshire Core Strategy. Policies particularly relevant to this proposal are:
- ✎ Core Policy 1 (Settlement Strategy)
 - ✎ Core Policy 2 (Delivery Strategy)
 - ✎ Core Policy 31 (Spatial Strategy: Warminster Community Area)
 - ✎ Core Policy 39 (Tourist Development)
 - ✎ Core Policy 48 (Supporting Rural Life)
 - ✎ Core Policy 50 (Biodiversity and Geodiversity)
 - ✎ Core Policy 51 (Landscape)
 - ✎ Core Policy 57 (Ensuring High Quality Design and Place Shaping)
 - ✎ Core Policies 60-62 (transport), and
 - ✎ Core Policy 69 (Protection of the River Avon SAC).
- 5.3 Core Policy 31 identifies Sutton Veny as a Larger Village.
- 5.4 Core Policy 39 provides that, outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, should be located in existing or replacement buildings.
- 5.5 Core Policy 48 expressly supports the conversion and re-use of rural buildings for tourism where the building is structurally sound and capable of conversion without major rebuilding; the use would not detract from landscape, settlement character or residential amenity; adequate access and infrastructure are available; and there is reasonable access to local services, or the proposal safeguards a heritage asset.
- 5.6 The principal national decision-making policies are S5 (Principle of development outside settlements), E4 (Rural business development), TR3 (Locating development in sustainable locations), N4 (Protected Landscapes), N6 (Areas of particular importance for biodiversity and geodiversity), and DM1-DM3 (preparing and determining development proposals).
- 5.7 Annex A paragraph 2 is also relevant. It provides that development plan policies, or parts of policies, which are materially inconsistent with the national decision-making policies in the August 2026 Framework should be given very limited weight, unless they were examined and adopted or made against that Framework.



6. Principle of Development

- 6.1 The proposal accords positively with Core Policy 39. The site lies approximately 0.5 km south of Sutton Veny, which Core Policy 31 identifies as a Larger Village. It is therefore close to a Larger Village for the purposes of Core Policy 39. The policy also directs tourist accommodation towards existing buildings where practicable; that is exactly what is proposed.
- 6.2 The proposal does not therefore depend upon the exceptional route in Core Policy 39 for tourist development remote from the settlement hierarchy. It is a small-scale conversion of an existing building in close proximity to an identified Larger Village.
- 6.3 The proposal also satisfies the specific conversion criteria in Core Policy 48. First, the structural appraisal confirms that the stable is structurally sound and capable of conversion without major rebuilding. The conversion preserves the scale and simple character of the original building and does not involve an extension.
- 6.4 Second, the proposal would not detract from the character or appearance of the landscape or settlement. The building already exists and its rural form is retained. The external interventions are deliberately restrained and largely occur within existing openings. Nor would the single holiday unit give rise to a material residential amenity effect.
- 6.5 Third, the building is already served by an established vehicular access and can be provided with the infrastructure necessary for its occupation. The application includes a defined private foul drainage solution and on-site parking.
- 6.6 Fourth, the site has reasonable access to local services. It lies approximately 0.5 km from Sutton Veny, an identified Larger Village, with community facilities and current demand-responsive public transport connections. Core Policy 48 requires reasonable access in the context of the conversion of a rural building; it does not require an urban level of accessibility.
- 6.7 There is therefore no conflict in principle with the two Core Strategy policies which deal most specifically with the proposal: Core Policies 39 and 48.
- 6.8 National Policy S5(1)(c) now provides an additional and important route. It identifies the re-use, extension or alteration of an existing building as one of the forms of development outside settlements which should be approved, provided that the existing building is lawful and of permanent and substantial construction and the works do not result in a disproportionate increase in size. The stable is an established lawful building, the structural appraisal confirms its suitability for conversion, and there is no increase in size.
- 6.9 The consequence under S5 is that the proposal should be approved unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the national decision-making policies. This is a materially more favourable and specific policy test than the



general countryside restraint approach which applied when the previous proposal was determined.

- 6.10 Policy E4 reinforces that conclusion. It supports the sustainable growth of rural businesses through the conversion of existing buildings and through facilities supporting rural leisure and tourism. E4(2) expressly recognises that rural business development may need to be located outside settlements and in locations not well served by public transport. The siting and design should instead be appropriate having regard to the character of the surroundings.
- 6.11 To the extent that the broader settlement or transport provisions of older Core Strategy policies might be interpreted as imposing a blanket locational objection to this particular conversion, that part of those policies is materially inconsistent with S5(1)(c), E4 and TR3 and should be given very limited weight in accordance with Annex A paragraph 2.
- 6.12 The proposed holiday-occupation condition provides a further and material distinction from an unrestricted permanent dwelling. It ensures that the development serves a tourism function and does not become a person's sole or main residence.
- 6.13 If the LPA take the view that the site is isolated, then support for this proposal is found in NPPF NDMP S5:3 and HO11 where "The development would reuse a redundant or disused building and enhance its immediate setting".

7. Information Requirements and Proportionality

- 7.1 The August 2026 Framework introduces clear national decision-making policies governing the amount of information which should accompany planning applications. These policies are directly relevant to the validation and determination of this small, non-major conversion proposal.
- 7.2 Policy DM1(2) states that proposals other than major development should be supported by "the minimum necessary information requirements to enable a decision". The application has been prepared on precisely that basis.
- 7.3 Policy DM2(2) provides that local validation lists should only include additional information requirements where there is a development plan policy requiring a specific further assessment. It further requires any such additional requirement to be proportionate to the scale of development and its potential impact, and requires appropriate distinction between major, medium and other forms of development.
- 7.4 Policy DM3(1)(b) then requires the Local Planning Authority, when determining the application, to take a proportionate approach to the planning matters raised, reflecting the proposal's scale, complexity and potential impact. DM3(1)(d) requires statutory or internal consultees to be consulted only where necessary, while DM3(1)(e) requires consideration of whether matters can



appropriately be addressed by planning condition.

- 7.5 The application is supported by existing and proposed drawings, a structural appraisal, a Bat and Protected Species Survey, a Nutrient Neutrality Statement and completed River Avon nutrient calculator, together with this Planning Statement. Those documents provide the information needed to determine the actual planning effects of the proposed conversion.
- 7.6 A Transport Statement is not necessary. The proposal is for a single holiday unit using an existing access and cannot reasonably be described as generating a significant amount of movement for the purposes of TR3(1)(a). The relevant access, parking and trip-generation issues can be understood from the submitted plans and the nature of the use.
- 7.7 A separate Landscape and Visual Impact Assessment is not necessary. The proposal re-uses the existing building without enlargement; its visual effects are apparent from the existing and proposed elevations and can be assessed directly against N4, Core Policy 51 and Core Policy 57.
- 7.8 The site is below 0.2 hectares and the proposal is exempt from the statutory biodiversity net gain requirement. A biodiversity metric or Biodiversity Gain Plan is therefore not necessary. The ecological effects of the works themselves have instead been assessed through the submitted Bat and Protected Species Survey.
- 7.9 No Phase 1 contaminated land report is submitted. There is no identified site-specific contamination issue which prevents determination of this conversion proposal. If the Council considers that investigation or unexpected-contamination controls are necessary, those matters can be dealt with by a standard planning condition in accordance with DM3(1)(e).
- 7.10 Likewise, no separate applicant-prepared Salisbury Plain SPA HRA is necessary for validation. The Council is the competent authority and can undertake any project-level screening considered necessary, having regard to its June 2024 strategic HRA and Mitigation Strategy.
- 7.11 The site lies within the 6.4 km visitor catchment of the Salisbury Plain SPA. The proposed dwelling will be restricted to holiday accommodation and will not create a permanent resident population. The recreational-pressure effects identified in Wiltshire Council's June 2024 HRA and Mitigation Strategy arise principally from permanent residential growth and repeated visits from home. In any event, the Council's strategic HRA provides a mechanism for residential development within the assessed growth quantum to proceed without the need for separate project-level HRA or bespoke mitigation. The competent authority can therefore address the Salisbury Plain SPA through its normal Habitats Regulations screening process
- 7.12 The national policy position is therefore clear: further supporting material should only be sought where it is necessary and proportionate to an identified planning effect of this particular development, rather than because such information might routinely accompany a larger or materially different proposal.



8. Design and the Cranborne Chase National Landscape

- 8.1 The site lies within the Cranborne Chase National Landscape. Policy N4(1) requires development within a Protected Landscape to be limited in scale and extent and sensitively located and designed to avoid harm to its statutory purposes and special qualities. Core Policy 51 similarly requires development to protect, conserve and, where possible, enhance landscape character.
- 8.2 The proposal is inherently limited in scale and extent. It does not introduce a new building into the landscape and it does not enlarge the stable. The existing footprint, roof form and simple rural character are retained.
- 8.3 The detailed treatment reinforces the character of a converted stable rather than replacing it with overtly domestic architecture. Existing external doors are retained as doors or shutters, new windows are recessed within existing openings, and selected openings retain solid lower panels to preserve their stable-door proportions.
- 8.4 The scheme therefore retains a modest rural building and gives it a viable use without materially increasing built form or introducing a separate new dwelling into the National Landscape. The proposal satisfies N4, Core Policy 51 and the design objectives of Core Policy 57.

9. Transport and Access

- 9.1 Vehicular access remains exactly as existing and two parking spaces are provided within the site. No new access or highway engineering is proposed.
- 9.2 Policy TR3(1) requires transport considerations to reflect the vision for the site, the type of development and its location. Importantly, TR3(1)(a) applies the requirement for a sustainable location offering a genuine choice of transport modes to development proposals which could generate a significant amount of movement in the context of the area.
- 9.3 One two-bedroom holiday unit does not generate a significant amount of movement. It would produce a very small and intermittent number of trips, with no permanent commuting pattern and no material effect on the capacity or operation of the local highway network. The proposed level of traffic movement needs to be considered in the context of the level of movements generated by a lawful and unfettered equine use.
- 9.4 The policy context for rural tourism is also directly addressed by E4(2), which recognises that development meeting rural business needs may need to be outside settlements and in locations which are not well served by public transport. The proper planning question is therefore whether the scale of movement and the access arrangements are acceptable, rather than whether this



existing rural building could be relocated to an urban site.

- 9.5 The existing access has served the stable use and remains capable of serving the modest trip generation associated with a single holiday unit. There is no evidence of an unacceptable highway safety effect or significant impact on the transport network. The proposal accords with the relevant objectives of Core Policies 60-62 and the current national transport policies.

10. Ecology and Biodiversity

- 10.1 The application is supported by a Bat and Protected Species Survey undertaken by EcoLogic Consultant Ecologists LLP in September 2026.
- 10.2 No bats or field signs of bat use were identified in association with the stable building. The ecologist concludes that the building does not support a bat roost, that the works are unlikely to disturb bats or significantly affect local bat populations, and that no further bat survey effort or bat licence is required. Precautionary measures are provided in the unlikely event that a bat is encountered during the works.
- 10.3 Evidence of a former passerine nest was identified. The report therefore provides appropriate nesting-bird precautions, including avoidance of the nesting season or a pre-commencement check where works would take place during that period.
- 10.4 The proposal also incorporates the recommended ecological enhancements: an open-fronted nesting block, a sparrow nesting provision, a bat roosting feature and an invertebrate provision. These are shown on the proposed elevations.
- 10.5 The application site is below 0.2 hectares and the development is exempt from the statutory biodiversity net gain requirement. The absence of a biodiversity metric does not therefore represent a deficiency in the application. The proposal nevertheless delivers practical ecological enhancements and accords with Core Policy 50 and Policy N6 insofar as they are relevant to the site.

11. Habitats Regulations Matters

- 11.1 The site lies within the River Avon SAC catchment. That matter is addressed in the separate Nutrient Neutrality Statement and completed Natural England River Avon nutrient calculator submitted with the application.
- 11.2 The proposed drainage system uses a Marsh Ensign Range EL package treatment plant followed by a Marsh MI Phos-Lite tertiary phosphate reduction unit, with a certified final effluent concentration of 0.2 mg/l total phosphorus. The completed calculator identifies a residual



requirement of 0.02 kg TP/year after its precautionary buffer. That residual will be mitigated through Wiltshire Council phosphorus credits.

- 11.3 Subject to securing that treatment specification, its maintenance and the identified credits, the development will be nutrient neutral and there is a clear basis for the Council, as competent authority, to conclude through Appropriate Assessment that the proposal would not adversely affect the integrity of the River Avon SAC through additional phosphorus loading.
- 11.4 The site also lies within the 6.4 km visitor catchment used by Wiltshire Council's June 2024 HRA and Mitigation Strategy for Salisbury Plain SPA. That strategy addresses recreational pressure associated with residential population growth. The present proposal is for a single dwelling whose occupation would be restricted to holiday accommodation and would not add a permanent resident population to the catchment.
- 11.5 The scale of the proposal is de minimis in the context of the strategic assessment. No bespoke recreational mitigation is considered necessary. The Council can undertake any project-level screening it considers necessary in its role as competent authority, having regard to the strategic HRA and the restricted holiday occupation proposed.

12. Other Matters

- 12.1 The private foul drainage arrangement is capable of being accommodated within the site and is described in the Nutrient Neutrality Statement. Detailed installation and maintenance requirements can be secured through the normal regulatory and planning mechanisms.
- 12.2 There is no identified contamination issue which prevents the determination of the application. A standard condition dealing with unexpected contamination, or requiring proportionate investigation before occupation if the Council considers this necessary, would be an appropriate mechanism and would accord with DM3(1)(e).
- 12.3 The conversion is contained within a very small existing site. Parking and incidental amenity use would take place within the established curtilage/hardstanding area and would not materially alter the relationship with neighbouring property. The proposal therefore raises no material residential amenity concern.

13. Planning Balance

- 13.1 The proposal accords with the development plan policies which deal most directly with the development. Core Policy 39 directs rural tourist accommodation towards locations in or close to identified villages and towards existing buildings where practicable. Hillside Stables is



approximately 0.5 km from Sutton Veny, an identified Larger Village, and the proposal re-uses the existing stable building. Core Policy 48 separately supports the conversion and re-use of rural buildings for tourism, and each of its relevant criteria is satisfied.

- 13.2 National Policy S5(1)(c) provides further and substantial support. The proposal re-uses an existing lawful, permanent and substantial building without increasing its size. It therefore falls within a category which S5 says should be approved unless the benefits are substantially outweighed by adverse effects.
- 13.3 Policy E4 adds support for the conversion of existing rural buildings and for facilities serving rural tourism, while expressly recognising that such development may need to occupy locations outside settlements and locations not well served by public transport.
- 13.4 The benefits include the beneficial re-use of an existing rural building; support for the rural visitor economy; retention of the building's simple rural character; ecological enhancements; and a nutrient-neutral drainage solution. The holiday-occupation condition ensures that the permitted use remains the tourism use upon which the policy case is based.
- 13.5 There are no adverse effects which come close to substantially outweighing those benefits. The building is retained rather than replaced; there is no enlargement; the National Landscape is not harmed; the existing access is retained; trip generation is insignificant for the purposes of TR3; ecological effects are satisfactorily addressed; and River Avon phosphorus effects are fully mitigated.
- 13.6 The S5 balance therefore falls clearly in favour of planning permission.

14. Conclusion

- 14.1 Planning permission is sought for the change of use and conversion of the existing stable building to a dwelling. The intended occupation is holiday accommodation and can be secured by condition so that the dwelling is not used as a sole or main residence.
- 14.2 The proposal is supported directly by Core Policies 39 and 48 and by the current national decision-making policies S5(1)(c) and E4. It represents the modest conversion and re-use of an existing rural building close to Sutton Veny and does not involve the erection or enlargement of a building.
- 14.3 The application is accompanied by the information genuinely necessary to determine its effects. In accordance with DM1, DM2 and DM3, additional technical material should only be required where it is necessary and proportionate to an identified effect of this particular proposal. Matters capable of being satisfactorily controlled by condition should be dealt with in that way.



- 14.4 The proposal preserves the character of the existing stable, causes no material harm to the Cranborne Chase National Landscape, retains the existing access, satisfactorily addresses ecology and nutrient neutrality, and would generate only a very modest level of movement.
- 14.5 Accordingly, there is no planning reason to withhold permission. The development accords with the development plan when read as a whole and, independently, falls within a category of development which national Policy S5 states should be approved unless its benefits are substantially outweighed by adverse effects. Planning permission should therefore be granted, subject to appropriate conditions including the holiday-occupation restriction.

