Planning, Design and Access Statement

Including Statement of Significance

Applicant: Stonewood Homes Ltd

Site: Manor Farm, Grittleton

Proposal: Erection of ancillary domestic outbuilding and reopening of window in Barn B1.

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1.0 Introduction

1.1 Planning permission and listed building consent is sought for the erection of a car port that will function as an ancillary domestic outbuilding and the roof space as an ex-situ bat loft, for the purpose of providing a Lesser Horseshoe Bat Transitional Roost.

1.2 In the adjacent curtilage listed Barn B1, the originally planned bat mitigation will comprise a larger roof void for an in-situ Barbastelle Mating Roost, accessed through the reopening of a window in the eastern gable elevation.

1.3 The full planning application submitted would provide for a car port to be erected within the domestic curtilage of Manor Farm; part of the wider and original Manor Farm development site. The development is proposed to provide an alternative compensation roost for both the Barbastelle mating roost and the Lesser Horseshoe transitional roost.

1.4 This is an alternative option to the originally consented scheme, permitted under application 21/01331/VAR and where condition 16 of that permission stated:

"All development shall be carried out in accordance with the submitted Bat Survey Report (TP Ecology, 2016) and Proposed Site Plan (drawing number MFG.S1.10.P5). All bat roost mitigation features shall be installed in accordance with the details set out in that report and plan, and shall be retained as such unless agreed in writing by the Local Planning Authority".

1.5 A full planning application, rather than a Section 73 planning application (to vary condition 16) is considered to be appropriate as the proposed development is different to the operative part of that permission; the erection of a car port would require planning permission in its own right. The subject site sits outside the red line as detailed on application 21/01331/VAR, however the land was shown to be in control of the applicant under the original planning application 18/07218/FUL:



1.6 This application should be read in conjunction with applications 18/07128/FUL and 21/01331/VAR and with reference to conditions 15 and 16 respectively.

1.7 The full planning and listed building application is submitted with the following information:

- Planning application form and fee (£234)
- Site location plan
- Proposed plans and elevations MFG.BB.05.01
- Existing and proposed Barn B1 elevations MFG.P.26
- Proposed floor plan MFG.P.25
- Figure E3-4
- Figure E3-5
- Licence 2021-54376-EPS-MIT-4

1.7 Barn B1 and Manor Farm are not listed in their own right but are considered to be curtilage listed due to their location within the historic farmyard setting. Barns B2 and B3 are Grade II Listed. The site is located within the Conservation Area and an Area of Outstanding Natural Beauty.

2.0 Relevant Background Information

2.1 Planning permission was originally granted under application 18/07128/FUL for the conversion of existing agricultural buildings to form 8 No dwellings and erection of 6 No new dwellings with associated access, engineering and landscaping works.

2.2 The information approved included, amongst other things, the provision of a bat roost in the roof of barn B1, above the Cloakroom and En-suite. It is of note that the licence uses a different numbering system for the buildings than that of the planning application. Building B2 in the licence is building B1 in the planning submission. For the purposes of this report, the building known as B2 in the licence will be referred to as B1 for consistency with the planning submission.

2.3 After development had commenced on site, and during a routine bat licence site visit inspection in June 2022, one Barbastelle bat was observed roosting against the ridge board in Barn B1. Two bat roost activity surveys were conducted in Barn B1 in July and August 2022. Two static bat detectors were installed in July 2022 Barn B1, but no Barbastelle bat calls were recorded. Two trapping surveys were conducted in September 2022, which confirmed the presence of a Barbastelle mating roost and day roost for low numbers of Barbastelle bats.

2.4 The roof void to Barn B1 originally had a licence to provide compensation for a Lesser Horseshoe bat roost.

2.5 Due to the discovery of the day and mating roosts occurring over halfway through the construction phase of the wider Manor Farm redevelopment, the options available for compensation within the site were severely restricted, and options for mitigation limited.

2.6 Due to the identification of Barbastelle bats, the Consultant Ecologists have recommended that the originally proposed compensation roost *in-situ* in the roof void space in Barn B1 provide enlarged compensation for the Barbastelle mating roost. Access is proposed via the re-opening of a window in the eastern gable end. Compensation for the Lesser Horseshoe bat roost is now proposed *ex-situ* in a purpose-built car port, the structure subject to this planning application.

2.7 A modification to the existing licence has been received and is submitted in support of this planning application.

3.0 Description of proposals

3.1 This is a full planning and listed building application to support the erection of a car port building at Manor Farm, Grittleton and the partial reopening of a window in Barn B1. A full planning application, rather than a S73 planning application is considered to be appropriate as the car port building is a fundamental change to the original permission and the structure requires planning permission in its own right.

3.2 The application is also submitted in response to condition 16 of planning permission 21/01331/VAR which required:

"All development shall be carried out in accordance with the submitted Bat Survey Report (TP Ecology, 2016) and Proposed Site Plan (drawing number MFG.S1.10.P5). All bat roost mitigation features shall be installed in accordance with the details set out in that report and plan, and shall be retained as such unless agreed in writing by the Local Planning Authority."

3.3 As the Barbastelle bats were identified some way into the development being undertaken, works on Barn B1 immediately stopped, and alternative mitigation considered. The redevelopment of Manor Farm has now completed, with the exception of Barn B1.

3.4 An amendment to the original bat licence issued by Natural England has been secured (dated 03/07/2023). This confirms that Natural England are content that the proposed development for the erection of the car port and enlarged roof void in B1, would provide suitable compensation for both the Lesser Horseshoe and Barbastelle bats.

3.5 The proposed car port would serve a dual purpose; it would provide the adequate compensation roost, and whilst providing a usable ancillary outbuilding for the owner of Manor Farm.

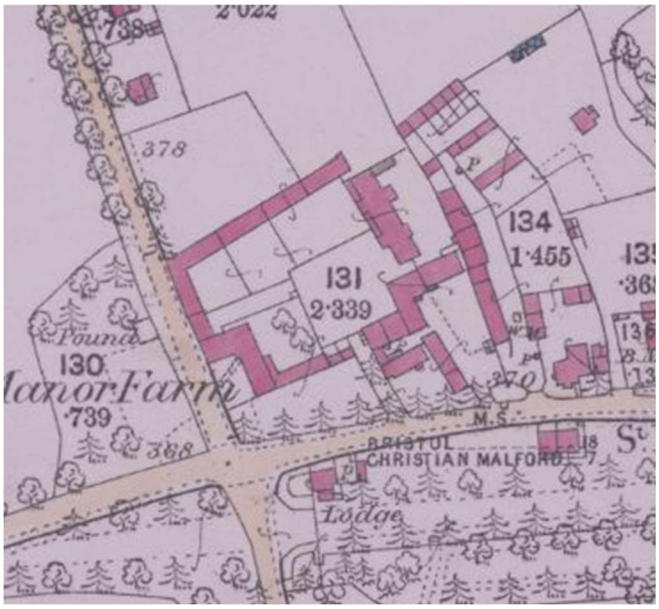
3.6 The car port has been designed to be sympathetic to its surroundings and also to conform to strict specifications:

- Constructed from waney edge cladding with a bitumen lining and OSB board internal lining,
- Pitched roof, traditional cut, no trusses, not cross vented and with a single ridge and gable walls (not hipped),
- Roof to have wet ridge and verges,
- Mezzanine floor covering half of the roof void (open sided),
- Double Roman tiles,
- False mortice joints to be created,
- Hot box feature to be created,
- Bat cool tower to be created, with two Norfolk bat bricks,
- No external lighting,
- Triple ridge beam feature throughout the loft void for Barbastelle bats, to provide crevice roosting opportunities,
- 4 double joist crevice features within the loft void for Barbastelle bats, to provide crevice roosting opportunities,
- Car port void measurements to be a minimum of (W) 5.5m x (H) 2.8m (roof void) x (D) 6m.

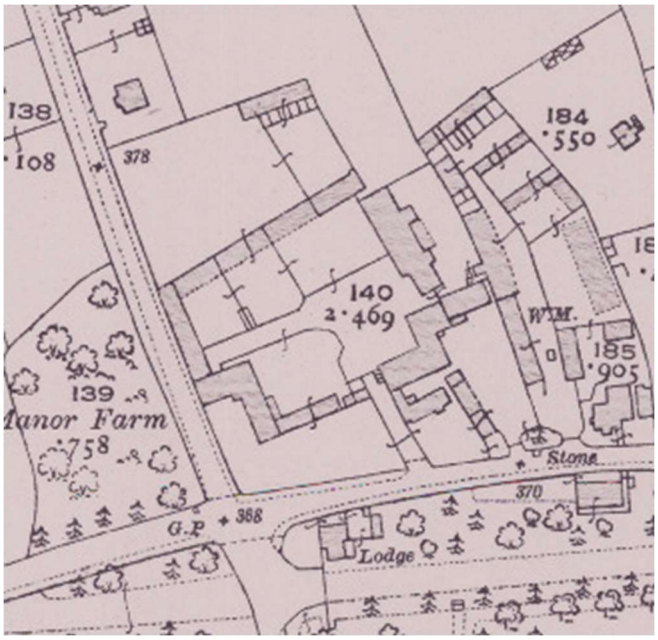
3.7 The car port is proposed on the footprint of a former outbuilding structure, the roof of which in recent years has collapsed:



3.8 Historic maps show that an outbuilding has been located on the site since 1844:



1844-1888 OS 25" 1st Edition



1898-1939 OS 25" 3rd Edition

3.9 The original window in Barn B1 is shown below:





3.10 The Natural England licence proposes an opening of 600mm x 600mm. To respect the historic form of the former window, an opening with the dimensions of 600mm by 971mm is proposed. This would be an opening purely for biodiversity purposes and the window would not serve any habitable accommodation, therefore ensuring that privacy levels to the neighbouring garden is unaffected.

4.0 Planning Policy Context

4.1 The statutory development plan comprises the Wiltshire Core Strategy, adopted January 2015.

4.2 The village of Grittleton is categorised as a small village within the spatial strategy for the Chippenham community area. Villages identified as 'small villages' do not benefit from defined settlement limits.

4.3 The site is located within the Conservation Area and is in an Area of Outstanding Natural Beauty.

4.4 Relevant Loal Plan Policies include:

- Core Policy 10 Spatial Strategy Chippenham Community Area
- Core Policy 50 Biodiversity and 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

4.5 Grittleton Parish does not have a neighbourhood Development Plan.

5.0 Planning Assessment

5.1 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 considerations indicate otherwise.

5.2 The character of the village of Grittleton is typified by large dwellings with tall boundary walls and hedges, either on the pavement edge, or on the carriageway edge. Mature trees and hedgerows populate front gardens. The road therefore feels enclosed, and there are few open spaces between buildings.

5.3 The proposed car port building seeks to replace an historic structure. The scale and proportions of the proposed building are dictated by ecological requirements in terms of the required roof void for bat roost compensation. However, to ensure that the height of the building is kept to a minimum, the eaves have been kept as low as possible and which results in the pitched roof only remaining visible behind the existing stone boundary wall. The building will sit on the existing concrete slab.



5.4 When viewed from the road, Manor Farm remains the key focal point to the west of the site access, with the double Roman tiled roof to the range of lower outbuildings extending in an easterly direction. To the east, the hipped roof to Barn B1 is visible behind the property known as 'Masons', a neighbouring Grade II Listed Building. The result is a roofscape of differing heights and proportions.

5.5 The design of the car port is functional, providing usable space for domestic use as well as providing a building that is wholly suitable in terms of its appearance and materials. Due to the location of Grittleton within the north of the Wiltshire District, the consultation draft Wiltshire Design Guide was reviewed, together with the Cotswold District Design Code, as recommended.

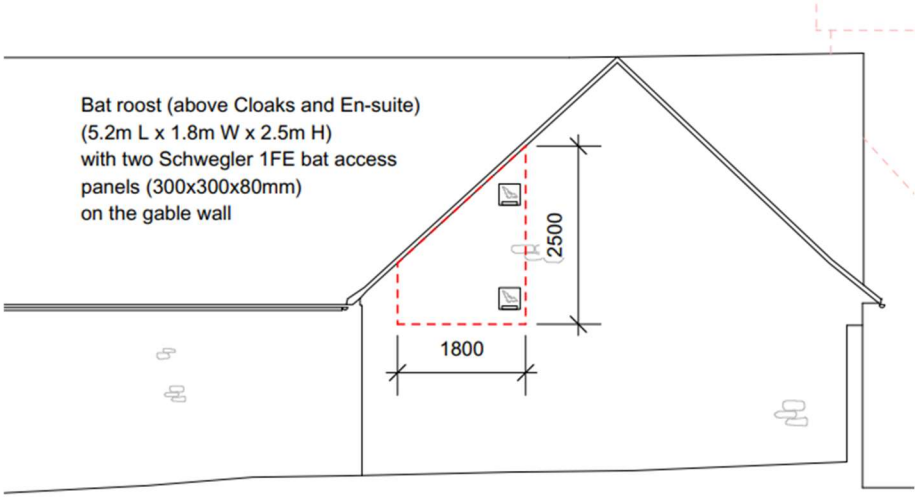
5.6 The proposed car port will be constructed from timber frame, with soft wood waney edge cladding under a pitched roof of reclaimed double Roman tiles. The roof pitch slopes away from the existing stone boundary wall, following the west/east axis form and layout of the adjacent outbuilding and Barn B1 beyond.

5.7 The specifics required for the compensation roost are shown in full on the Proposed Barbastelle mating roost compensation design Part 2, provided by Johns Associates.

5.8 In terms of compliance with condition 16 of planning permission 21/01331/VAR, the development is required as being carried out in accordance with the submitted Bat Survey Report TP Ecology 2016, and the Proposed Site Plan, drawing number MFG.S1.10.P5. The issue is compliance with the Bat Survey Report as the works required by the Natural England Licence, dated 3rd July 2023, requires other works not covered by the 2016 Ecology Report.

5.9 It is considered that due to the evolution of the site and the biodiversity mitigation required, that the 2016 bat report has been superseded by the July 2023 licence issued by Natural England. The works subject to this application will provide for greater mitigation than secured by the original planning application.

5.10 The partial reopening of an historical opening is not considered to be contentious. The original application showed the bat roost being accessed from bat access panels:



5.11 The proposal to partially reopen the historic opening would therefore result in a more sensitive intervention, and which respects the historic form of the building.

6.0 Statement of Significance

6.1 The farmhouse at Manor Farm is a substantial three-storey dwelling at the south-west corner of the site complex. The building is not listed. This building is now in separate ownership to that of the wider site complex. The division of the site into separate parcels of ownership has somewhat diminished the significance of the site.

6.2 Barns B2 and B3, within the centre of the site complex are Grade II Listed. Barn B1, which is subject to this planning application, is not listed.

6.3 The proposed car port building will appear as a sensitively designed ancillary domestic structure, and on the footprint of a former building. The proposed materials are in keeping with the site and will cause no harm to the significance of the historic setting.

6.4 The partial reopening of an historic window will cause no harm to the significance of the historic setting.

7.0 Conclusion

7.1 Due to the identification of a Barbastelle bat during the latter half of the redevelopment of the Manor Farm site, additional bat mitigation is proposed in the form of in situ and ex situ works.

7.2 In situ, the originally proposed bat roost for Barbastelle bats is proposed as being made larger and accessed through the partial reopening of an historic opening.

7.3 Ex site, a sensitively design car port building is proposed that will provide an adequate roof void suitable for Lesser Horseshoe bats.

7.4 A licence for the works has been granted by Natural England.

7.5 Planning permission is listed building consent is respectfully requested.