



PLANNING, DESIGN AND ACCESS STATEMENT

On behalf of: I Smith and D Smith

Site: Land at Greater Lane Farm, Westbury Road, Edington, Wiltshire, BA13 4QE

Proposal: Removal of existing outbuilding and the erection of 3 no. dwellings, with associated access, parking, turning, landscaping and private amenity space; erection of associated cartshed. Blocking up of existing access.

Fowler Architecture & Planning Ltd

19 High Street Pewsey Wiltshire SN9 5AF

www.faap.co.uk | enquiries@faap.co.uk | 01672 569444

Contents

	Page
Contents.....	2
1. Introduction	3
2. Site Description	4
3. Relevant Planning History	5
4. Proposed Development.....	6
5. Planning Policy and other Material Considerations	7
6. Planning Assessment.....	10
7. Conclusion.....	12

DOCUMENT HISTORY				
Project Number:	181213			
Project Title:	Land Adjoining Greater Lane Farm, Westbury Road, Edington, Wiltshire, BA13 4QE			
Document Reference:	Planning Statement			
Issue	Date	Prepared by	Checked by	Approved by
2	02/11/2020	CP	MP	MP
Comments				
Issue 1	Submission to LPA			
NOTICE				
The contents of this document must not be reproduced in whole or in part without the written consent of Fowler Architecture and Planning Limited				

1. Introduction

- 1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in support of a Full Planning Application for the 'Removal of existing outbuilding and the erection of 3 no. dwellings, with associated access, parking, turning, landscaping and private amenity space; erection of associated cartshed. Blocking up of existing access' on land at Greater Lane Farm, Edington.
- 1.2 This Planning, Design and Access Statement sets out the nature of the proposal, and assesses it against relevant planning policy.
- 1.3 The site, surroundings and its context are summarised in Section 2. Section 3 describes the application proposal, including matters of design and access. Section 4 sets out the relevant planning history, while planning policy and material considerations are reviewed in Section 5. A planning assessment of the proposal is then given in Section 6.

2. Site Description

- 2.1 The Application Site is positioned at the eastern edge of the village of Edington, and forms part of Greater Lane Farm. The Application site is bound to the north by modern residential development and to the west by Greater Lane, while to the east lies a belt of trees.
- 2.2 The development site is a rectangular, undeveloped plot of land, extending to approximately 0.4 hectares. Access to the site is taken through the yard from the south west at Greater Lane.
- 2.3 The site forms part of the settlement of Edington, defined as a ‘small village’ in the Wiltshire Core Strategy and is read as part of the built-up area of the village.
- 2.4 The nearest statutory listed building is the Grade II Greater Lane Farmhouse, which sits approximately 30m from the southern boundary of the development site, although the proposed access is taken through the yard at Greater Lane Farm. To the east of the site lies the grade I listed Conduit Head (Spring) and the Scheduled Monk’s Conduit Well House. These heritage assets are also served by a Public Right of Way (PRoW), Footpath EDIN35, which leads north a short distance from Westbury Road.
- 2.5 The development site lies adjacent to the Edington Conservation Area, although the access arrangements fall within. The site is not otherwise subject to any heritage or landscape designations.
- 2.6 There are 3 trees to the western edge of the site that are subject to tree preservation orders.
- 2.7 The site is situated within Flood Zone 1 according to the Gov.uk flood maps, giving a low probability of flooding. There are no other known constraints on the site. Edington lies outside of the Hampshire Avon catchment at which there are concerns over phosphates affecting the River Avon Special Area of Conservation.
- 2.8 Edington is served by a number of bus services run by the Three Villages Minibus and Faresaver South West, which take various routes from Devizes, Trowbridge and Salisbury, stopping in the village multiple times a day, Monday to Saturday. The nearest bus stop sits approximately 300m to the east at Monastery Road.

3. Relevant Planning History

3.1 A review of the Councils website reveals that the site has been subject to the following previous planning applications:

- 19/09927/PIP: Application for planning in principle for the residential development of up to 4 dwellings.
Withdrawn
- W/04/01930/FUL: Two detached dwellings with garages with new access and road improvements.
Refused 07.01.2005
- W/03/01844/FUL: Two detached dwellings with garages with new access and road improvements.
Withdrawn 17.12.2003
- W/02/00597/FUL: Two detached dwellings with garages with new access and road improvements.
Withdrawn 13.09.2002

3.2 Application W/04/01930/FUL was refused by Wiltshire Council on the basis that the site had insufficient frontage to enable an access to be satisfactorily laid out with the necessary visibility splays. At the time this Application was made it was also considered that the proposal for 2 dwellings represented an inefficient use of the land, and would not provide affordable housing.

3.3 The application for Permission in Principle made in 2019 was withdrawn following concerns identified by the Conservation Officer over the potential non-built aspects that development of the suggested scale might entail.

3.4 Nearby, planning permission was granted in August 2019 under Application No. 19/03587/FUL for residential development at a site around 100 metres to the south west of Greater Lane Farm.

4. Proposed Development

- 4.1 This application seeks planning permission for the ‘Removal of existing outbuilding and the erection of 3 no. dwellings, with associated access, parking, turning, landscaping and private amenity space; erection of associated cartshed. Blocking up of existing access.’
- 4.2 The site can currently be accessed from Greater Lane, close to the junction with Westbury Road. This access also currently serves Greater Lane Farm House. As part of this application we are proposing to block up this access point, and create a new and improved access point a short distance to the north to serve Greater Lane Farm and the development site. The new access has been designed with a view to ensuring safe access and egress at the site, while maintaining the health of the trees in the west of the site that are subject to Tree Preservation Orders.

Design

- 4.3 The arrangement of the proposed dwellings is to be aligned on a north west-south east orientation, with plots 1 and 2 forming a semi-detached pairing, and plot 3 being a detached house. A shared four-bay cartshed is proposed to be positioned forward of plots 1 and 2.
- 4.4 The proposed semi-detached pairing would be of two storeys, and comprise a two-bed and a three-bed dwelling, with a shared principal elevation on the south western side.
- 4.5 Plot 3, the detached dwelling, would be located to the south east of the semi-detached pairing, and would comprise a two storey, four bedroom house with single storey elements including an integral garage.
- 4.6 The proposed houses would be set around 40 metres from the road, with parking situated within the site, at the front of the houses. Each of the plots would have a degree of soft landscaping to the front, with a generously proportioned provision of private amenity space to the rear.
- 4.7 The design of the proposal has been informed by a Transport Statement and Arboricultural Impact Assessment, both of which are submitted in accompaniment to this application.

Access

- 4.8 Access to the site would be taken from the west, with the access carefully designed to ensure safe access and egress. The site is amply proportioned to accommodate the provision of the requisite amount of parking as required by the Wiltshire Residential Parking Standards. The accompanying Transport Statement details how this will be achieved.

5. Planning Policy and other Material Considerations

The Development Plan

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.3 The Development Plan, for the purposes of considering this application comprises the Wiltshire Core Strategy (adopted January 2015).

Wiltshire Core Strategy

- 5.4 The policies of most relevance to the consideration of this application as follows:
- Core Policy 1 – Settlement Strategy
 - Core Policy 2 – Delivery Strategy
 - Core Policy 32 – Spatial Strategy: Westbury Community Area
- 5.5 Core Policy 1 defines the types of settlement referred to within the Core Strategy. These range from Principle Settlements (identified as strategically important centres and the primary focus of development) to Large and Small Villages (identified as settlements with a more limited range of employment, services and facilities). Edington is a 'Small Village' in the spatial strategy defined under Core Policy 32 and as such does not have defined Limits of Development.
- 5.6 Policy CP2 defines the delivery strategy for Wiltshire and states that *"At the Small Villages development will be limited to infill within the existing built area."* Proposals will be supported where the development meets the following criteria:
- "i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement"*
- 5.7 Also of some relevance are Core Policies 51, 57 and 58, which are directed at considerations of landscape, design and the historic environment, respectively.

- 5.8 Core Policy 51 requires that development should protect, conserve and where possible enhance landscape character. It sets out a range of criteria for examining the potential impacts of development on the landscape.
- 5.9 Core Policy 57 sets out criteria for the achievement of high quality design, and is relevant to all development proposals in Wiltshire. Development should make a positive contribution to the character of Wiltshire.
- 5.10 Core Policy 58 seeks to ensure that development will protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner according to their significance.

Material Considerations

- 5.11 Section 70(2) of the Town and Country Planning Act 1990 requires that all material considerations are taken into account.

Neighbourhood Planning

- 5.12 An application for the designation of Edington Neighbourhood Area was submitted and approved on the 20th May 2019. The application site is located within this Neighbourhood Area however no draft plan has been made and as such, the NP has not advanced to a stage where sufficient weight can be afforded as a material consideration.

National Planning Policy Framework (the Framework) (2019)

- 5.13 The Framework sets out the Government's planning policies for England and how these should be applied. The sections of the Framework of most relevance in this case are summarised below.
- 5.14 Paragraph 7 explains the purpose of the planning system is to contribute to the achievement of sustainable development. This means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These comprise economic, social and environmental objectives.
- 5.15 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and when the presumption in favour of sustainable development is triggered.
- 5.16 Paragraph 38 relates to decision making and states that: *'Local Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including... Permission in Principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area'*.

- 5.17 Paragraph 59 confirms the Government’s objective of significantly boosting the supply of homes.
- 5.18 Paragraph 68 outlines the important contribution that small and medium sized sites can make towards the housing requirement of an area.
- 5.19 Paragraph 78 explains that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services in a village nearby. Paragraph 79 goes on to state the local planning authorities should avoid isolates new homes in the countryside unless there are special circumstances as identified in the paragraph.
- 5.20 Section 16 sets out guidance for ensuring that the historic environment is conserved and enhanced.

6. Planning Assessment

- 6.1 The site lies within the Small Village of Edington, and comprises part of the built up area of the village, being abutted to the north, east and south by existing residential development.
- 6.2 CP2 of the Wiltshire Core Strategy, allows for infill development within the existing built up area of the Small Villages. The site, sandwiched between the residential land of Greater Lane Farm to the south and modern detached dwellings to the north, as well as Piquet View just west of the Greater Lane, is considered to be well contained within the existing built up area of the settlement; amongst a cluster of residential development. The development of this 0.4-hectare site is therefore considered to comprise the *'filling of a small gap within the village that is only large enough for not more than a few dwellings'*. Development comprising three dwellings qualifies as infill development for the purposes of this policy and is considered to be a wholly appropriate amount of development for this site. The proposal therefore accords with the definition of infill as set out in paragraph 4.34 of the CP2 supporting text.
- 6.3 The layout of the proposal is considered to be respectful of the existing pattern of development, and would not elongate the settlement or represent a new incursion into the landscape. The site is part of the built up area of Edington, and as such does not comprise a sporadic loose knit area of development related to the settlement.
- 6.4 This application therefore meets the policy tests for development at a Small Village set out in the Wiltshire Core Strategy, and is considered to be acceptable in principle.
- 6.5 Additionally, as the proposed dwellings would not be *'isolated'*, the location fully accords with the Framework that seeks to promote sustainable development in rural areas by encouraging homes to be located where it will enhance or maintain the vitality of rural communities and where public transport access is feasible. There are sufficient bus stops in the village, one at Mill Corner less than 50m from the site, providing sustainable transport services to the town of Salisbury. Residential development in this area is likely to help sustain these local facilities and those in larger surrounding villages.
- 6.6 As highlighted above, the main development site is located adjacent to the Edington Conservation Area and north of Greater Lane Farm House, a Grade II listed building, and also close to a scheduled monument and grade I listed conduit. There is no up-to-date Conservation Area Statement describing the special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and there are no important informal or designed views across the application site. The site is situated next to the south-western edge of the Conservation Area and comprises a 0.4-hectare paddock surrounded on three sides by built-form and well screened by extensive existing vegetation. While it is recognised the erection of three dwellings on this field will represent change, it is considered that the development proposal represents an appropriate form of development that would not cause any harm to the significance of any heritage assets. The site is visually

well contained, surrounded by dense vegetation, therefore the adjacent assets and their settings would not be adversely affected by the proposal.

- 6.7 The site contains three individual Tree Protection Orders towards the western end of the site. An Arboricultural Impact Assessment is provided in support of this application that includes a Tree Protection Plan, clearly demonstrating how the proposed development can be accommodated at the site without harming the protected trees.
- 6.8 A Transport Statement has also been submitted in support of this application, and was used to inform the proposals. The design has been carefully formulated, balancing the need for safe access to the site with concerns over the protected trees. As a result, it is considered that the proposed access is considered suitable for the provision of three dwellings at this site.
- 6.9 In terms of flood risk, the application site is located wholly within Flood Zone 1 (low probability of flooding).
- 6.10 The materials proposed for the proposed dwellings, having brick external walls and plain clay tiled roofs, are considered to be entirely appropriate for the local context. Likewise, the proposed site layout is considered to respect the general form of development in Edington – while making efficient use of the site – and will reinforce the local character and distinctiveness of the village, and enhance the historic significance of the Edington Conservation Area.
- 6.11 As set out above, the proposal is considered to be acceptable in policy terms, and there are not considered to be any material considerations indicating that development should not proceed at this site.

7. Conclusion

- 7.1 This proposal is for minor development of three dwellings. The proposal is considered to meet the tests set out in the Development Plan for a site in a Small Village. There are no material considerations indicating that development of this nature should not be supported. To the contrary, there is a need for sites of this nature to come forward given the Council's current inability to demonstrate a five year supply of sites for housing.
- 7.2 In principle, the site represents an opportunity for a sustainable form of residential development that accords with the Framework as the site is not 'isolated' and meets the definition of infill. The site is located within the built-up settlement of Edington, where residential development would maintain the vitality of local services and facilities.
- 7.3 The Applicants therefore welcome the LPAs support for application and respectfully requested that the application be approved, and planning permission granted accordingly. Doing so would accord with the Framework that seeks to achieve sustainable development and deliver more homes.