Planning Statement
‘Baynards Ash Farm’

1.0 Introduction

Dr and Mrs Eastgate would like to develop the existing stables and submit a full planning application in respect of the erection of an ancillary residential annexe ancillary to the existing dwelling as a retirement home for the applicants. The new building annexe will replace an existing outbuilding. The enclosed full planning application is supported by the following information:

- • Site Location Plan:
- • Existing Drawings
- • Proposed Drawings
- • Ecology Assessment Report: Smart Ecology
- • Heritage Design and Access Statement

Planning Cover Letter

2.0 Site Context and Relevant Background Information

(i) Site Description

Baynard’s Ash Farm comprises a grade II listed farmhouse, a limestone rubble timber framed barn, a brick garage block, two small modern sheds/stores, a stable / shed block in concrete blockwork, a greenhouse and an outdoor swimming pool.

The existing residential curtilage, as outlined in red on the Site Location Plan extends to 0.24ha. the applicant also owns adjacent agricultural land extending to 2.98ha.



Fig 1. Extract from Site Location Plan

Access to the site is via the B4042 to the north. The Farm is located just off Brinkworth Road (B4042), approximately 500m from Royal Wootton Bassett. Wootton Basset is a small market town, just south of the M4 and approximately 5 miles west of Swindon. The town offers both primary and secondary accommodation, as well as a supermarket and a range of services an facilities. Regular bus services provide connections to Malmesbury, Swindon, Chippenham and Calne. In addition, there are bus stops on the B4042 (50m from Baynard’s Ash Farm) providing hourly services to Swindon and Malmesbury.

(ii) Historic Context

The Historic England Listing is set out below and a sequence of historic maps is set out in the accompanying Heritage Design and Access Statement.

SU 08 SE WOOTTON BASSETT BALLARDS ASH

5/108 Baynards Ash Farmhouse

II

Farmhouse, 1810-20. Coursed limestone rubble, roughcast on facade, stone slate roof with 3 hipped dormers and gable stacks. 2 storey and attic and cellar. 3 bay main block, originally with hall and flanking reception rooms, and stair and 1 bay wing parallel to road, extended by further bay beyond stack. Gable stacks. Lean-to to main block with oven. Mid C20 doors and windows to all elevations.

Listing NGR: SU0676784250



(iii) Planning History

Relevant planning history includes the following decisions:

Reference		
17/12180/FUL	Proposed single storey rear extension	Refuse 05.03.2018
17/12320/LBC	Proposed single storey rear extension	Refuse 05.03.2018
PL/2022/02011	Erection of residential annex follow demolition.	Closed decision 07.07.2022

3.0 Summary description of proposals

Full planning permission is sought for the creation of a Single storey family room, changing facilities and plant room which will be located to the rear of the Farm, predominantly on the footprint of the former stables building, which is proposed for demolition.



The proposed annexe will be used as a big space, where the applicants large family and friends can gather for social occasions and meals.
It will also provide changing and toilet facilities for those using the pool instead of swimmers using the bathroom in the main house.
The small room housing swimming pool pump and filter will be rebuilt, and the area around the proposed building will remain the same.

4.0 Planning Policy Context
(i) Statutory Development Plan
For the purposes of this application the Development Plan for the site comprises: the Wiltshire Core Strategy (2015); the Wiltshire Housing Site Allocation Plan (2020) and the Royal Wootton Bassett Neighbourhood Plan (2018).

(ii) Wiltshire Core Strategy (2015)
The Wiltshire Core Strategy was adopted in January 2015 and covers the period up until 2026. The following Core Strategy Policies are relevant to the proposals:

- • Core Policy 1 - Settlement strategy
- • Core Policy 2 – Delivery Strategy
- • Core Policy 19 – Spatial Strategy for RWB and Cricklade Community Area
- • Core Policy 50 - Biodiversity and Geodiversity
- • Core Policy 51 – Landscape
- • Core Policy 52 – Green Infrastructure
- • Core Policy 57 – Ensuring high quality design and place shaping
- • Core Policy 58 – Ensuring the Conservation of the Historic Environment

There are no protected landscape or other designations applicable to the site shown on the WCS policy mapping. The site lies within Flood Zone 1 on on the Environment Agency's Flood Map for Planning.
(iii) Royal Wootton Bassett Neighbourhood Plan
Baynard's Ash Farm lies outside the settlement boundary of Royal Wootton Bassett, however, does fall within the Royal Wootton Bassett Neighbourhood Plan area. The following Neighbourhood Plan policies are relevant to this application:

Policy 7: Design

Development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.

Policy 10: Landscape Setting

Development should safeguard the separate identity and locally distinctive character of Royal Wootton Bassett and its unique landscape setting.

(iv) National Planning Policy Framework (NPPF)
National planning policy is set out in the NPPF (July 2021) and web-based guidance in the NPPG (from 2014). A summary of the applicable NPPF policies is set out below:

- • Section 2: Achieving sustainable development
- • Section 4: Decision taking
- • Section 5: Delivering a wide choice of high-quality homes
- • Section 9: Sustainable transport

- • Section 12: Requiring good design
- • Section 15: Conserving and enhancing the natural environment
- • Section 16: Conserving and enhancing the historic environment

(v) National Planning Practice Guidance (NPPG)

National Planning Policy Guidance (NPPG) in the form of web-based information was published on 6th March 2014. The relevant guidance linked to the NPPF policy referred to above has been reviewed. NPPG contains further information and guidance on a number of technical matters and best practice relevant to climate change, design, environmental impact assessment, natural environment, noise, open space, planning obligations, rural housing, transport assessments and viability.

(vi) National Design Guide (MHCLG October 2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

4.0 Planning Assessment

Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the Development Plan unless material planning considerations indicate otherwise.

(i) Principle of Development

The proposed development will replace the former stables which are currently used for storage. The proposed new dwelling lies wholly within the established residential curtilage of the principal house and does not encroach into countryside.

The principle of development is also supported by self-build legislation and national planning policy.

(ii) Heritage considerations

The existing stables buildings proposed for demolition are late c20 structures and are of no architectural or historic interest. Although they lie within the established residential curtilage, it is submitted that they lie outside historic curtilage of the listed building which terminates at the southern extremity of the historic stone walled garden. On this basis only planning permission (not listed buiding consent) is required for the proposed demolition of the modern stable block.

The farmhouse has had its original setting and context significantly altered over time with changes to the highway network and access, and agricultural related development to the south. Its principal façade faces west and it is later extensions that have a south facing aspect towards the proposed annexe.

The proposed annexe will occupy a similar footprint to the stables and will be read as a single storey structure that is subservient to the principal listed building. The new building will be executed in high quality materials and new landscaping will be introduced to more clearly define the existing established residential curtilage.

We submit that the proposal will, in the parlance of the NPPF, be at the lower end of the scale of the 'less than substantial harm' test, by changing introducing a relatively minor change to the setting of the principal farmhouse. Any identified harm to the setting of a listed building is required to demonstrate public benefit pursuant to Paragraph 202. In this case, the public benefit is the provision of purpose-built retirement home that has been designed to meet the applicant's longer-term housing and possible future care needs. On this basis the proposal accords with applicable heritage legislation and WCS Policy 58.

(iii) Ecological considerations

An ecology survey has been undertaken. No evidence of roosting bats was found. On a precautionary basis the project ecologist has recommended that licensed ecologist undertakes a further inspection prior to the demolition of the existing stables building. This could form part of a requirement of a Construction Environmental Management Plan that could be secured via a planning condition prior to commencement of development.

Mitigation recommendations include a compensatory nest for swallows which could form part of a compliance planning condition.

5.0 Conclusion

On the basis that the proposal is in accordance with applicable development plan policies, the Council is respectfully requested to grant full planning permission.



The proposed accommodation will provide the following –
Open-plan, south- and south-west facing Living / Kitchen / Dining Area;
West facing family room with kitchen.
Changing room from the family room and changing room accessed from outside.
Plant room accessed from outside.
PV panels would be installed on the new south-facing roof of the annexe.

MATERIALS

The styling and choice of materials has been chosen to form a sympathetic finish and appearance that complements and respects the finishes of the existing outbuildings.

Walls - New walls to be formed in brick, with style, colour and mortar chosen to provide a close match with the adjacent buildings.

Roof - Natural slate finish with painted timber soffits and eaves. Rainwater goods to be powder-coated painted aluminium.

Windows & doors -

Powder-coated, painted aluminium frames to casement windows.
Full double-glazed vision panels to bi-fold doors set in slimline aluminium frames.
Front / side doors - Planked hardwood timber doors set in painted frame with d-glazed vision panels.

MASSING & IMPACT ON NEIGHBOURING PROPERTIES

The scheme has been designed to keep any impact on the Grade II-listed farmhouse to an absolute minimum, and also limit any visual impact on the neighbouring property - 'Little Ash' - to the east.
Although the new roof-line will be higher than that of the current stable and pole barn, the natural slate finish will provide an improved aesthetic to the current course wriggly tin finish.
A slight overhang would be formed by the eaves to provide shade against excessive solar gain in the new Kitchen / Dining / Living area.

ACCESS

No material changes are proposed to the current parking arrangements which already allow enough off-road parking for 6 or more cars.

AREA / FOOTPRINT

The Nett Internal Area of the existing stable and pole barn is 113m^2 .
The new accommodation will be 77m^2







HERITAGE ASSESSMENT

Significance can be defined as the '*value of a heritage asset to this and future generations because of its heritage interest*'. Significance is unique to a place and it is vital to identify this, as the aim of conservation is to sensitively manage change to a place to ensure that its significance is protected, and also revealed, reinforced and enhanced at every possible opportunity.

There are occasions when the significance of a building or place may be regarded simply as intrinsic. However, since significance is evaluated as a result of how a building or place is interpreted or perceived at a given moment, there are instances where significance can be regarded as a fluid concept that can either be eroded or enhanced, depending on the consequences of change. Significance can be eroded through, for example, partial demolition or inappropriate alterations. Alternatively, it can be enhanced through informed, considered change which can bring positive benefits. These benefits can include the revealing of heritage values, the reassertion of historic integrity, facilitating greater public appreciation and the strengthening of communal values and uses – all of which may ultimately raise the level of significance. Thus the aims of managed change to protect, reveal, reinforce or enhance significance can be achieved through a variety of means including conservation, improved interpretation, understanding and/or presentation.

This assessment of significance has been informed by site investigation combined with archival research.

Many heritage values are recognised by the statutory designation and regulation of significant places. Such designations provide a formal statement of the national architectural and/or historical interest of the site and its local value. However, it is essential to go beyond this view to arrive at a deeper understanding of its values and significances that considers more than matters architectural historical

and identifies nuances in levels of significance. This ensures that decisions regarding both day-to-day and long-term management take into account the values that contribute to its significance.

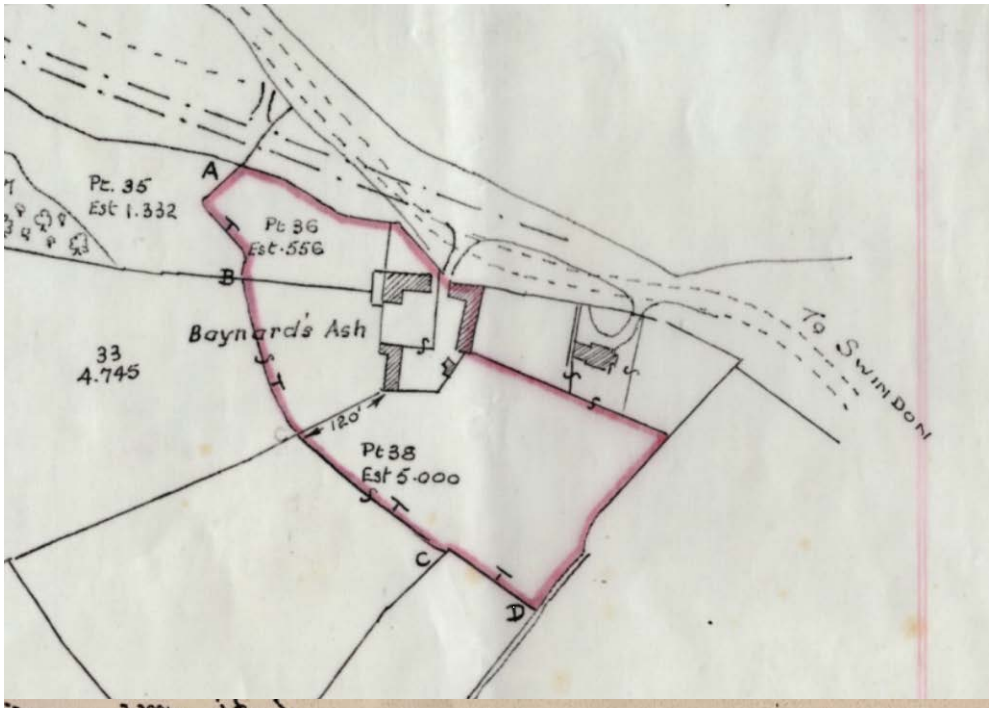
The farmhouse and barn are visible and well-established historical elements along Brinkworth Road; given their age, they are considered as 'significant' visual features.

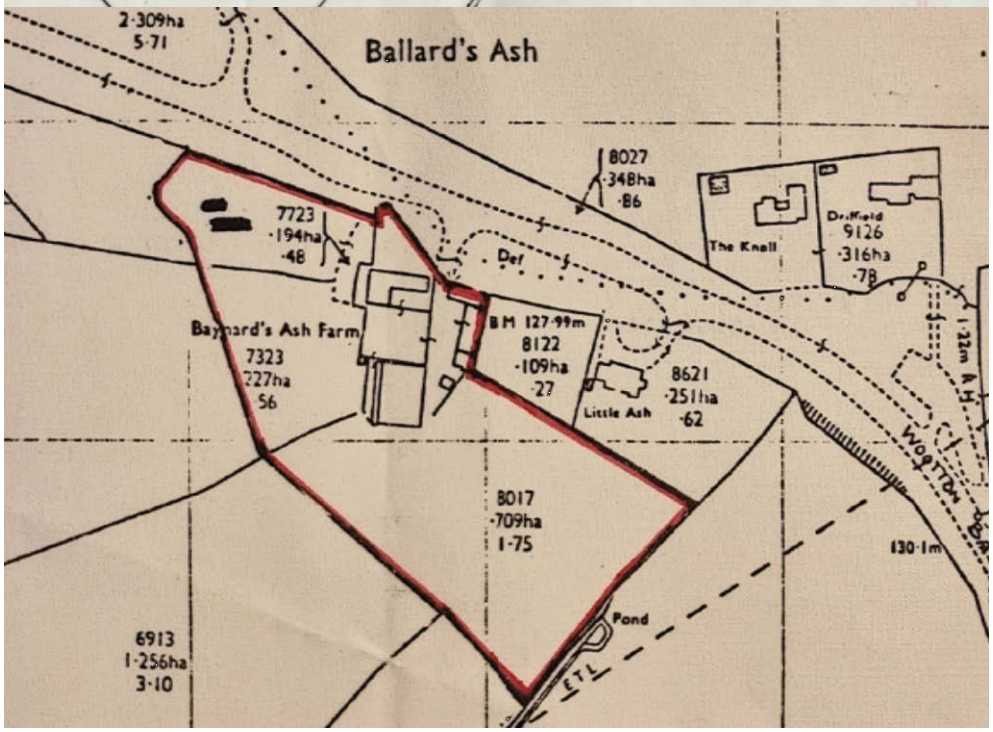
Historically, there have been a collection of buildings on the site that have been part of the immediate curtilage of the main farmhouse. There have been various changes in the number of buildings evident on the site, as can be seen in the historic maps (figs 7, 8 & 9) as well as the historic aerial photographs (see figs 1, 2 &3). These have all been modest in height and massing, and as a result have always been visually and physically subservient to the older farmhouse and barn; they have not affected the setting of the farmhouse or main barn.

The cartographic and photographic evidence shows the overall appearance of the site has changed since the early 20th Century. There was a fairly substantial structure where the current swimming pool is (see fig 7), which was replaced with chicken sheds in the 1970s, which in turn was replaced with the current stable block and pole barn. These changes in appearance were substantially hidden from public view as seen from Brinkworth Road. There are no public rights of way immediately to the south and there is a well-established area of woodland that obscures the property from the grounds of the rugby club, located to the east / south-east. The impact of these changes did not materially affect the main setting of the listed building.

It can therefore be demonstrated that the impact of the new annexe building will similarly not affect the setting of the listed buildings when perceived from publicly-accessible viewpoints, or their frontages to Brinkworth Road.


h
36
·806
4 ft. 6 in. R. H.
B.M.420·4
Gravel Pit
37
·465
Def.
33
4·745
P
423
38
5·865
Gravel Pits
39
3·660


Pt. 35
Est 1.332
A
Pt 36
Est·556
B
Baynard's Ash
33
4.745
120'
Pt 38
Est 5·000
C
D
To Swindon


Ballard's Ash
2·309ha
5·71
8027
·348ha
·86
7723
·194ha
·48
Def
The Knoll
Driffield
9126
·316ha
·78
Baynard's Ash Farm
7323
·227ha
·56
BM 127·99m
8122
·109ha
·27
Little Ash
8621
·251ha
·62
1·22m AH
WOOTTON
8017
·709ha
1·75
130·1m
Pond
6913
1·256ha
3·10
ETL

ADDITIONAL EXISTING PHOTOGRAPHS













Baynards Ash Farmhouse

Date:

8 Jun 2001

Location:

Baynards Ash Farmhouse, Wootton Bassett, North Wiltshire, Wiltshire

Reference:

IOE01/04119/35

Type:

Description

This information is taken from the statutory List as it was in 2001 and may not be up to date.

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5/108 Baynards Ash Farmhouse

II

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