Planning Statement

Residential dwelling - Land at Pry Farm, Purton

December 2023

Turley
Planning

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Client
Presco UK Ltd

Our reference
TIMS3006

December 2023

1. Introduction

1.1 This Planning Statement has been prepared by Turley on behalf of, Presco UK Ltd, in support of a full planning application to Wiltshire Council relating to Land at Pry Farm, Purton, Swindon, SN5 4JP (a Site Location Plan is included at **Appendix 1**).

1.2 The description of development is as follows:

"Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden"

1.3 The Planning Statement sets out a description of the site and its surroundings, as well as details of the planning history. It also provides a summary of the relevant planning policy context at both a national and local level, alongside an assessment of how the proposals comply with the existing planning policy framework, with reference to a suite of technical planning documents and drawings supporting the submission.

1.4 A conclusion is then drawn to demonstrate the planning justification as to why planning permission should be granted for the proposed development.

1.5 The Planning Statement is structures as follows:

- **Chapter 2** provides details of the application site and surroundings.
- **Chapter 3** provides details of the proposed development.
- **Chapter 4** outlines the relevant planning policies applicable to the proposed development when determining the application.
- **Chapter 5** provides an assessment of the principle of development.
- **Chapter 6** provides an assessment of the technical considerations against the relevant planning policies.
- **Chapter 7** provides a summary and conclusions.

Accompanying Documentation

1.6 The material supporting the application comprise the following, which should be read in conjunction with this Planning Statement:

Document	Reference
Application Forms	PP-11958932
CIL Forms	31.10.2023
Cover Letter	27.11.2023
Planning Statement	October 2023

Design and Access Statement	March 2023
Site Location Plan	22102.99-B
Topographical Survey	24955-200-01 Rev A
Existing Elevations	24955-100-02E
Existing Floor Plans	24955-100-03FP Rev A
Block Plan – Proposed	22102.113-B
Proposed Ground Floor Plan	22102.104-A
Proposed Frist Floor Plan	22102.106-A
Proposed Elevations	22102.107-A
Sections Plan	22102.114
Landscape Plan	C406 P 03
Highways Statement	Issue 2
Heritage Statement	August 2023
Ecological Impact Assessment	PRI24166_EcIA
Biodiversity Impact Calculator	-

2. Site and Surroundings

2.1 This section of the Planning Statement provides details of the setting and context of the site and includes details of the relevant planning history associated with the site.

The Site

2.2 Pry Farm is located to the northwest of Swindon, approximately 7.6 km northwest of Swindon town centre and 3.1 km northeast of the village of Purton.

2.3 The application site measures approximately 0.12 hectares and comprises an existing 'L' shaped barn.

2.4 The west side of the existing barn comprises a natural stone façade with elongated stalls comprising a breezeblock façade. Access into the building is from the western elevation. The southern elevation of the building comprises timber construction with slate roof tiles. The eastern section of the roof is made from modern corrugated iron. The building has an inconsistent roofline and is one and a half storeys at the northern end, and one storey in height along the west of the building.

2.5 A yard area is directly to the west of the building, with an existing barn further to the west.

2.6 The site is accessed via an existing vehicle crossover to the south of the yard which connects to the B4553. This access is well established having served the agricultural use for many years and benefits from good carriageway visibility.

2.7 It should be noted that the application building is no longer associated with an agricultural holding, with the land formerly associated with Pry Farm and Farmhouse having been sold off.

Surrounding Area

2.8 Existing redundant agricultural buildings to the north and west of the application site are the subject of a separate planning application (ref. PL/2023/03931) proposing conversion to commercial use. Further to the north and west is agricultural land.

2.9 To the south there is an existing dwelling (Pry Farmhouse) which is a Grade II Listed Building.

2.10 The B4553 is located directly to the east od the site, with a dwelling and additional agricultural buildings to the east of the road.

2.11 The site has good access to services and facilities within Swindon and Purton. The B4553 provides links to Swindon, Purton and Cirencester. The closest railway station is within Swindon, approximately 8.2km (13 minute drive) to the east of the site, which provides services to Bristol and London. A public right of way is located at the south of the site, running from east to west, providing walking routes into Purton (34-minute walk).

Statutory Designations

2.12 It is acknowledged that the site is located outside of the settlement boundary and is therefore within the countryside. However, the site is only 840m to the west of Swindon's built-up area boundary and 1.3km to the east of the built-up area boundary of Purton.

2.13 The Environment Agency Flood Maps confirms that the whole site is located within Flood Zone 1 (lowest probability of flooding).

2.14 Pry Farm House, located to the south of the site, is a Grade II Listed Building.

Planning History

2.15 A review of Wiltshire Council's online planning register does not identify any relevant planning history for the site.

3. The Proposed Development

3.1 The proposal is seeking full planning permission at Pry Farm, Purton, for the following development:

"Conversion of a former agricultural barn to provide one residential dwelling (Use Class C3) with associated parking and garden"

3.2 As the proposal comprises the conversion and re-use of the existing building, it will reflect the existing layout of the site and does not propose to move the building. The scale of the building will also remain the same as existing.

3.3 In summary, the proposal includes:

- Conversion of former agricultural building to provide one new residential dwelling.
- The new dwelling will provide five bedrooms, living space, kitchen, utility room and bathrooms.
- Provision of 94 sqm of residential floorspace.
- Replacement of mono-pitch roof with a dual-pitched slate covered roof on the roadside single-storey wing.
- Provision of garden space to the south of the dwelling, where the existing yard area is located.
- Provision of five car parking spaces to the south-west of the dwelling, where the existing yard area is located.
- Retention of the existing site access it its current form.
- Provision of hard and soft landscaping across the site (see submitted Landscape Plan).

3.4 The submitted Proposed Site Block Plan (ref. 22102.113 rev A) and Floor Plans (ref. 22102.104 rev A and 22102.106 rev A) provide further details of the proposed layout.

4. Relevant Planning Policy Context

4.1 This section provides a review of the key planning policies of relevance to the development proposal, which are subjected to a more detailed assessment in the following sections of this Statement.

4.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications are to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.

The Development Plan

4.3 The Statutory Development Plan for Wiltshire Council currently comprise:

- Wiltshire Core Strategy 2026 (adopted January 2015)
- Wiltshire Housing Site Allocation Plan (adopted February 2020)
- Policy WCS6 of the Wiltshire and Swindon Waste Core Strategy 2006-2026 (adopted July 2009)'
- Wiltshire Policies Map
- Purton Neighbourhood Plan (made November 2018)

Core Strategy 2026 (adopted January 2015)

4.4 The most relevant policies from the Core Strategy 2026 include:

- Core Policy 44: Rural Exceptions Sites
- Core Policy 50: Biodiversity
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 61: Transport and Development
- Core Policy 62: Development Impacts on the Transport Network
- Core Policy 67: Flood Risk

Purton Neighbourhood Plan

4.5 Purton Neighbourhood Plan (2017-2026) was made in November 2018. The site is located within the Neighbourhood Plan boundary, as identified on Map 1 of the Neighbourhood Plan. The most relevant policies within the Plan include:

- Purton Policy 4: Ecological Enhancements

- Purton Policy 6: Settlement Identity

Other Material Considerations

Supplementary Planning Guidance

4.6 The following Supplementary Planning Guidance documents are relevant to the determination of this application:

- Design Guide – Principle SPG (adopted June 2004)
- Residential Design Gude SPD (adopted November 2005)
- Open Space Provision in New Housing Development: A Guide SPG (adopted August 2004)

Emerging Local Plan

4.7 A review of the adopted Local Plan has commenced. A Regulation 19 consultation of the Draft Plan is taking place between 27th September and 22nd November 2023. The Council's Local Plan timetable indicates that the Plan will be submitted for examination in Quarter 2 of 2024, and adoption aimed for Quarter 4 2024.

4.8 Due to the stage of the emerging Local Plan (i.e. it has not yet been submitted for examination), it is considered there is limited weight to the Draft Plan and the draft policies are therefore not considered as part of the assessment of this application.

National Planning Policy Framework (2021)

4.9 The National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's economic, environmental, and social planning policies for England and how these are expected to be applied.

4.10 The following paragraphs are considered to be of particular relevance to the determination of this application. It is not intended to be a replication of the document, rather a summary of those sections:

- **Paragraph 8** emphasises that "*sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways*."
- **Paragraph 10** outlines that at the heart of the Framework is a '*presumption in favour of sustainable development*.'
- **Paragraph 11** identifies what the presumption in favour of sustainable development comprises for both plan-making and decision-taking. For decision taking the presumption in favour of sustainable development means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there is no relevant development plan policies, or policies which are most important for determining applications are out of date, granting permission unless:

> *i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
>
> *ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole*."

- **Paragraph 38** of the Framework outlines that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

- **Paragraph 47** states that planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period of time has been agreed.

- **Paragraph 60** states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.

- **Paragraph 69** outlines that small and medium sized sites can make an important contribution to meeting housing.

- **Chapter 11** implores the importance of making effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment and ensuring safe and healthy living conditions.

- **Chapter 12** confirms the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

- **Chapter 15** addresses the conservation and enhancement of the natural environment.

- **Paragraph 194** outlines that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

5. Planning Considerations

5.1 The following sections of the Planning Statement assess the proposed development against the adopted Development Plan and against other material considerations as outlined in Section 4 of this Statement.

Principle of Development

5.2 It is acknowledged that the proposed development is not in strict conformity with Core Policy 1 of the adopted Wiltshire Core Strategy (as the site is not located within a settlement boundary), Policy 2 of the Core Strategy (as the site is outside the limits of development) and Policy 13 of the Purton Neighbourhood Plan, as the site is not identified as a housing allocation.

Compliance with Core Policy 58

5.3 Core Policy 58 (Ensuring the conservation of the historic environment) states that Development should protect, conserve and where possible enhance the historic environment.

5.4 Whilst the application site is not a Listed Building and not within a Conservation Area, it is considered to be a distinctive building within the setting of Pry Farm House the Grade II Listed Building to the south.

5.5 In accordance with Core Policy 58, the development proposal to conserve and re-use the Stone Barn building, will help protect and conserve a non-designated historic area.

5.6 There will be limited changes to the external building area, which will help retain the local character and identity of the area, again in line with the ambitions of Core Policy 58.

5.7 The applicant has considered the various uses and the only viable option, which would retain any historic features, is to covert the building until residential use.

Compliance with Purton Policy 6

5.8 Policy 6 of Purton Neighbourhood Plan outlines that:

"Development on land between the western edge of the Swindon urban area and the eastern boundaries of Purton and Purton Stoke, and the hamlets of The Fox and Haes Knoll should not either individually or cumulatively lead to the coalescence of these settlements and Swindon in order to retain the rural quality and value of these settlements and their setting."

5.9 The proposed development complies with this policy, as it represents small-scale development to the east of Purton. The development proposal will not include the provision of new buildings, rather the conversion of those already existing on the site and, therefore, will not result in any new built form, which could be deemed to lead to coalescence.

Presumption in Favour of Sustainable Development

Contribution to Housing Need

5.10 Core Policy 2 of the adopted Core Strategy identifies the Council's housing need as 42,000 dwellings between 2006 and 2026.

1.2 Whilst a small contribution, the delivery of the proposed dwelling on this site will assist with achieving the Councils housing target and will contribute towards meeting the required housing land supply for Wiltshire.

5 Year Housing Land Supply

5.11 The NPPF is a material consideration in the determination of this planning application and at Paragraph 10 it confirms that, at the heart of the NPPF is a presumption in favour of sustainable development ('the presumption'). This is reflected within Core Policy 2 (Delivery Strategy).

5.12 In relation to decision-taking, Paragraph 11 explains that sustainable development means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date[8], granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

5.13 In light of this, it is our view that point d) is engaged and the presumption should be applied in the determination of the application, given the *"policies which are most important for determining the application are out-of-date".*

5.14 Firstly, footnote 8 states that, in relation to housing sites, relevant policies can be considered out-of-date where the local authority cannot demonstrate a five-year supply of deliverable housing sites; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

5.15 The most recently published Housing Land Supply Statement (May 2023) outlines that Wiltshire Council **cannot** demonstrate a 5-year supply, as they can only demonstrate a 4.6-year housing land supply.

5.16 This position has been further accepted through a recent appeal decision from July 2023 where the Inspector confirmed that a five-year supply of deliverable housing sites cannot be demonstrated (ref. APP/Y3940/W/23/331543). In appeal from September 2023 the Inspector also notes that the Council cannot demonstrate a 5-year housing land supply (ref. APP/Y3940/W/23/3318624).

5.17 Paragraph 14 of the NPPF says that in situations where the presumption in Paragraph 11 applies to applications for housing, a conflict with the neighbourhood plans is likely to significantly and demonstrably outweigh the benefits, provides all 4 criteria are met.

5.18 In this case, because the Neighbourhood Plan is more than two years old, at least one of those criteria is not met and this provision does not apply.

5.19 It is therefore considered that Wiltshire Council is unable to identify sufficient specific sites identified over the next 5-year period to bring forward the projected level of housing required to meet the District's needs.

5.20 In light of the Wavendon Judgement, the 'most important policies' for determining the application are out-of-date, which in our view applies to Policy 1 and Policy 2 of the Core Strategy and Policy 13 of the Neighbourhood Plan. These policies constrain the ability of Wiltshire Council to deliver housing within the District.

5.21 Notwithstanding the above, it is considered that the development proposals are in conformity with a significant proportion of the relevant policies contained within the Development Plan and, therefore, can be viewed as being in accordance with the development when taken as a whole.

Contribution to Sustainable Development

5.22 The NPPF also provides guiding principles for the assessment of sustainable development, in terms of economic, social and environmental objectives. These objectives should not be taken in isolation and decisions need to take local circumstances into account, so they respond to different opportunities for sustainable development in different areas.

5.23 In light of paragraph 11(d)(i) of the NPPF the following table provides an overview of the economic, social, and environmental benefits arising from the development.

Table 5.1: Contribution to Sustainable Development

Dimension of Sustainable Development	Scheme Provision
Economic	An increase in Council Tax receipts.
	The creation/maintenance of construction jobs.
	Additional spending by new residents on local goods and services Within Purton and Swindon.

Social	The proposal could help to support the local community by providing a high-quality dwelling to meet local need.
	The proposals will create a high-quality built environment that is located close to local services including rail and bus connections to a wider range of services and facilities.
Environmental	Proposed ecological enhancements.
	Conservation and maintenance of a historic building via a viable scheme for conversion and re-use.

Design and Layout

5.24 Core Policy 57 requires a high standard of design in all new development. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

5.25 The development comprises the conversion of the existing redundant agricultural building. The proposal also includes the provision of 94 sqm of additional floorspace which will allow for the provision of a first floor within the double-height barn space.

5.26 The scale and height of the building will remain the same as existing. A slate covered roof on the single storey wing is proposed to replace the corrugated-sheet roof slope.

5.27 With regards to the proposed materials, the converted and re-used building will utilise a limited but appropriate palette of facing materials which respects the existing natural stonework and the dark-grey slate roof covering. Traditional flush-casement hardwood joinery, lime render to cover bare concrete blockwork and black metal rainwater goods would be used to complement the existing traditional materials where appropriate.

5.28 Further details are included within the submitted Proposed Site Plan (ref. 22102-113 rev B) and supporting Design and Access Statement.

5.29 As such, the proposed development is considered to accord with the requirements of Core Policy 57.

Highways and Access

5.30 This application is supported by the Highways Statement (ref. 9107/02), prepared by Cole Easdon. In accordance with Core Policy 61 (Transport and New Development) the Statement includes details of how the proposal provides safe access to the highway network and how consideration has been given to the needs of all transport users.

5.31 The development proposal will retain the existing site access in its current form. As the trips associated with the proposed single dwelling will replace those associated with the existing agricultural use, no alterations to the access are considered necessary.

5.32 Part of the existing yard fronting the barn would become a garden, while the remainder of this area will provide five car parking spaces. This car parking provision is

in line with the minimum standards contained within Wiltshire Car Parking Strategy (March 2015) which states that for dwellings with four or more bedrooms, a minimum of three car parking spaces are to be provided. The additional spaces could be used by any visitors to the dwelling.

5.33 Swept path analysis has been undertaken of the proposed parking area and large cars are able to readily manoeuvre in and out of the parking spaces allowing them to leave in a forward gear. The car park layout also allows for supermarket delivery vans to readily turn within the turning area.

5.34 With regards to trip rates, the existing agricultural use would have generated some vehicle movements over the course of a typical weekday, including potentially some slow and cumbersome farm vehicles with trailers. The proposed dwelling is likely to at worst generate around one trip in each network peak hour (08:00-09:00 and 17:00-18:00) and around six to eight two-way trips per day. This is considered modest, even before considering removing the above agricultural trips from the network and therefore no further analysis is deemed necessary.

5.35 Based on the information within the submitted Highways Statement (ref. 9107/02), and when assessing the proposal in the context of the National Planning Policy Framework (2021), it is concluded that there will be no severe residual cumulative impacts resulting from the development, nor an unacceptable impact on highway safety. Therefore, this application should not be prevented or refused on highway grounds.

Landscape

5.36 To support this application a Landscape Scheme has been prepared and submitted. This landscape proposal has been designed in accordance with Core Policy 51 which requires development proposals to protect, conserve and where possible enhance landscape character.

5.37 The landscape proposal reflects the farmyard character of the area through the provision of a walled garden to the west of the proposed dwelling. The garden area associated with the dwelling includes new grass, hedge and tree planting. The submitted Landscape Proposals Plan (ref. C406/P/03) provides further details of the proposal.

5.38 It is considered that the landscape design reflects the locally distinctive character of the area, in accordance with criteria ii) of Core Policy 51.

Ecology

5.39 Core Policy 50 requires development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long term. Where it has been demonstrated that such features cannot be retained, appropriate compensatory measures can be secured to ensure no net loss of the local

biodiversity resource, and to ensure the integrity of local ecological networks and provision of ecosystem services.

5.40 All development is required to incorporate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development. In addition, all development should seek opportunities to enhance biodiversity and major developments should include measures to deliver biodiversity gains.

5.41 An Ecological Impact Assessment (ref. PRI24166_EcIA) has been prepared by ACD in support of this application. The report outlines that the site comprises poor quality modified grassland in addition to buildings and hardstanding's.

5.42 During the Preliminary Roost Assessment, the Stone Barn was found to have low numbers of bat droppings scattered on shelving at the edge of the barn. DNA analysis found two species of bats to be present on the basis on these droppings, comprising common pipistrelle and Natterer's bats - both known crevice dwellers. Three emergence surveys were subsequently undertaken. An EPS Licence will be secured and will agree a mitigation strategy.

5.43 Given the proposed design of the building, it is not possible to incorporate the roosts as they exist within the stone barn conversion. In order to ensure that retaining a favourable conservation status is possible onsite, replacement roosting opportunities will be incorporated. The eastern elevation of the building will be repaired, and upon completion new barge boards will be installed on the gable. The new barge board will be installed such that gaps will be present (due to the uneven nature of the bricks). This will be suitable replacement for the common pipistrelles and soprano pipistrelles found roosting in this location.

5.44 The DEFRA Biodiversity Metric has been completed and submitted with this application. The results of the Biodiversity Metric indicate that development of the site will lead to an on-site biodiversity net gain.

5.45 Overall, the report concludes that the proposed development is capable of providing full mitigation for the ecological constraints identified and is capable of achieving a biodiversity net gain. As such, the proposed development accords with the requirements of Core Policy 50.

Heritage

5.46 It is acknowledged that the Pry Farmhouse Grade II Listed Building is located to the south of the site. Whilst the former farmhouse/farmyard ensemble has been dispersed to different uses, it is considered that the physical grouping of the L-shaped barn within the listed building; together with their former single ownership and shared function as a farm, means that this structure could be considered as curtilage listed.

5.47 On this basis, the submitted Heritage Statement has been prepared to provide relevant and proportionate information with regards to the heritage impacts associated with the development proposal.

5.48 Pry Farmhouse was first included on the national statutory list of if buildings of special architectural or historic interest on 17th April 1986. There are a number of associated outbuilding and other structures within the vicinity of Pry Farmhouse. The submitted Heritage Statement considers whether these are likely to form part of the designation for the purposes of listed building control.

5.49 Immediately to the north of Pry Farmhouse is the former farmyard enclosure. The more historic elements of the agricultural yard include the one-and-a-half storey and one storey L shaped barn and stores. At the western end of this range of buildings, new late 20th century range has been constructed. Other late 20th century contributions to the wider farmstead include the large shed beyond the L-shaped barn to the north and two large sheds to the northwest. Although the 20th century additions are not of historic or architectural interest in their own right they do act as extensions of the historic agricultural yard and its defined enclosure.

5.50 Despite heavy alteration to the L-shaped barn it retains an important relationship with the internal courtyard and nearby Pry Farmhouse. The retention of the natural stone boundary wall also contributes to this relationship. The L-shaped barn and stores are therefore considered to make a positive contribution to the legibility of the site as historic visual evidence of the former agricultural use of the site. Overall, this scheme presents a carefully considered programme of high-quality design and refurbishment.

5.51 The Heritage Statement concludes that the large L-shaped barn located to the north of Pry Farmhouse may be considered as curtilage listed, as it had an ancillary function as agricultural buildings in association with Pry Farmhouse.

5.52 It is important to note that the L-shaped building is the only structure with potential for curtilage listing and all others are not of heritage interest and/or are not positive contributors as part of the setting of the principle listed building.

5.53 The proposed internal works will be fully reversible and will only have a minimal impact upon the historic plan form or fabric of the building. As a result, these works are considered to sustain the significance of the curtilage listed building. These works form part of a wider scheme which looks to refurbish and repair the existing historic structure and will ensure the conservation of the curtilage listed building which is considered a heritage asset.

5.54 As found today, a modern bay of the warehouse to the north abuts the north elevation of the barn. This bay will be removed as part of a separate application to create new commercial uses on the wider site, however in order to reconfigure this space for residential use, it is proposed to install new glazed windows to the double door and smaller open window to this elevation. It is considered that with a suitable design and materiality, the proposals to glaze these openings could be achieved without impacting the historic interest of the barn. These works are considered to be reversible and will have a minimal impact on the existing plan form and fabric. In this way, the historic agricultural character of the barn would be retained and not diluted by residential conservation. Accordingly, the proposals to the north elevation are considered to sustain the significance of the listed building.

5.55 The proposals to the elongated barn, particularly the western courtyard facing elevation seek to undertake a number of repairs and new openings within modern fabric to improve and enhance the appearance of this structure. As found today, the west elevation has been replaced with modern materials including breezeblock construction, doors and windows which do not contribute to the special interest of the building. In addition, the historic roof form, which would have been pitched with slate tiles has been replaced by modern corrugated metal. The existing condition of the elongated barn, and west elevation in particular, is thus considered to detract from the heritage interests of the principal listed building.

5.56 To the west elevation it is proposed to create a new rendered façade with dark powder coated aluminium window frames and new door entries. Furthermore, a new pitched roof form will be installed above with slate tiles, reinstating the historic roof rom. As a result, an aesthetic more in keeping with the original will be restored and is considered to enhance the significance of the curtilage listed structure and setting of the principal listed building. In addition, and as previously mentioned, adapting this building for new residential use and the alterations will help support its long-term viability / conservation as historic building. These are heritage benefits and public benefits in terms of the NPPF, where these changes would better reveal the significance of the listed building and enhance the setting of the nearby principal listed building.

5.57 The proposals have sought to respond appropriately and positively to the setting of Pry Farmhouse and the existing historic agricultural context of the Site. Furthermore, the rendering of the modern breezeblocks and construction of a new pitched roof form with slate tiles will result in an aesthetic more in keeping with the original and is considered to enhance the significance of the curtilage listed structure and setting of the principal listed building. In addition, adapting this building for new residential use, and the alterations that entail, will help to support its long-term viability / conservation as historic building. These are heritage benefits and public benefits in terms of the NPPF, where these changes would better reveal the significance of the listed building and enhance the setting of the nearby principal listed building. In this way, it is our assessment that overall, this scheme would as a whole sustain and enhance the significance of the grade II listed Pry Farmhouse.

6. Conclusion

6.1 This Planning Statement supports the submission of a full planning application which seeks planning permission for the conversion of a former agricultural barn to provide one residential dwelling.

6.2 The proposal has been carefully designed to deliver a high-quality scheme, which is considered to be in accordance with the development plan, when taken as a whole and relevant key policies within the NPPF.

6.3 The scheme proposes a long term viable new use for a historic building, which would not otherwise be realised and, as such, the scheme is considered to in particular accord with Core Policy 58 of the adopted Local Plan.

6.4 Consideration of the technical reports and other evidence submitted in support of the application demonstrates that there are no adverse impacts which significantly and demonstrably outweigh the planning benefits.

6.5 It is, therefore, concluded that, for the reasons set out in this Planning Statement, there is a compelling case in favour of the grant of planning permission.

Appendix 1: Site Location Plan

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HW
23/02/2023



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BLOCK PLAN
SCALE 1:500

NORTH

SITE LOCATION PLAN
SCALE 1:1250

PROJECT

Pry Farm, Purton. SN5 4JP

REVISION	DATE	AMENDMENTS
-	-	-

SCALE BAR - 1:1250 (0 10 20 30 40 50m)

- 1:500 (0 10 20 25m)

1:1250/ 1:500 @ A3

SITE LOCATION & BLOCK PLAN

MATHEWSON WATERS ARCHITECTS
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