LAND AT MILEDOWN FARM, ANGEL LANE, HINDON

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR A REPLACEMENT DWELLING

PLANNING, DESIGN AND ACCESS STATEMENT

PREPARED ON BEHALF OF

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Appendices

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1. Introduction

1.1 This Planning Statement has been prepared in connection with an application for outline planning permission for a replacement dwelling.

1.2 The application comprises the plans, drawings and documents identified in Schedule 1.1 below:

Schedule 1.1 Plans, Drawings and Documents

Item	Description
Plans and Drawings	
Drawing Number	**Description**
2307_1	Site Location Plan
2307_2	Block Plan_Existing
2307_3	Block Plan_Proposed
2307_4	Site Photographs_Existing
Supporting Documents/Assessments	
Document	**Author**
Planning, Design and Access Statement	Rocke Associates
Agricultural Statement	Woolley & Wallis
Energy Statement	HDS Greentech
Ecological Assessment	ABR Ecology

2. Background

2.1 The application site has been in residential use for nearly forty years. In February 1984, planning permission was granted on Appeal for the stationing of a mobile home on the land for use in connection with agriculture[1]. The planning permission that was granted on Appeal was conditional upon approval of the siting, design and external appearance of the mobile home, and its occupation to a person solely, mainly or last employed in agriculture.

2.2 Although the application was made to site the mobile home on a temporary basis, the Inspector did not consider it necessary to grant planning permission on a time-limited basis given his view that:

> *… although this smallholding was once part of Home Farm, it is now a completely separate unit and in separate ownership, and based on the evidence submitted by the Estates and Valuation Officer, both in his report and at the Inquiry, I am in no doubt that the holding is now fully viable, and that the very nature of the enterprise, concentrated on rearing young animals, warrants the residence of your client on the Appeal site.*[2]

2.3 Whilst acknowledging the concerns that were raised in relation to landscape impacts given that the site formed part of the AONB and was also within a special landscape area, the Inspector held as follows:

> *… in this particular case, where the site is located in such close proximity to the western extremity of the built-up area of the village, coupled with the fact that the development is required to serve the proven needs of the agricultural enterprise which has now been established and shown to be commercially viable, the stationing of a mobile home on the appeal site would be wholly justifiable.*[3]

2.4 It follows from this that the principle of a dwelling on the site is uncontestable given that there is a permanent consent for a mobile home. The existing unit on the site is of a permanent

[1] Appeal ref. T/APP/T3915/A/83/006544/PH2
[2] Ibid, para. 8
[3] Ibid, para. 9

nature being set on a concrete base with brick plinth, and with permanent attachments in the form of a porch and external steps to the front entrance.

2.5 The current application is therefore to replace an existing permanent dwelling with another one that is more suitable and appropriate for contemporary living in the context of the Council's declared climate emergency. The intention at the time that the original permission was sought was to replace the mobile home with a permanent dwelling once the enterprise had become established, and which is a normal approach when seeking planning permission for a dwelling to support an agricultural enterprise. However, having concluded that the enterprise was viable at the time of determination of the Appeal that was before him, the Inspector did not find any cause for the planning permission to be time-limited.

2.6 Given these circumstances, the mobile home has remained on the site for a much longer period of time than originally anticipated given the absence of need to seek a further planning permission for either its retention or replacement. However, it is now showing its age, and in particular does not meet contemporary standards or expectations in terms of weather and damp-proofing or energy efficiency. This is clearly demonstrated by the Energy Performance Certificate which is appended ***[Appendix 1_Energy Performance Certificate]***.

2.7 The existing dwelling was approved to serve an agricultural need arising from the associated land and buildings, and the replacement dwelling is intended to continue to serve that need. In consequence, it is anticipated that its occupancy will continue to be restricted to a person mainly, solely or last employed in agriculture or forestry, and the application is made on that basis.

3. Site and Surroundings

3.1 The site is located to the north-west of the village of Hindon, adjacent to various agricultural type buildings forming part of a smallholding.

3.2 It is currently occupied by a mobile home of non-permanent construction. However, the mobile home stands on a concrete base, has had permanent fixtures added to it in terms of an entrance porch and concrete steps, and is connected to mains water and electricity with foul drainage to a septic tank.

3.3 The site is very close to the western extremity of the built-up area of Hindon, and is connected to it by a footpath link running from the northern site boundary in a north-easterly direction to connect with High Street.

3.4 The close proximity of the site to the village, combined with the need for it to serve the needs of the agricultural enterprise, were contributory factors to the Inspector allowing the Appeal and granting planning permission for the existing dwelling on the site[4]. Neither of those factors has changed since both the siting, and the continued association of the dwelling with the surrounding land and buildings secured through an occupancy restriction, remain a constant.

[4] Appeal ref. T/APP/T3915/A/83/006544/PH2, Decision Letter, para. 9

4. The Proposed Development

4.1 This is a simple application to replace an existing dwelling of non-permanent construction and poor energy efficiency with a permanent dwelling.

4.2 The proposed new dwelling will be on the footprint of the existing mobile home.

4.3 Part of an existing adjacent outbuilding will be converted to provide associated garage accommodation and domestic storage.

4.4 The means of access from the public highway will be the same as serving the existing dwelling via an entrance driveway running north from Angel Lane.

5. Relevant Planning History

5.1 Planning permission for the existing dwelling on the site was granted on Appeal in February 1984[5]. Planning permission was granted subject to the following occupancy condition:

> *The occupation of the mobile home shall be limited to a person solely or mainly employed, or last employed, in agriculture within the administrative area of Salisbury District Council as defined in Section 290 of the Town and Country Planning Act 1971, or a dependent of such a person residing with him or her.*

5.2 In August 1989 planning permission for replacement of the mobile home with a dwelling was refused[6]. In accordance with the first refusal reason, there was an objection in principle to the proposed dwelling outside the village and without any justification in connection with the needs of agriculture or forestry.

5.3 In dismissing the subsequent Appeal, the Inspector noted that the mobile home on the site was allowed on Appeal in 1984 with no time limit but with occupation restricted to persons employed in agriculture. However, he noted that the applicants proposed to operate a cider production enterprise on the holding, and therefore regarded the scheme as a proposal for a private dwelling unconnected with agriculture.

5.4 The current proposals are materially different and are for a replacement dwelling on the site for continued occupation in association with agriculture, and therefore subject to the re-imposition of an agricultural occupancy restriction.

[5] Application ref. S/83/0838/TP
[6] Application ref. S/89/1055/TP

6. Relevant Planning Policy

Development Plan

6.1 The Development Plan for the area comprises the Wiltshire Core Strategy (Adopted January 2015).

Wiltshire Core Strategy (Adopted January 2015) (WCS)

6.2 **Core Policy 1 (Settlement Strategy)** identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. Outside the principal settlements, Market Towns are defined as settlements that have the ability to support sustainable patterns of living, and as having the potential for significant development that will help sustain and, where necessary, enhance their services and facilities.

6.3 **Core Policy 2 (Delivery Strategy)** seeks to deliver development in Wiltshire in the most sustainable manner. Within the limits of development, as defined on the Policies Map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages. Other than in circumstances as permitted by other policies in the Plan, identified in paragraph 4.25, development outside the limits of settlements will not be permitted.

6.4 The circumstances identified in paragraph 4.25 include supporting rural life in accordance with Core Policy 48.

6.5 **Core Policy 48 (Supporting Rural Life)** supports, *inter alia*, proposals for residential development where these meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside.

6.6 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character.

6.7 **Core Policy 57 (Ensuring high quality design and place shaping)** requires a high standard of design in all new developments, which is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

6.8 **Core Policy 61 (Transport and new development)** requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable alternatives.

Wiltshire Local Plan Pre-Submission Draft 2020-2034 (Regulation 19) (September 2023) (WLPR)

6.9 A pre-submission draft of the Wiltshire Local Plan Review has recently been subject to consultation[7]. Given the early stage in its passage towards adoption, its policies and provisions can be afforded limited weight at this stage.

6.10 However, the provisions of the draft Plan indicate a direction of travel, and in various respects reflect established national policies and priorities, particularly in relation to the declared climate emergency. To this end, where updated and new policies clearly have locus in national imperatives alignment with which should not be delayed, and are relevant to this Appeal, they will be cited in the Planning Analysis as a material consideration with weight to be afforded to them to the extent that they are consistent with national, and even international, priorities and imperatives.

[7] Regulation 19, September- November 2023

7. Planning Analysis

Principle of Development

7.1 There is no objection in principle to the application proposals, which are supported by Core Policy 48 of the WCS.

7.2 The need for a dwelling associated with the holding was established and confirmed through the Appeal that was allowed in February 1984, and which granted consent for a dwelling on the site in perpetuity. Since that time, the holding has almost doubled in size.

7.3 The Agricultural Statement accompanying the application confirms how the holding has continued to develop since the time of the Appeal decision when it was confirmed to be viable and a dwelling to be justified in association with it.

7.4 The current application is simply to replace the existing residential accommodation with a dwelling of more conventional construction, and which meets contemporary standards of living accommodation and energy performance.

7.5 Given the above circumstances, there can be no objection in principle to a replacement dwelling on the site.

Landscape Impact

7.6 In allowing the Appeal the Inspector considered that landscape impact of a dwelling on the site was acceptable given its siting in 'such close proximity to the western extremity of the built-up area of the village, coupled with the fact that the development is required to serve the proven needs of the agricultural enterprise'. The current proposals are similarly sited in relation to the western extremity of the built-up area of the village, being proposed on the footprint of the existing dwelling. Moreover, they will continue to serve the needs of the, now expanded, enterprise.

7.7 Whilst the proposed dwelling will have a conventional pitched roof and therefore be higher than the mobile home that it will replace, it will still be construed in the context of the western

extremity of the built-up area of the village. There is a mature hedge that screens the development in views from the north. Moreover, in more distant views from across the valley to the south, only filtered views will be possible through pockets of existing trees and hedges.

7.8 Whilst the proposed dwelling may be more perceptible on the site, as is confirmed by the site photographs, it will be neither visually prominent nor intrusive in the landscape, and will not give rise to material harm beyond that which is occasioned by the existing dwelling.

7.9 There is nothing alien or intrusive in landscape terms about farmhouses associated with agricultural buildings in the landscape. They are characteristic of both designated and undesignated landscapes and countryside throughout the country, and contribute to its character and interest.

7.10 Given these circumstances, the proposals do not conflict with Core Policy 51 of the WCS.

Sustainability

7.11 In locational terms, as acknowledged by the Appeal Inspector, the site is in close proximity to the existing village. Moreover, there is a footpath link adjacent to the northern site boundary that runs eastwards connecting to the High Street near to the village centre. The site is therefore well located to encourage trips on foot to local facilities within the village.

7.12 In February 2019 the Council resolved to acknowledge a climate emergency, and to seek to make the County carbon neutral by 2030. As is acknowledged in the emerging WLPR[8], to achieve the Plan's contribution to the UK's legally binding target of net zero carbon by 2050:

> *… it is critical that energy performance in new and existing, residential and non-domestic buildings is maximized, and residual energy use is met through low carbon and renewable sources. This relates to the total operational energy of the development, which currently accounts for approximately 40-60% of a building's whole life carbon[9].*

[8] September – November 2023
[9] WLPR, para. 5.96

7.13 To this end, emerging WLPR Policy 85 (Sustainable Construction and Low Carbon Energy) indicates that new build residential development should achieve a zero-carbon standard, by significantly reducing heat and power demand of the building through energy efficient design and/or modern methods of construction, with the remaining energy demand then supplied through on-site renewables.

7.14 As is confirmed by the energy assessment accompanying this application, the proposed dwelling will respond positively and effectively to this emerging agenda, and will result in a very substantial betterment over the energy performance of the existing dwelling on the site. As is confirmed by the appended Energy Performance Certificate, the latter is particularly poor given its non-permanent construction. Moreover, the proposed dwelling will deliver significant betterment over current building regulations.

7.15 In the circumstances of this case, the opportunity to deliver betterment that will respond positively and directly to the climate change agenda are benefits to which significant weight should be afforded in the overall planning balance, given the substandard construction and energy performance of the existing dwelling on the site. They are ahead of policy changes that will inevitably be incorporated in the WLPR given the imperatives of the declared climate emergency, and should therefore not have to await further progress on the WLPR to be afforded significant weight as material considerations in the determination of this application.

7.16 The proposed development will therefore contribute directly and positively to the Council's declared climate emergency and corporate objective to make the County carbon neutral by 2030. Given the substandard nature of the existing dwelling in this respect, on its own this is a material consideration that justifies granting planning permission for a replacement dwelling on the site.

Biodiversity

7.17 The Ecological Assessment accompanying the application confirms that there are no biodiversity constraints on its redevelopment. It demonstrates the potential to deliver biodiversity net gain through the detailed proposals that will be submitted in due course.

8. Conclusion

8.1 For the foregoing reasons it is concluded that the proposals for a replacement dwelling on the site are in full accordance with national and local planning policies.

8.2 They will replace an existing substandard dwelling on the site that has reached the end of its beneficial life with one that delivers greatly enhanced energy performance. In the context of the Council's declared climate emergency, these are benefits that are properly afforded substantial weight in the planning balance.

8.3 As proposals that are in accordance with the Development Plan, they are sustainable development and should be approved without delay[10].

[10] NPPF, para. 11(c)

APPENDIX 1

Energy Performance Certificate

ENERGY REPORT

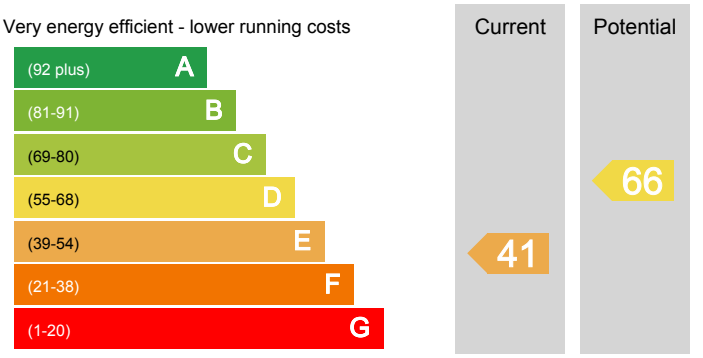
RdSAP
elmhurst energy

Dwelling Address	Miledown Farm, , Angel Lane, Hindon, SALISBURY, SP3 6DW
Reference	003583
Assessment Date	27/09/2023
Submission Date	28/09/2023
Property Type	Detached Park home
Total Floor Area	79 m^2

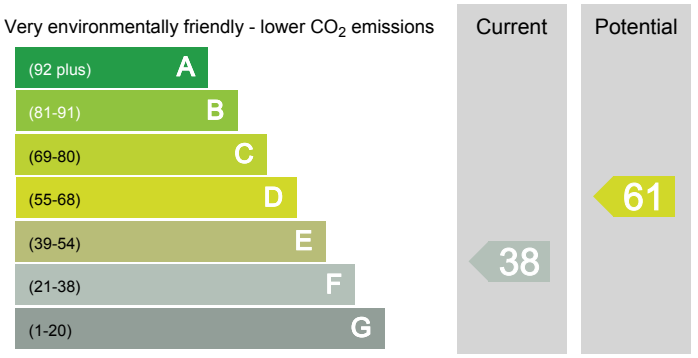
This Energy Report has been generated using the UK's National Calculation Methodology for existing dwellings, Reduced data Standard Assessment Procedure (RdSAP). This methodology is used to assess the energy efficiency of existing dwellings which is calculated based on a dwelling's heating, hot water and lighting usage.

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations.

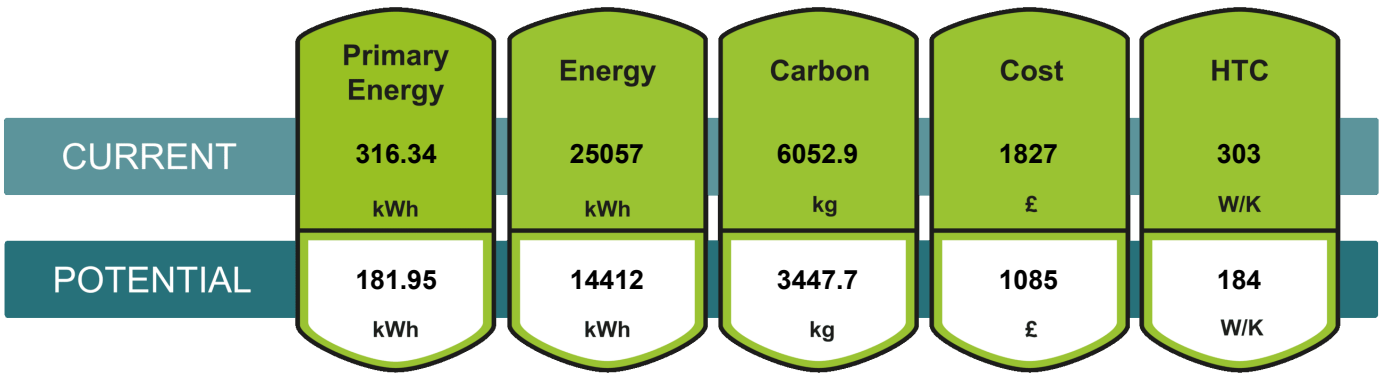
Energy Efficiency Rating



Carbon Dioxide (CO_2) Emissions Rating



Additional ratings for your home



[office use only: D857-0001 4.14r0004]

Recommendations

The recommended measures provided below will help to improve the energy efficiency of the dwelling. To reach the dwelling's potential energy rating all of the recommended measures shown below would need to be installed. Having these measures installed individually, or in a different order, may change the result when compared with the cumulative potential rating.

Recommended measures	Cumulative savings (per year)	Cumulative rating	Typical costs	Incremental savings (per year)	Cumulative CO2 rating
Increase loft insulation to 270 mm	£186	E 47	£100 - £350	£186	E 43
Internal or external wall insulation	£487	D 57	£4,000 - £14,000	£301	E 51
Floor insulation (suspended floor)	£576	D 60	£800 - £1,200	£89	E 54
Heating controls (thermostatic radiator valves)	£624	D 62	£350 - £450	£48	D 56
Replace boiler with new condensing boiler	£742	D 66	£2,200 - £3,000	£118	D 61

The typical cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

Estimated energy costs of the dwelling

The table below shows the estimated running costs of the space and water heating and lighting within the dwelling. It does not include the energy used from household appliances. The estimated annual costs after potential improvements indicates the total energy cost if all recommended measures named above were installed.

	Estimated annual costs	Estimated annual costs after potential improvements	Potential future savings
Lighting	£132	£132	
Heating	£1469	£649	
Hot Water	£226	£304	
New Technologies e.g. Impact of PV	£0	£0	
TOTAL	£1827	£1085	

Estimated energy use and potential savings

Heating use in this property

Heating a property usually makes up the majority of energy used. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use.

Space Heating
12660
kWh per year

Water Heating
2102
kWh per year

The table below shows the amount of heat energy that could be saved in this property by installing insulation, based on typical energy use.

Potential space heating energy saving	
Type of insulation	Amount of energy saved (kWh per year)
Impact of loft insulation	(1,698) kWh per year
Impact of cavity wall insulation	N/A
Impact of solid wall insulation	(2,749) kWh per year

About this document

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Disclaimer

This Energy Report should not under any circumstances be treated as a Condition Survey and cannot be used to indicate that any element of the dwelling (e.g.heating system) is working correctly.
This Energy Report must not be used in situations where an Energy Performance Certificate (EPC) is required.
This Energy Report is generated from a set of data inputs which may not reflect the actual dimensions, services or construction of the dwelling.
The calculation used to generate this report reflects the RdSAP Methodology current at the time of report generation.

Glossary terms for additional metrics

Primary Energy	The measure of the energy required for lighting, heating and hot water in a property. This includes the efficiency of the property's heating system, power station efficiency for electricity and the energy used to produce the fuel and deliver it to the property.
Energy Used	The estimated amount of fuel energy for lighting, heating and hot water for the property. The estimate is based on typical usage which is likely to be different to actual consumption.
Carbon (CO2)	The current emissions based on the energy estimates.
Cost	The estimated cost of energy. The cost of each unit of fuel is based on an industry standard which is likely to be different to those the occupier actually pays.
Heat Transfer Coefficient	Heat flow through the property envelope where internal and external temperatures are different.


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