Our Ref: ST/230508/P1

20 June 2023

Development Services Central Area
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

BY PLANNING PORTAL

Dear Sirs,

Town & Country Planning Act 1990
Proposal: Demolition of existing straw barn and erection of replacement straw barn.
At: Straw Barn, Draycot North to Huish, Oare, Marlborough, Wiltshire SN8 4JP
PP-12244356

Fowler Architecture & Planning Ltd have been instructed by The Lady Rothschild (1997) Discretionary Settlement to submit a Full Planning Application to Wiltshire Council for the above development at Straw Barn, Draycot. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £96;
- Drawing No.230508-01: Location plan;
- Drawing No.230508-02: Existing Site Plan, Plans and Elevations;
- Drawing No.230508-100: Proposed Site Plan, Plans and Elevations; and
- CIL Form 1: Additional Information.

Site and surroundings

The application site ('The Site') is located in Draycot, around 1 mile to the north of the village of Wilcot. The site is situated approximately 2.1 miles north west of the village of Pewsey and 5.1 miles south-west of Marlborough.

The Applicants have an overall estate of some 809 ha (2,000 acres) of "in hand" land in the locality. In addition to the in-hand land, a further 324 ha (800 acres) of third-party land is contract farmed.

The site comprises an area of around 602m² and is located to the west off Draycot, accessed via a farm track. The farm comprises an existing agricultural barn which has become dilapidated over the years. The existing barn measures 27m by 11m with a height of 5m to the eaves, with a GIA of around 297sqm.

The existing barn has been in situ since the 1960's and is used for the purpose of storing straw. The applicants grow in the region of 500 acres of straw per year on the surrounding land.

The site is surrounded by agricultural fields and land owned by the Applicant. To the east lies the access farm track to the site, and beyond that lies Draycot Farm.

The site and its surroundings lie within open countryside and the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Photos of the existing condition of the barn are below:





Proposed Development

The proposal is for the demolition of the existing straw barn and the erection of a replacement straw barn at the site in Draycot. The barn will continue to be used for the purpose of storing straw, in connection with the wider land use.

The proposed replacement straw barn will measure 32m by 11m with a height of 6m to the eaves – with an overall floorspace of around 352sqm.

The materials of the new barn will be timber clad Yorkshire boarding under a fibre cement roof with closed ridge.

Planning History

There is no planning history recorded at the site.

Planning Policy

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. 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.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted in January 2015 covering the period 2006-2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet Local Plan 2011** (LP) adopted June 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) revised July 2021, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Planning Practice Guidance (PPG) provides further interpretation of the policies of the Framework.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

Assessment

Policy CP1 of the CS sets out the settlement strategy for Wiltshire and identifies the settlements where sustainable development will take place. The site is located in the countryside, outside any built up area of the surrounding villages.

Policy CP57 ensures high quality design and place shaping, stating '*a high standard of design is required in all new developments, including extensions, alteration and changes of use of existing buildings'.*

This application uses appropriate and sympathetic materials to match the existing dwelling and to reduce the impact on the surroundings. The proposed replacement barn will be located upon the footprint of the barn it is replacing. Built form, in the form of agricultural buildings has already been established on the site, and it is considered that the replacement of the existing dilapidated barn will cause harm to the surrounding locality and landscape character of the area.

The proposed replacement barn will comprise 14 bays and will allow for an increase in capacity for the business.

It is considered that the proposed replacement barn will have no adverse impact on the space occupied within the plot boundary or the local rural character of the landscape. The existing barn is of a bad dilapidated condition, and the replacement of said barn will allow a visual improvement to the site, whilst allowing the applicants to continue with the farming enterprise.

The proposed materials have been chosen in order to be sympathetic to the existing barn, and to maintain consistency with the local area.

The application site is large enough to accommodate the proposed extension, allowing continued use of the overall site for the current agricultural business. The development would not affect any neighbours though overlooking, loss of privacy or overbearing nature.

Conclusion

The proposal for the replacement of the straw barn at Draycot would support the growth and expansion of an existing farmstead, delivering economic benefits to the rural economy. The proposed development would have a siting, design and massing which will respect the character and visual amenity of the site's surroundings; respond appropriately to the site's characteristics; preserve the character and appearance of the area; not adversely affect local highway safely; and not detrimentally affect protected species of wildlife.

As a result, the proposed development would accord with the development plan and it achieves sustainable development in accordance with the Framework.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information.

Yours faithfully,

Stella Turner MSc

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients