



RCC TOWN PLANNING CONSULTANCY



Site: Land At Manor Farm, Main Street, Keevil BA14 6LU

Proposal: Erection of one self-build dwelling and associated works

On behalf of: Rebecca Emery (nee Tyler) and Jacob Emery

Date of Issue: July 2025



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DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

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CONTENTS PAGE

Background and Development Proposal	1.0
Site Context	2.0
Planning Policy	3.0
Planning Assessment	4.0
Conclusion	5.0

1.0 BACKGROUND AND DEVELOPMENT PROPOSAL

- 1.1 This statement has been prepared on behalf of the applicants to support their full planning application for erection of a detached self-build dwelling and associated works on land at Manor Farm, Main Street, Keevil. A Design and Access Statement is required as the proposal is within a designated area and consists of the provision of a dwellinghouse.
- 1.2 The proposal is to make the best use of this land within the village of Keevil, by erecting a detached 4 bed dwelling. Vehicular access will be provided via the existing access from the village street.
- 1.3 The purpose of this statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.
- 1.4 This statement will examine how the proposed development relates to the site and its context, including the required heritage assessment. The statement will also make reference to:
 - The design principles and concepts that have been applied to the proposed development.
 - The steps taken to appraise the context of the proposed development, referring to the particular characteristics of the application site and its wider setting, and how the design of the development takes that context into account.
 - The proposed access; and
 - An explanation and justification for the scheme having regard to the national and local plan policy context.
- 1.5 This statement should be read alongside the following documents and reports:
 - Malford Environmental Consulting - Ecological Appraisal
 - Mathewson Waters Architects – Local Architectural Context
- 1.6 It is intended that the proposed house will be a self-build dwelling to be occupied by the applicants. The application site and the surrounding farm is owned by Mr Martin Tyler, the applicant's father. As such certificate B has been completed and notice served on Mr M Tyler. The land comprising the application site will be transferred to the applicants once planning permission is granted for the development. We understand that the self-build legal agreement will need to be signed by all parties.
- 1.7 Planning permission was granted in February 2005 for the conversion of a barn to a dwelling and for the conversion of a byre to holiday lets at Manor Farm to the rear of the application site (W/04/00531/FUL and W/04/00532/LBC). A revised scheme for these works was approved in April 2007 (W/06/02163/FUL and W/06/02162/LBC). This planning permission has been implemented.
- 1.8 Consent was granted in September 2019 for works to two horse chestnut trees (19/07773TCA) at the application site. The trees are not covered by a TPO.



2.0 SITE CONTEXT

- 2.1 The village of Keevil is situated approximately 4 miles east of Trowbridge and four miles south of Melksham and is identified as a 'small village' under policy CP15 of the Wiltshire Core Strategy. The application site is located in the Keevil Conservation Area, on the edge of the built-up area of the settlement.
- 2.2 Keevil is characterised in part by a linear form of development, with housing generally lining both sides of Main Street but set at varying distances back from the road frontage, with some in depth development. Buildings in the village are of a wide variety of types, ages and materials. Figure 1 below shows the context of the site.

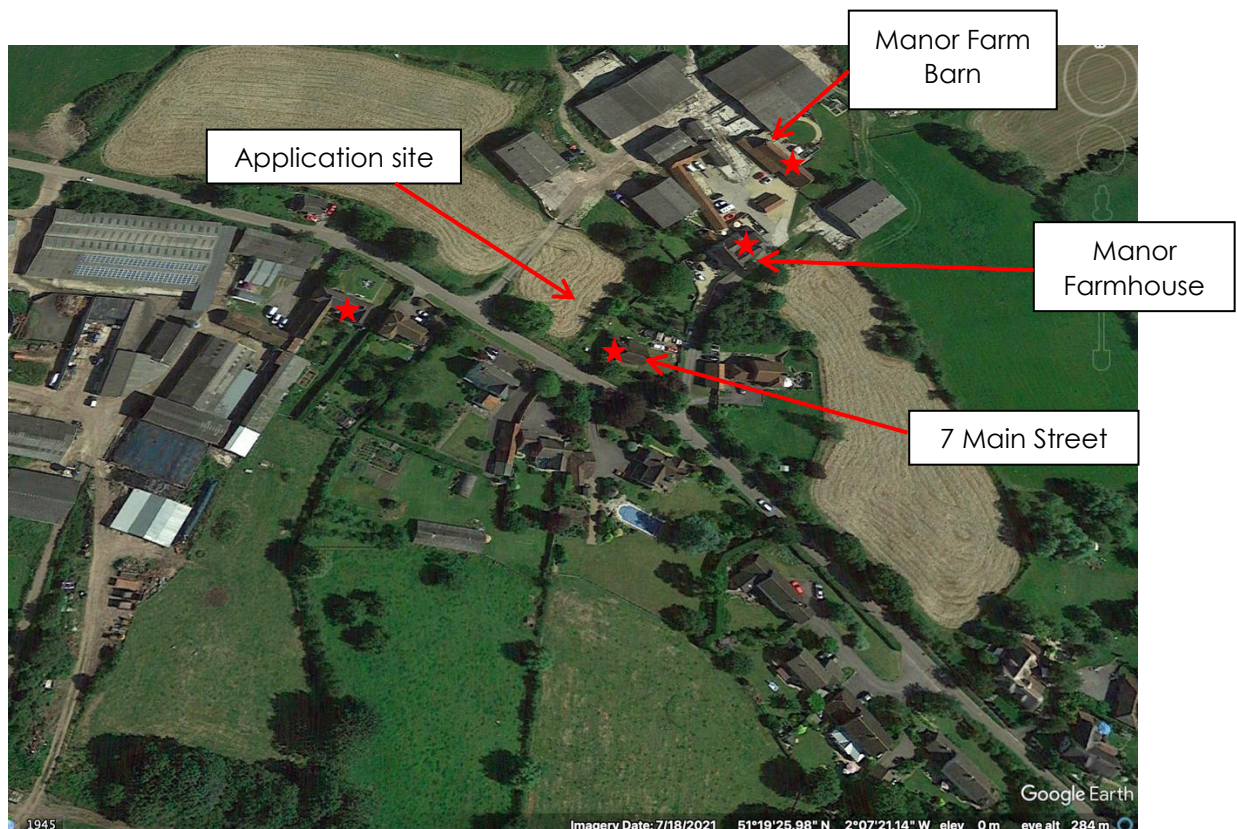


Figure 1 – Context of application site

- 2.3 The village benefits from a range of local facilities, including a primary school, post office, village hall, church and playing field. A regular bus service provides access to nearby main centre of Trowbridge and the market town of Devizes to the east.
- 2.4 Main Street runs east-west through the village and in the vicinity of the application site there is a footway on the southern side, raised up above the level of the road with a grass bank.
- 2.5 There is no typical building style that characterises development in this locality with several of the houses lining the road being of traditional construction, interspersed with more modern 20th century developments. In the vicinity of the application site, many of the properties are large, detached houses – both modern and traditional, see figures 2 and 3 over. Generally, materials in the

village are an assortment of red brick and stone, some with a painted finish. Roofs are a mix of tiles, slate or thatch. Well maintained grass verges with brick boundary walls, fences and hedging characterise the road frontage.



Figure 2– View of application site with surrounding housing



Figure 3 – View of application site with housing opposite

- 2.6 The application site forms an infill plot amounting to c.0.18 hectares in size, with the land rising gently towards the rear (north) of the site. It is currently used as an area of agricultural pasture associated with Manor Farm and laid to rough grass with a large horse chestnut tree towards the front of the site. There is a

natural stone wall and grass verge running along the site frontage, see figure 4 below.



Figure 4 – View of site along road frontage

- 2.7 The site is surrounded on three sides by residential properties, with further housing beyond. To the east of the site lies 7 Main Street and Kindvale, whilst to the north are Old Manor Farmhouse and Manor Farm Barn. There is a row of detached houses to the south on the opposite side of the road and to west of the site lies an area of agricultural pasture with a further residential property, 2 Main Street, beyond.
- 2.8 A number of the buildings situated close to the application site are listed. These are marked with a star on figure 1 above. The closest are Manor Farmhouse immediately to the north and 7 Main Street immediately to the east, both grade II listed buildings. The list description for Manor Farmhouse describes the building as follows:

"Farmhouse. C16 rear ranges, front added C17, altered C19. Square- panelled timber-framing with Welsh slate roof and gable end brick and stone stacks. L-plan, 4-bay rear C16 range. Two-storey, 2- window south front. Central door with 6 fielded panels and slate canopy, C19 three-light casement either side and two to first floor, right return has large C19 external stack, two single-light attic casements. C16 rear range has door with 6 fielded panels and slate canopy, single-light casement to left and two 2-light casements to right, 2-light attic casement. Attached to right of C16 range is contemporary timber-framed cross wing, a dairy, with casements and slate roof. Rear of C17 front range has brick and rubble stone C18 wing with segmental-headed casement, lean-to extensions attached to rear of timber-framed range. Interior has 4 crucks in C16

range, through passage between former hall to south and services to north. C17 parlour wing to south has moulded compartmental ceiling beams and blocked fireplace to west room, Tudor-arched stone fireplace in room over, deep chamfered beams with stepped stops. Ovolo-mullioned window preserved in rear wall of C17 range, now within C18 extension."

- 2.9 7 Main Street is located to the east of the site and the list description describes the building as follows:

"Detached cottage. C17, altered C19. Rubble stone with timber- framing to first floor, double Roman tiled roof with hip to left and brick stack to right. Two-storey, 2-window. Planked door with strap hinges in ovolo-moulded wooden surround within stone porch, to left of centre, 2-light ovolo-mullioned casement with hoodmould to left and two 2-light mullioned casements under one hoodmould to right, blocked doorway to right. First floor has two 2-light ovolo-mullioned casements, timber-frame with tension bracing, partly renewed. Left return has 2-light and single-light casements to ground floor and 2-light to first, roof gable retains timber- frame. Right return has 3-light casement to right, 2-light attic casement. Rear has lean-to extensions and C20 addition, 2-light ovolo-mullioned casements to first floor. Interior not accessible at time of survey (December 1986)."

3.0 PLANNING POLICY

- 3.1 The planning policy framework relevant to this proposal is the Wiltshire Core Strategy 2015 (WCS).
- 3.2 Material considerations comprise the following:
- Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy
 - The Wiltshire Design Guide (2024)
 - National Planning Policy Framework 2024 (NPPF)
 - National Planning Practice Guidance (NPPG)
- 3.3 There is no neighbourhood Plan for Keevil. The Keevil Village Design Statement (KVDS) was adopted in March 2003 to provide guidance for planning within the village. This document has not been updated to accord with the adopted WCS and therefore carries limited weight.
- 3.4 The relevant policies and guidance are set out in the associated tables:

WILTSHIRE CORE STRATEGY

Policy	Title
CP1	Settlement strategy
CP2	Delivery strategy
CP15	Spatial Strategy for Melksham Community Area
CP50	Biodiversity and Geodiversity
CP51	Landscape
CP57	Ensuring high quality design and place shaping
CP58	Ensuring the conservation of the historic environment
CP60	Sustainable transport
CP61	Transport and new development

NATIONAL PLANNING POLICY FRAMEWORK

Policy	Title
5	Delivering a sufficient supply of homes
11	Making an effective use of land
12	Achieving well designed places
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment

4.0 PLANNING ASSESSMENT

4.1 The main planning issues to be discussed are:

- Principle of the development of the site for a single dwelling, including reference to the current 5-year housing land supply position,
- Design and wider visual impact,
- Heritage assessment,
- Ecology,
- Parking and highway safety, and
- Residential amenity

Principle of Development

- 4.2 The spatial vision and underlying principles for the delivery of residential development within Wiltshire are set out in policies CP1 and CP2 of the WCS. A settlement hierarchy (namely principal settlements, market towns, local service centres and large and small villages) is set out at CP1. The delivery strategy is set out in CP2, providing more detail of the scale of development to be permitted.
- 4.3 Policies CP1 and CP2 stipulate the scale of development that is acceptable, providing support for residential infill development within designated small villages, where it seeks to meet the housing needs of a settlement and when it respects the character and form of the existing settlement, does not elongate the village or impose development in a sensitive landscape area and where it will not consolidate existing sporadic loose knit development. Within the WCS small villages to do not have defined limits of development.
- 4.4 The site lies within the built-up area of Keevil, which is defined as a small village in the WCS, with residential development on three sides. Having regard to the location of the site, the size of the plot and the scale of the development, it is considered that the proposal is a sustainable form of development that would appear as an appropriate addition to the village and should be viewed as infill development.
- 4.5 Furthermore, it will neither elongate the village as development already extends westwards beyond the site on both sides of the road, nor would it consolidate a loose knit or sporadic area of development. Moreover, great care has been taken to ensure the proposed scale, form and siting of the proposed dwelling, is respectful to the character and form of the settlement.
- 4.6 Additional support for this site to be utilised for the provision of a new home can be found within the NPPF, which carries great weight as the most up to date planning document. Paragraph 61 emphasises one of the Government's key objectives of significantly boosting the supply of homes. Paragraph 73 recognises the important contribution small and medium sized sites, such this proposal, can make in contributing towards meeting the housing requirement of an area, and acknowledges the benefit that they can make as they are

often built-out relatively quickly. To this end, paragraph 70 goes on to state that local planning authorities should *'support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements.'*

- 4.7 We therefore submit that the principle of the proposed development of this site in a sustainable location, for one modest dwelling is clearly supported by policies of the WCS and the NPPF.
- 4.8 Notwithstanding that this proposal accords with the current prevailing planning policies, we are aware that Wiltshire Council are presently unable to demonstrate the minimum required 5-year Housing Land Supply (HLS), which places an even greater need for new housing on suitable and sustainable sites such as this, to come forward.
- 4.9 The Council has confirmed that it can only demonstrate 2.3 years of HLS, amounting to a substantial shortfall. In such circumstances the NPPF states that Local Plan policies that seek to restrict the supply of housing (in this case Core Policies 1, 2 and 15) should be considered to be out of date and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.10 There are no clear reasons within the NPPF for refusing the proposed development, and there are no adverse impacts which would significantly and demonstrably outweigh the benefits of approving this new dwelling. As such, and whilst we have reasoned that there is no conflict with the Development Plan policy, this offers yet further support for the proposed scheme. Whilst the proposed development would only provide one dwelling, it would nonetheless make a modest contribution towards this deficit.
- 4.11 The Local Planning Authority also has a duty to supply enough self and custom build housing to meet the register as per the Self build and Custom Housebuilding Act 2015 (as amended). The proposed development is for a self-build dwelling, which would contribute towards the Local Planning Authority meeting its self & custom build requirement.
- 4.12 We therefore submit that the proposal is a sustainable form of development which is commensurate in scale with the level of facilities and services offered by the village, and suitably accessible to wider facilities in the nearby vicinity. The proposal would make effective use of an under-utilised parcel of land which is appropriate to accept this sensitively designed high-quality single new home. The scheme would support the vitality of this village community whilst also making small, yet positive contributions to housing land supply and towards the Local Planning Authority meeting its self & custom build requirements. The principle of the proposal is therefore fully supported by both the WCS and NPPF.

Design and wider visual impact

- 4.13 The starting point for assessing the design of any scheme is the context in which it will be read. Policy CP57 of the WCS states that a high standard of design is



required in all new developments, and proposals are expected to create a strong sense of place, drawing on local context and being complimentary to the locality. Policy CP51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character.

- 4.14 Section 12 of the NPPF, also highlights the significance of good design to the principles of sustainability and paragraph 135 requires that planning policies and decisions should aim to ensure that developments are sympathetic to local character including the surrounding built environment and landscape setting.
- 4.15 The KVDS provides guidance for planning within the village and was originally adopted in March 2003. This document has not been updated to accord with the adopted WCS or the NPPF and therefore now carries limited weight. The village does not have a Neighbourhood Plan.
- 4.16 The detailed design of this development project has been guided by an evaluation of the constraints and opportunities for the redevelopment of the site, an analysis of the local architectural context and of the design principles for the site undertaken by Mathewson Waters Architects. An architectural context sheet is submitted with the application.
- 4.17 As noted in Section 2 above, the site is contained towards the edge of the built-up area of the village and within the residential context of the settlement, with housing on three sides. There is a wide variety of house types and designs in the immediate vicinity, but the majority take the form of mid to large, detached dwellings set within good sized plots with stone boundary walls and planting running along the road frontage.
- 4.18 The application site occupies a fairly prominent position in the street scene and the conservation area and careful consideration has therefore been given to how this area is treated, both in terms of building design and landscaping to provide an attractive view into the site from Main Street and to ensure the development would appear as a natural addition to the area.
- 4.19 The layout of the site has been driven by the desire to provide a suitable development to fit with the character of the area and to achieve an appropriate relationship with the neighbouring residential properties. Having regard to the size and shape of the plot and the low density and varied layout of the existing dwellings in the locality, it is considered that the proposed dwelling and its positioning within the plot, would be commensurate with other nearby properties providing a spacious and open aspect for the new house. The proposal utilises the existing topography, with the rear of the new dwelling set down into the rising slope of the site. The proposed dwelling will benefit from a good-sized garden space and its own private parking arrangements.
- 4.20 The site has residential development on three sides, with a wide mix of building styles and ages as set out in section 2. In developing the detailed design for the proposed dwelling, the local historic environment has acted as an inspiration for a high-quality new development. The scale and design was developed to ensure the new house settled well in to the local area by utilising a familiar vernacular building form and through the use of high-quality materials, as set

out in the submitted Local Architectural Context analysis, including traditional building proportions, building heights, wall to window ratios and the use of high-quality materials.

- 4.21 The elevational treatment of the new building incorporates a double fronted design, traditional detailing and high high-quality materials. The main front section of the dwelling is to be constructed in coursed rubble stone with natural stone quoins, string course. The rear element is to be in a high-quality orange/red brickwork with brick arches over the windows. The roof is of natural slate, with brick corbel details to the chimneys. Throughout the building, there will be traditional casement windows and a plinth. The use of natural materials, in muted tones, drawn from the palette of traditional materials used in the conservation area, reflecting other properties in the locality will allow the house to sit back in the street scene and local landscape setting, see figure 5 below.

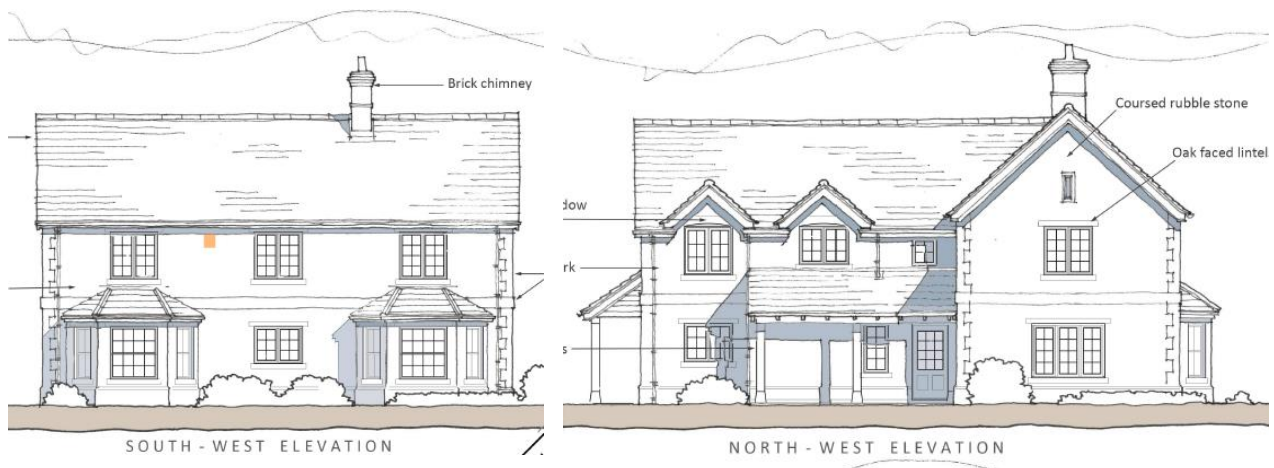


Figure 5 – Views of proposed dwelling facing towards Main Street and the north west

- 4.22 The front element is 2 storeys in height with the ridge level comparable to the adjoining property (7 Main Street). The rear section drops down to 1.5 storeys, to appear as a more subordinate element, add visual interest to the roofscape and ensure that the surrounding buildings are not dominated.
- 4.23 As a result, the scheme is complementary to the traditional buildings styles and in particular the settings of nearby listed buildings as well as the character and appearance of the Conservation Area, discussed in more detail below.
- 4.24 The submitted scheme also contains landscaping principles, including the retention of the mature Horse Chestnut tree at the front of the site together with the stone wall and grass verge along the road frontage to maintain the existing streetscene and ensure the development settles well into the locality. Additional planting is also proposed in the form of new mixed broadleaf native hedgerows to delineate the boundaries of the property. These features will help to provide an appropriate setting for the development and preserve the rural character of the area. In light of the proposed landscaping and the suitable design, it is concluded that there would be no harm to the wider visual

amenities of the area. With this in mind, the development will not have any wider visual impacts.

- 4.25 It is therefore concluded that the proposals for the redevelopment of the site would fit well with the character and appearance of this part of the village and appear as a suitable addition to the locality. The proportions and detailing of the building has been carefully considered to reflect the local architectural character, providing visual interest both at frontage level and providing an attractive roofscape. The development on the application site will also make efficient use of land to deliver an appropriate development that relates effectively to the locality and to the wider character of the area.
- 4.26 Consequently, the proposals accord with the high-quality design requirements set out in CP51, CP57 and CP58 of the WCS, the Wiltshire Design Guide, and chapter 12 of the NPPF.

Heritage Assessment

- 4.27 The NPPF outlines government policy towards the historic environment. Section 16 "Conserving and Enhancing the Historic Environment" sets out the overall approach to heritage assets. At a local level, policy CP58 of the WCS relates to the conservation of the historic environment.
- 4.28 With regard to heritage assets the NPPF requires an applicant to describe the significance of any heritage assets that may be affected by new development, including any contribution made by their setting. It goes on to state that, "the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It is considered that the information within this statement, together with the detail on the submitted drawings meets those requirements.
- 4.29 In this instance the heritage assets are the nearby listed buildings located in Main Street and the Keevil Conservation Area. Manor Farmhouse and 7 Main Street are the closest listed buildings to the application site and are described in more detail in section 2 above. The distance from the site to other listed buildings in the vicinity, intervening landscaping and development is considered sufficient to avoid any harm to the setting of those listed buildings sufficient to impact upon their heritage significance.
- 4.30 The key significance of Manor Farmhouse and 7 Main Street, in relation to this proposal, concerns the buildings' settings. The assessment of heritage assets early in the process has offered an opportunity to influence the design of the proposal in order that the historic environment is safeguarded. It is noted that the settings of Manor Farmhouse and 7 Main Street are not referred to in their list descriptions.
- 4.31 The setting of a heritage asset is defined in the Glossary of the NPPF, "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting

may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 4.32 The earliest parts of Manor Farmhouse date from the 16th century with additions and alterations in the 17th, 18th and 19th centuries. It is a timber framed building with a slate roof, with brick, stone and rubble stone elements. 7 Main Street is a detached cottage dating from the 17th century constructed in rubble stone with timber- framing to first floor. It has double Roman tiles to the roof with hip to left and brick stack to right.
- 4.33 No 7 is prominently situated in Main Street located on the top of the bank, towards the front of its plot, see figure 6 below. The setting of 7 Main Street, its situation within the village street and the historic core of the village and its interrelationship with other historic buildings along the route through the village, the stone walls and grassy banks in the immediate vicinity are the key elements.



Figure 6 – View of 7 Main Street

- 4.34 Conversely, Manor Farmhouse is set well back from Main Street, partially hidden behind a timber close boarded fence, post and rail fencing and mature vegetation, with large modern agricultural buildings to the west as shown in figure 4 above and figure 7 over.
- 4.35 The formal drive to this property is situated between 7 Main Street and Kindvale, from where there is a further glimpse of the front of the property. The timber fencing physically and visually separate the listed building from the land to the south. The key elements of its setting therefore comprise the group of

rubble stone farm buildings located in the yard immediately to the north and west of the old farmhouse, that would have made up the former farmyard of Manor Farm.



Figure 7 – Manor Farmhouse

- 4.36 The historic form of construction and aesthetic appeal of these two buildings make up their main points of significance. These main attributes of the listed buildings will not be physically affected by the new development and therefore will be preserved.
- 4.37 It is considered that there is no wider setting of any particular consequence. Therefore, the land on which the proposed dwelling would be sited is of less significance to the setting of the listed buildings. It is spatially separated from the listed buildings and lying a good distance away. It is also physically separated from the listed buildings by the intervening fencing and the mature and semi mature trees and planting in their gardens.
- 4.38 Whilst the settings of the heritage assets do not play a fundamental role in determining their significance, the proposed scheme utilises the topography of the site to minimise its visual impact. The new dwelling is to be set down into the rising ground, thereby ensuring that the dwelling will settle down well into the site, minimising its visual impact. The house has also been sited to ensure views of the listed buildings from the public highway are maintained.
- 4.39 In terms of the designated conservation area, it is accepted that change is unavoidable, and the designation of a conservation area does not seek to prevent change. Historic Environment Good Practice Advice in Planning Note 2 published by English Heritage acknowledges that most conservation areas have sites within them that can be beneficially developed.
- 4.40 The dominant features of the Keevil Conservation Area as noted in the KVDS are the varied collection of 15th to 19th century houses extending along Main

Street, Martins Road and Pyatts Corner together with the spacious and open aspect that provides a harmonious relationship between the individual houses, gardens, and trees.

- 4.41 Whilst the Main Street is characterised in part by a linear form of development, properties are not all set close to the highway, instead they are set back at varying distances from the carriageway providing an attractive variation in views along the street. For example, in the immediate vicinity, Westwood Farmhouse is set back c16m behind the front boundary wall, Larkfield c22m and Kindvale c25.5m. The proposed dwelling fits this pattern, located around 17m behind the front stone boundary wall. As set out in the design section above, the layout has also ensured that the new property will have a spacious and open aspect to maintain the harmonious relationship between the individual houses, gardens, and trees, in keeping with character of the village.
- 4.42 Within Main Street in the vicinity of the site the verdant rural character and sense of enclosure is gained from the restricted width of the sunken carriageway, the wide well-kept grass verges and property boundaries. These comprise a mix of buildings, hedges, fences and walls, see figures 8 below and 9 over.



Figure 8 – View looking west along Main Street



Figure 9 – View looking east along Main Street

- 4.43 The scale and form of the building as set out in the design section above will fit within the locality and ensure that the dwelling is not a dominant feature in the conservation area. The design of the dwelling utilises familiar vernacular building forms, and traditional materials and detailing.
- 4.44 To further protect the appearance of the conservation area, the proposed scheme retains the mature tree and hedgerows along the site frontage and provides additional landscaping to provide an appropriate setting. The scheme also utilises the existing access point on to the village street to ensure no new openings within the village walls and grassy banks are created, also noted within the KVDS as being “important features throughout the length of Main Street that should be retained.”
- 4.45 It is therefore concluded that the proposed dwelling would sit comfortably in this locality and preserve the character and appearance of the conservation area and the setting of the nearby listed buildings. The proposal therefore accords with policy CP58 of the WCS and Part 16 of the NPPF.

Ecology

- 4.46 Policy CP50 of the WCS recognises that Wiltshire's natural environment is one of its greatest assets and requires that development proposals must demonstrate how they protect features of nature conservation. The policy also advises that development should seek opportunities to enhance biodiversity. Chapter 15 of the NPPF provides further guidance on conserving and enhancing the natural environment.
- 4.47 This application submission includes an Ecological Appraisal prepared by Malford Environmental Consulting to support the scheme. The report states that the application site comprises poor semi-improved agricultural grassland, a mature horse chestnut tree and species-poor hedgerows.

- 4.48 No evidence of roosting bats was found in the application site or the adjacent Manor Farm buildings. The site is within a core foraging area for lesser horseshoe bats but provides low-quality foraging habitat.
- 4.49 The report goes on to advise that there are no protected mammals inhabiting the site and that the site is unsuitable for supporting ground nesting birds and there is negligible likelihood of the presence of reptiles and amphibians due to unsuitable habitat.
- 4.50 Notwithstanding this advice, the report includes suggestions for ecological mitigation and enhancement measures that can be included in the project or integrated into the building. Details of the position of the suggested bat roosting box and integrated swift boxes are shown on the submitted drawings.
- 4.51 The report recommends keeping external lighting to a minimum to limit the impact of light pollution. To this end, new lighting should be designed in compliance with guidelines on bats and artificial lighting in the UK. These are details that can be covered by an appropriately worded condition.
- 4.52 In terms of predicted impacts, the report advises that as the scheme includes the retention of trees and vegetation there will be no significant effects on bats or other wildlife. Instead, there will be minor positive impacts through the enhanced habitat for bats, birds and small mammals through new planting and wildlife friendly features.
- 4.53 As a result, it can be concluded that the proposed development is ecologically sound, with no significant adverse impacts on protected species or habitats. It complies with the provisions set out in the NPPF and the relevant policies in the WCS.
- 4.54 The planning application is **exempt from Biodiversity Net Gain** as it relates to a single self-build dwelling (as defined in Section 1(A1) of the Self-Build and Custom House Building Act (2015) on land less than 0.5Ha.

Parking and Highway Safety

- 4.55 Turning to matters of highway safety, policies CP61 and CP64 of the WCS deal with the traffic impacts of development and parking standards. These policies aim to ensure developments adequately address matters of access arrangements and road safety alongside adequate parking provision.
- 4.56 The existing well-used and well-established vehicular entrance from Main Street into the Manor Farm site, is to be used to provide access to the application site and to the necessary parking and cycling facilities.
- 4.57 In considering highway safety, the traffic movements associated with the current use of the site as part of a working farm is a relevant consideration that must be taken into account. The existing access would safely and suitably cater for the modest vehicular trips generated by one additional dwelling.
- 4.58 The plans show the provision of a large parking area and turning facilities to serve the new dwelling, together with an EV charging point. A cycle store is also provided to the rear of the dwelling. This provision meets the Council's

adopted parking requirements and the requirements of CP64 of the WCS are thus met.

4.59 Paragraph 116 of the NPPF states that:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into account all reasonable future scenarios"

4.60 The scheme is considered to comply with the requirements of CP61 and CP64 having regard to highway safety and parking provision and for the reasons set out above, it is submitted that the proposal would not have a severe impact on the road network and instead that it includes and provides adequate parking and suitable access to the site and therefore refusal on these grounds cannot be warranted.

Residential Amenity

4.61 Policy CP57 (vii) requires development to have regard to the compatibility of adjoining buildings, the impact on amenities of existing occupants and ensuring appropriate levels of amenity are achievable.

4.62 In this case it is considered that as a result of the size of the site and the design and positioning of the proposed dwelling, the new property would have an acceptable relationship with the neighbouring residential dwellings both in terms of distance and intervening trees and hedging. The only windows in the south east elevation facing towards 7 Main Street are rooflights to provide natural light for the hall and landing (not a habitable accommodation). The dwelling could therefore be readily accommodated without giving rise to any significant neighbour amenity impacts, in terms of loss of light, privacy or overbearing impacts.

4.63 On this basis it can be considered that the proposal will cause no demonstrable harm to the residential amenity of the neighbouring properties and that the proposal satisfies the terms of criteria (vii) of policy CP57 of the WCS.

5.0 CONCLUSION

- 5.1 This statement has demonstrated how the proposal for the erection of a new dwelling at the application site, within the existing built-up area of Keevil conforms to planning policy at all tiers. It has justified why scheme meets the criteria set out in Core Policy 2 for development at the small villages.
- 5.2 Furthermore, it has explained why support ought also to be forthcoming having regard to the current lack of 5-year Housing Land Supply, and on a site where a single new home would boost the vitality of the village, with residents will provide support for local village facilities.
- 5.3 The statement has demonstrated how the submitted design concept responds sensitively to heritage assets. It has also explained how the proposed design scheme has taken careful account of relationships with neighbouring properties to ensure standards of amenity are not compromised. Finally, it has set out the access and parking arrangements and how these comply with the Council's current requirements.
- 5.4 It has shown that the proposal is acceptable in planning policy terms and that there would be no demonstrable harms that would outweigh the benefits of approving this application. It is submitted that the proposal for a single, bespoke high-quality dwelling, would represent an appropriate and effective use of the site. It would make a small yet positive contribution to the housing needs of the area, without causing harm and whilst ensuring a suitably sensitive approach to heritage assets.
- 5.5 The Council is requested to approve this development.