Our Ref: ST/191015/P9

23 October 2022

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: Change of use of agricultural land to residential to provide additional private amenity space to Farrier House, including formation of pond for ecological benefits.
At: Farrier House, Sunton Farm, Sunton, Collingbourne Ducis, Wiltshire, SN8 3DY
PP-12543505

Fowler Architecture & Planning Ltd have been instructed by Mr P Walker to submit a Full Planning Application to Wiltshire Council for the above development at Farrier House, Sunton Farm.

The application has been submitted via the Planning Portal and comprises:

- Completed application form, certificates and notice served;
- Planning application fee of £462.00;
- Drawing No.191015-01G: Location plan;
- Drawing No.191015-20A: Proposed Site Plan;
- Drawing No.17267_1_A: Topographical Survey;
- Drawing No.6664.401: Existing Scenario by Stuart Michael Associates;
- Drawing No.6664.402: Re-Development Scenario by Stuart Michael Associates; and
- CIL Form 1: Additional Information.

1. Site and Surroundings

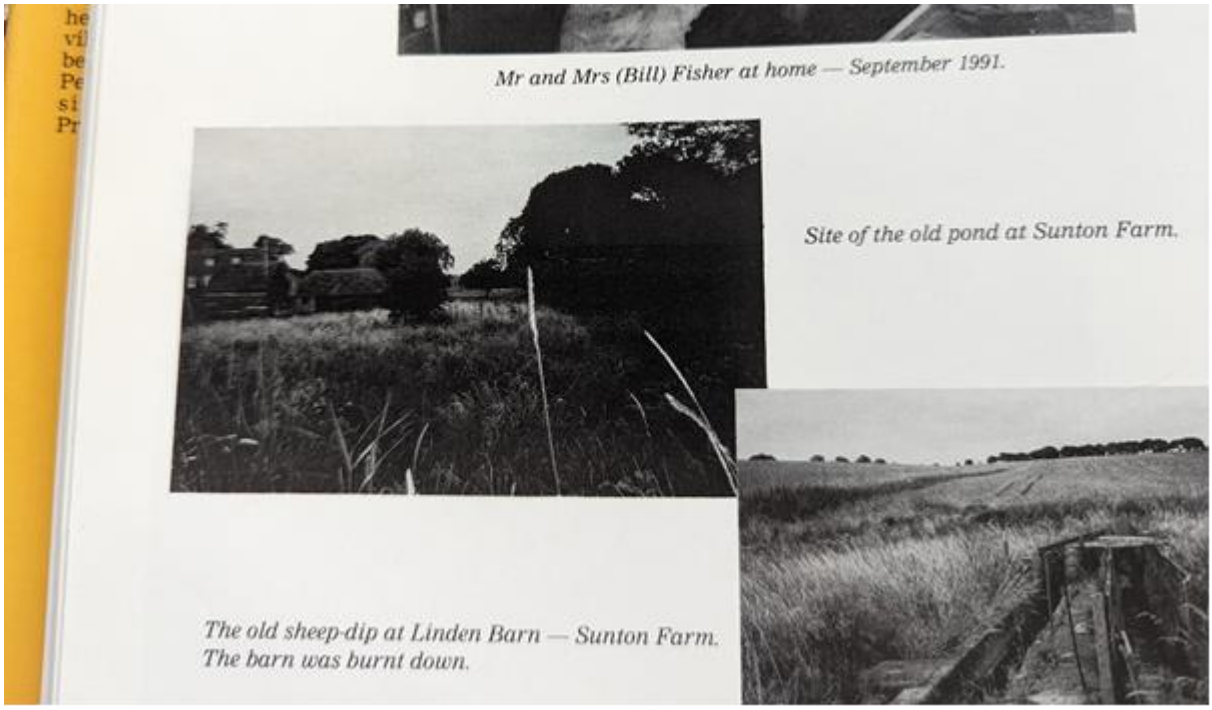
The application site ('The Site') is located to the east of Marlborough Road in Sunton, Collingbourne Ducis. The site lies approximately 10 miles south of Marlborough, 8.7 miles north west of Andover and 2 miles west of Ludgershall.

The site extends to 0.2ha and comprises Farrier House: a granary and machinery shed which are in the process of being converted into 1 no. dwellinghouse, following the grant of planning permission in 2022. The granary is Grade II listed. The Historic England list entry for the granary is as follows:

'Collingbourne Ducis . 1381/0/10033 Marlborough Road 28-Jun-10 Granary (25m south of Sunton House). GV II An C18 free standing granary. Materials: Timber framed and weather boarded, standing on twelve stone staddles with a pitched slate roof. Exterior: The entrance, situated at the west gable end, has a vertical planked door and ventilation window above. The side elevations are blind and the east gable end has a small ventilation window at ground floor level. Interior: Mostly complete. The internal plank lining to the walls remains in places, including lath and plaster to the under side of the rafters and ceiling at collar level. Under a small winding stair near the entrance is a boarded grain bin, which further wood partitioned bins along the full length of the building at first floor level. History: Sunton Farm sates from the early to mid C18, with Sunton House (qv) built in c1710 being the former farm house. Sunton Farm, including the granary, is marked on the Collingbourne Kingston Tithe Map of 1844. Reasons for designation: It is a good example of an C18 greestanding granary on stone staddles, with an almost intact interior, which is now very rare. It forms part of an important group of associated farm buildings, including Sunton House (the former farm house)'.

To the north of the site is Grade II* listed Sunton House and its associated curtilage. To the east of the site is the River Bourne and open countryside. To the south of the site is another Grade II listed granary (which is in the applicant's ownership, and also benefits from planning permission to be converted into 1 no. dwelling); a Public Right of Way Byway (ref: CDUC1) and beyond that a field, and residential dwellings. To the west is Marlborough Road and beyond that, residential.

The below image shows a pond was historically located on the site, on the same siting as currently proposed. The granary and machinery shed are seen in the background.



The site and surroundings are located within the Collingbourne Ducis Conservation Area and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty (AONB), but is not

located in an area of minimal change (policy HH10 of the Kennet District Local Plan). The site is also located within Fluvial Flood Zones 2 & 3.

2. Planning History

PL/2022/03493	23.06.2023	Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link (amendments to approved application 20/05243/FUL).	Approved
PL/2022/01534	23.06.2022	Installation of guttering and downpipes to Granary	Approved
20/05243/FUL	28.05.2021	Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link.	Approved
20/05948/LBC	28.05.2021	Change of use and conversion of granary and machinery shed to form 1 no. dwelling with associated access, parking and landscaping. Formation of glass link.	Approved

3. Proposed Development

The proposed development is for the '*Change of use of agricultural land to residential to provide additional private amenity space to Farrier House, including formation of pond for ecological benefits*'.

Planning permission was granted for the change of use and conversion of the granary and machinery shed into 1 no. dwelling in May 2021. The garden curtilage approved within this application is modest, and it is proposed to extend the private amenity space whilst providing biodiversity enhancements.

The garden curtilage will be extended to the public right of way to the south, and will create an additional 634sqm (0.06ha) (approximately) of usable garden space for the applicants.

The garden will be bound by hedgerow planting, to ensure it is as screened as possible. A landscape scheme has been instructed, and will be submitted during the course of the application. It is also proposed to create a pond to the south of the site – this will provide opportunities to enhance biodiversity on site and will enhance habitats for bats, dormice, badgers, birds and invertebrates.

The location of the proposed access gates has been adjusted slightly – this is now consistent to what was shown on drawing no. 210942-102 (site plan) under applications PL/2022/07671 and PL/2022/07915 for the adjacent granary (Staddle Stones). The gates have been adjusted to ensure they are in a sufficient location to ensure emergency vehicles can enter and exit the site, as well as providing the correct turning and manoeuvring space.

There will be no change to the approved GIA of the residential dwelling.

4. 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 purposes of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan** 2011 (LP) adopted June 2004.

The Government's policies are within the revised National Planning Policy Framework (the Framework) revised September 2023 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is achieved. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

The CS policies of most relevance are as follows:

- Core Policy 50 'Biodiversity Geodiversity'
- Core Policy 51 'Landscape'
- Core Policy 57 'Ensuring High Quality Design and Place Shaping'
- Core Policy 58 'Ensuring the Conservation of the Historic Environment'
- Core Policy 67 'Flood Risk'

5. Assessment

The principle of residential development at the site has already been approved under PL/2022/03493 & PL/2022/01534. The purpose of this application is to review the acceptability of the extension of the established residential curtilage for Farrier House.

The site is located within the North Wessex Downs AONB and within the Collingbourne Ducis conservation area – but is located outside the settlement policy boundary of Collingbourne Ducis – therefore is considered to be within the countryside for planning purposes. A landscape scheme has been instructed and will be submitted during the course of the application.

The proposed amenity space will be located to the south of Farrier House, extending from the existing approved curtilage down to the PROW to the south by approximately 634sqm.

Core Policy 51 of the Wiltshire Core Strategy advises that development should protect, conserve and where possible enhance the landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

It is acknowledged that the change of use of the land will result in a more domesticated use of the site and the potential for residential paraphernalia. However, this domestic use will be limited to a small section of the site, and an extension to that curtilage already approved under PL/2022/03493. The proposed change of use will be contained to the west of the site, adjacent to the boundary with the River Bourne. It is considered to be a logical location for garden space due to the other recent permissions at Sunton Farm for residential development. The private amenity space will be bound by residential development to the north and west, by the River Bourne to the east and the PROW to the south.

Although the site is not located within an area of minimal change (as defined by saved policy HH10 of the KDLP), it is still important to ensure the proposed change of use is sensitive to the receiving landscape area. A scheme of landscaping is being prepared, which will outline the proposed soft landscaping for the site – in addition a new boundary hedge will be planted to the site boundaries to ensure there is no overlooking from the adjacent PROW. The proposed landscape features will help in softening the site, and creating further ecological benefits. In addition to this, it is the applicant's intention to form a pond to the south of the site which will be a benefit to biodiversity in accordance with CP50. The proposed pond will be located to the south of the site, in a location on the site where a pond was historically sited.

In terms of heritage, CP58 states development should protect, conserve and where possible enhance the historic environment.

Sunton Farm is a farmstead located on the east side of the A338 at the north end of the village of Collingbourne Ducis, Wiltshire. The house and farm buildings are in separate ownership (and have been since 1929 when the house was sold from the farm). The site is within the Collingbourne Ducis Conservation Area.

In this case, the nearest listed buildings:

- Granary (25m south of Sunton House) – Grade II listed;
- Granary (68m south of Sunton House) – Grade II listed;
- Sunton House – Grade II* listed; and
- Pats and Glen Cottages – Grade II listed.

The proposed change of use would affect a very limited, peripheral part of an existing paddock within the conservation area. The development would no affect any standing structures and would have a minimal profile within inward views. The proposed change of use would result in very minimal change to the key views within this part of the conservation area, including those which extend across the field to the south. The development would not have any effect on the ability to perceive the wider expanse of the conservation area or its historic context. Overall, the change of use of the land would represent a lower level of impact to the surrounding conservation area.

In regards to Sunton House, the proposed site is not overly visible due to the extensive walled garden boundary of the dwelling and significant number of trees within the grounds of the house. There would be little inter-visibility between the site and the Grade II* listed dwelling.

The two Grade II listed granaries at Sunton Farm both have planning permission to be converted into residential dwellings – with the granary to the north being within the application site. The granary to the west (Staddle Stones) benefits from planning permission under PL/2022/07671 and PL/2022/07915 for its conversion. The scheme provided an area of garden curtilage, which would border the application site.

The proposed change of use would result in no appreciable change to existing heritage settings, or to the quality of views across the meadow land to the south. There would be no physical interruption of such views, or aspects of heritage settings. The proposed change of use would therefore have no appreciable effect on the rural character and setting of the Collingbourne Ducis Conservation Area, or on the wider settings of listed buildings. The level of resulting harm in both cases would be minimal.

The site is located within fluvial flood zones 2 & 3 and is within an area at risk of groundwater flooding – however it is not considered that the proposed change of use of land will result in significant intensification of the site leading to flood risk issues. A small section of the site is within flood zone 3b, however this is where the proposed pond it to be located. In terms of groundwater flooding, it is not considered that the proposed pond would increase groundwater flooding levels elsewhere, due to the existing site levels which slope towards the River, which is at a lower level than the site. Alternatively, the proposed location of the extended curtilage is the most logical location on the site, and there is no other more preferable location for this.

The site entrance will be altered slightly in order to fully accord with building regulations, with the proposed entrance point being situated in a position to accommodate emergency vehicles and sufficient turning space. This will comprise a slight relocation of the access driveway further to the west of the site boundary.

The relocated access driveway will lead to the approved parking area for Farrier House – comprising 2 no. parking spaces and an area of turning space. It is not considered that the minor relocation of the access and associated driveway would give way to any adverse landscape or heritage impacts.

6. Conclusion

Overall, the applicant contends that, due to the proposed location for the change of use, the minimal scope of the development, and the extent of the proposed boundary treatments, the proposed development can be successfully integrated into the site.

Consequently, the scheme represents high quality development, in-keeping with the character and appearance of the locality. The proposed development is minor in nature and provide sufficient space for the applicants without harming the historic or landscape character of Collingbourne Ducis. As such, the proposed development is in accordance with Policies CP50, CP51, CP57, CP58 and CP67.

This Statement outlines the reasons why the Council should grant planning permission as the development accords with the development plan.

The applicant looks forward to the Council granting planning permission without delay.

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