



Planning Statement for Land at Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EU

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1.0 Introduction and Background

- 1.1 This Planning Statement is prepared by Poulsom Architectural Design and Planning Services Limited. This statement should be read in conjunction with the submitted application forms and other supporting documentation, including the accompanying drawings.
- 1.2 The application seeks outline consent for the erection of upto two dwellings, on land adjacent to Home Farm, Shaw Hill, Shaw.

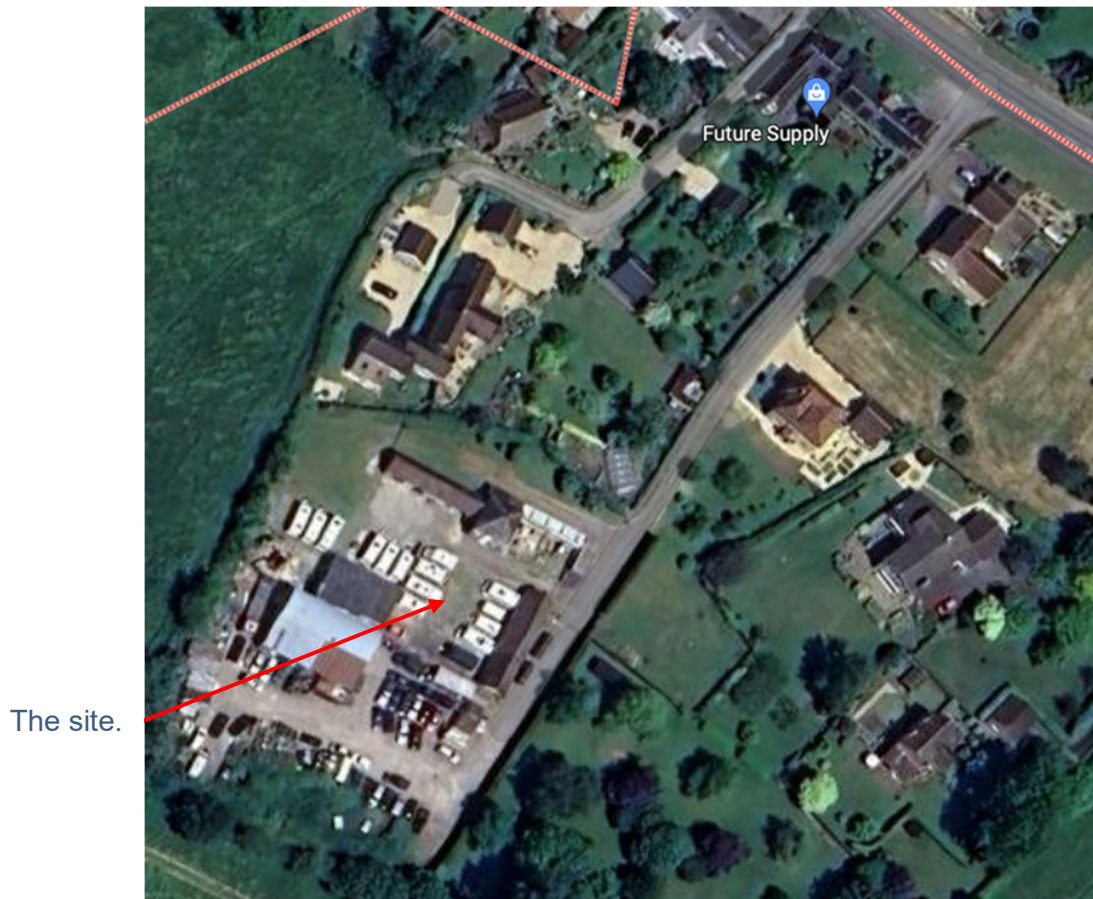


Image one: aerial shot of the site and relationship with adjoining properties

- 1.3 As indicated in the aerial photograph above, the application site adjoins residential properties.
- 1.4 The site is located at the end of a private track and in close proximity to residential properties. The site has been used, until very recently, as storage for local businesses.
- 1.5 The application site measures 0.299ha and is characterised by two single storey brick built buildings, originally used in association with Home Farm when it was a fully operational dairy farm.

2.0 Relevant Planning History

- 2.1 The planning history check revealed that the site has not been subject to any planning applications.

IN RELATION TO THE SITE

- 17/08957/FUL conversion of former agricultural buildings to 3 units of holiday accommodation APPROVED 28/11/2017.
 - W/97/00097/FUL use of land for storage of touring caravans (renewal) APPROVED 03/10/1997
 - W/91/00321/FUL conversion of dairy and agricultural building to a dwelling APPROVED 06/04/1991.
- 2.2 The site has had three positive planning applications over the years, including consent for the conversion of an agricultural building to a dwelling. It is acknowledged that policy has changed since the 1991 approval and the application site would no longer qualify under any Class Q provisions. Although, the consent approved in 1997 for storage is a form of Brownfield use and this will be explored further in the planning policy section.

3.0 The Application Proposal

- 3.1 The proposal seeks outline consent for the erection of up to two dwellings on the former Home Farm site.

LAYOUT

- 3.2 The application is for two dwellings, located on the northern part of the site, adjoining the settlement boundary. The proposed dwellings have utilised the siting of the existing barns on site to ensure that the built form has a similar appearance to the current usage.
- 3.3 The two properties are perpendicular to each other, with their own private amenity spaces and parking. The final design in terms of scale and massing will be submitted as part of a Reserved Matters application, should outline consent be granted.

4.0 Planning Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan. It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG).
- 4.2 Moreover, Section 70 (as amended) of the Town and Country Planning Act states that Local Planning Authorities should have regard to:
- a) The provisions of the development plan, so far as material to the application;
 - b) Any local finance considerations, so far as material to the application; and
 - c) Any other material considerations.
- 4.3 The development plan consists of the Wiltshire Core Strategy (adopted January 2015).

PRINCIPLE OF DEVELOPMENT

- 4.4 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outlines the Council's adopted strategy which identifies settlements where additional sustainable residential development should take place to improve the lives of all those who live and work in Wiltshire. Under CP15 Shaw is identified as a 'Large Village' in policy terms.

CP2 states that *'within the limits of developments, 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'*.

The policies map (map one) demonstrates that the application site is not within the settlement boundary for Shaw, but adjoins it.



Map one: site in relation to the settlement boundary

BROWNFIELD LAND

- 4.5 The application site has been used since at least 1997 for storage, which falls into the category as 'previously developed' or brownfield land. There are various policies within the NPPF which support residential development on brownfield land and therefore this will be reviewed.
- 4.6 The NPPF requires LPAs to utilise a full range of planning tools available, including brownfield registers, and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. (paragraph 38).
- 4.7 Paragraph 70 of the Framework confirms that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and that LPAs should

promote the development of a good mix of sites, including identifying land through brownfield registers (criterion a).

BROWNFIELD REGISTER

- 4.8 The application site has not been formally put forward to the Spatial Team at Wiltshire Council due to the applicant's timeframe. Therefore, the application will be reviewed against the criteria for sites to be added to an LPA's brownfield register.
- 4.9 Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 establishes set criteria for which land can be brought forward and submitted for acceptance onto the LPA Brownfield Register.

The criteria referred to in paragraph (1)(b) of Regulation 3 are, in relation to each parcel of land will now be reviewed and assessed specifically for the application site.

a) the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings

- 4.10 The application site measures 0.299ha and, whilst the proposal is for only two dwellings, would comfortably accommodate five dwellings if this was what the applicant wished to do.

b) the land is suitable for residential development

- 4.11 As aforementioned in paragraph 4.4 of this statement, the application site adjoins the settlement boundary and therefore has a strong spatial relationship with the village of Shaw. Whilst it is acknowledged that it is not within the boundary, it is viewed as still being a sustainable location and has access to sustainable transport links. Furthermore, the application site is served by an established access point onto the public Highway (A365) and does not require a new or upgraded access point to facilitate the development.

Considering the above, the application site is suitable for residential development.

c) the land is available for residential development

- 4.12 The land is available for residential development as it has been put forward for a residential development scheme via this planning application.

d) residential development of the land is achievable.

- 4.13 The site is well served by an established vehicular access point and given its location adjoining residential property, it is feasible that the relevant services are in close proximity to enable residential development. The applicant is confident that the development can occur as they have brought forward this outline scheme to establish the principle of development.

FIVE YEAR HOUSING LAND SUPPLY

- 4.14 It is understood that Wiltshire Council cannot demonstrate a 5-year supply of deliverable housing sites as required by paragraph 74 of the Framework. Under these circumstances, the

decision-taking criteria contained in paragraph 11 of the Framework are engaged. The opening part of paragraph 10 also applies: “so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)”. Paragraph 11(d) of the Framework states that where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, consent should be granted.

- 4.15 The NPPF has three overarching objectives of sustainability which are interdependent and need to be pursued to allow opportunities to be taken to secure net gains across each of the different objectives.

The proposal will fulfil a social role by helping to diversify the housing mix, to meet existing and future demands and therefore promotes social cohesion. Housing development contributes to forming a strong, competitive economy through the jobs that are created throughout the construction period. As such, the development performs an economic role.

The scheme seeks to diversify and evolve property within the existing built up village and therefore will help, albeit in a small way, mitigate the need for expansion into parts of the open countryside and therefore fulfils an environmental role.

- 4.16 The NPPF requires planning policies and decisions to make effective use of land (chapter 11). Given the constraints on the site and the LPA’s lack of a 5 year housing land supply, it is concluded that the proposal makes efficient use of land in a sustainable location.

ACCESS

- 4.17 The site benefits from an existing access onto the Highway and the accompanying drawings demonstrate that the correct visibility splays can be accommodated within the curtilage of the site and therefore adhere to Highways standards.

LAYOUT AND DESIGN

- 4.18 Whilst the application is for outline consent, with all matters apart from access and layout to be reserved, it is important to note that the design and layout has been carefully considered to enable a smooth transition into a Reserved Matters application.
- 4.19 Given the size of the site at 0.299ha, there is adequate space to accommodate parking requirements, as identified within the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy (March 2015). There is also sufficient space for reasonable private amenity space for the proposed two dwellings.

5.0 Conclusion

- 5.1 This application seeks outline planning consent for the erection of two dwellings, with all matters reserved, apart from access and layout.
- 5.2 It has been demonstrated how the proposal accords with relevant policies of the development plan and other material considerations, such as compliance with the NPPF, which weigh in favour of the development.
- 5.3 In light of the foregoing, and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 of the Framework, permission should be forthcoming for the development proposed.