



PLANNING STATEMENT

On behalf of: Mr & Mrs B King

Site: Manor Farm, Collingbourne Kingston, Wiltshire SN8 3SD

Proposal: Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space.

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DOCUMENT HISTORY				
Project Number:	240204			
Project Title:	Manor Farm, Collingbourne Kingston			
Document Reference:	Planning, Design & Access Statement			
Issue	Date	Prepared by	Checked by	Approved by
Submission	07.10.2025	ST	ST	ST
Comments				
Issue 1	Submission to LPA			
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1. Introduction

- 1.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Mr & Mrs B King in support of the submission of a Full Planning Application for: *'Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space'* at Manor Farm, Collingbourne Kingston.
- 1.2 This Planning, Design & Access Statement sets out the rationale for this application proposal and should be read alongside the submitted Statement of Agricultural Need prepared by Fowlers. This Statement sets out the planning policy considerations, having regard to the development plan and other material considerations, and provides an appraisal of the relevant planning issues.
- 1.3 A Design & Access Statement is not formally required in support of this application; however, this combined Planning, Design & Access Statement considers the relevant planning and design issues arising.

2. Site Description

- 2.1 The application site ('the site') is located out the outskirts of Collingbourne Kingston – sited to the west of the built-up village. The site comprises a new dairy unit which has been completed following the grant of planning permission in June 2021.
- 2.2 The site is located approximately 900m to the west of Collingbourne Kingston, 4 miles north of Tidworth and 4.8 miles south-east of Pewsey.
- 2.3 The site is surrounded by agricultural land within the applicant's ownership.
- 2.4 The site is accessed via an unnamed road off the A338, which runs through the village, with access tracks leading into the dairy unit site. This unnamed road is also a designated Public Right of Way footpath – reference: CKIN10.
- 2.5 The site is located within fluvial Flood Zone 1, with low chance of surface water flooding, and within the North Wessex Downs National Landscape (formally the AONB). The site is not known to be subject to any other particular constraints.

3. Planning History

- 3.1 **21/01218/FUL** - Erection of steel portal building to house milking parlour, pumps and cooling equipment together with two 12,000 Litre milk tanks on adjacent concrete pad, new concrete yard, earth banked, lined slurry lagoon, hardcore turning circle, hardstanding area for the siting of temporary herdsman's accommodation and formation of new hardcore access track from Mill Drove Lane. **Approved:** 01.06.2021
- 3.2 **PL/2024/08824** - Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space. **Withdrawn:** 18.11.2024
- 3.3 **ENQ/2025/00073** - Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space. **Pre-application response received:** 24.03.2025

A summary of the pre-app response is as follows:

- **Principle of development** - The site is located outside the defined settlement, but it is noted that the application is supported by a statement of agricultural need. If a full planning application is submitted, this will be reviewed by the council's external agricultural consultee.
- **Design & landscape** – The landscape team advised that *'in addition to the proposed planting to the south, that a woodland shelter belt is planted along the entire eastern boundary to provide screening to the proposed dwelling as well as the existing and future farm buildings'*. They also require a planting plan and *'a small study of views from the public right of way to understand what impact the existing development has and how the landscape mitigation will mitigate that'*.
- **Highways** – Vehicle movement to and from the site have already been established through the approval of the existing mobile home. The site provides adequate provision for the required parking. The applicant should provide at least 1 EV charging space.
- **Ecology** – Nitrate report required to be submitted. *'Any proposal for development at this site will be required to demonstrate no net loss of functional habitat for*

biodiversity, within the local area, in line with Wiltshire Core Policy 50 (CP50) and NPPF, through provision of ecological survey reports'. In addition, a walkover survey to be submitted to ensure the development has no impact on the local ecology, GCN and foraging bats.

- **Drainage** – Drainage strategy required as part of any full planning application – to demonstrate the surface water drainage measures are appropriate.

4. Proposed Development

- 4.1 This application seeks planning permission for: Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space.
- 4.2 The proposed development comprises:
- Removal of the existing temporary herdsman caravan – approved under 21/01218/FUL;
 - Erection of 1 no. agriculturally tied farm managers dwelling;
 - Creation of new access point to serve the new dwelling;
 - Associated 3 no. parking spaces; and
 - Private amenity space for the new dwelling with appropriate landscaping measures.
- 4.3 The new dwelling is proposed to serve the recently approved new dairy unit at Manor Farm, Collingbourne Kingston – replacing the existing caravan, and allowing the farm manager to be on site to manage the herd. The proposed dwelling will be located to the south-east of the dairy unit – sited in an east/west orientation, with the principal elevation facing west.
- 4.4 Accommodation will be spread over two floors – with general living on the ground floor and four bedrooms and associated bathrooms to the first floor. Additionally, a farm office will be located to the ground floor, with an external access point.
- 4.5 The dimensions of the new dwelling are as follows: a main plan width of 10.8m, a main plan depth of 8.3m, with a height of 5m to the eaves and 9m to the ridge. The 1.5-storey side extension measures 6m by 7.6m with a height of 3.1m to the eaves and 6.3m to the ridge. A single-storey lean-to on the rear elevation will measure 10.8m by 1.7m with a height of 2.5m to the eaves and 3.8m to the ridge. The dwelling will be constructed from brick under a clay tile roof
- 4.6 The dwelling extends to 226sqm (GIA).

- 4.7 An area of opening parking and turning space will be created to the front of the dwelling – allowing vehicles to enter and exit the site in forward gear.
- 4.8 It is also proposed to create a new access to serve the new dwelling. The new access will be taken off the existing track, located to the west of the site.
- 4.9 Following the withdrawal of planning application PL/2024/08824, the scheme has been updated as follows:
- Removal of garage;
 - Inclusion of farm office within the proposed dwelling;
 - Master plan prepared to demonstrate how the future farm expansion has influenced the location of the proposed dwelling;
 - Additional landscape planting shown on site plan; and
 - Financial information included within the supporting Statement of Agricultural Need.

5. Planning Policy Context

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Development Plan

5.2 For the purpose of this application, the development plan comprises the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan** 2011 (LP) adopted June 2004.

5.3 The following CS policies are relevant to the determination of this application:

- CP1: Settlement Strategy;
- CP2: Delivery Strategy;
- CP26: Spatial Strategy for the Tidworth Community Area;
- CP48: Supporting Rural Life;
- CP50: Biodiversity and Geodiversity;
- CP51: Landscape;
- CP57: Ensuring High Quality Design and Place Shaping; and
- CP60: Sustainable Transport.

5.4 These are considered in more detail in the following Section of this Statement, where appropriate.

National Planning Policy Framework (NPPF)

- 5.5 The Government's policies are within the **National Planning Policy Framework** (the Framework) revised December 2024, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

6. Planning Statement

6.1 The key planning issues arising from this proposal are considered to be:

- the principle of development;
- design: appearance, scale, siting and layout;
- access and highways;
- site drainage and contamination (inc. nutrient neutrality);
- ecology and biodiversity;
- landscape and arboricultural impacts; and
- energy and sustainability.

The Principle of Development

Policy context

- 6.2 In terms of relevant policy, CP48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages.
- 6.3 The first part of the policy advises that *‘outside the defined limits of development of the Principal al Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, proposals for residential development will be supported 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. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence’.*
- 6.4 This planning application is supported by a Statement of Agricultural Need which demonstrates and sets out the case for the occupants to be on site during any 24hr period, and also demonstrates the viability of the rural business.
- 6.5 At present, the applicants live at Manor Farmhouse, some 1.5km to the west of the application site – while the herdsman currently lives in a mobile home located on site –

to east of the dairy unit. These are not suitable long-term solutions for the on-going farming needs and operation of the business – they are not secure and are too far from the cattle.

- 6.6 Full consideration into alternative accommodation has been undertaken - however, there are no such suitable buildings available and not currently required for the farming business.
- 6.7 In terms of suitable open market housing, a Schedule of Recent Sales (last 5 years) within Collingbourne Kingston is attached at Appendix 1 to this Statement. This demonstrates that the average price of homes for sale within the village sits at £518,973. These prices are not within reach of the essential workers to which this application proposal relates.

Design: Appearance, Scale, Siting and Layout

- 6.8 The siting and layout of the proposed dwelling is set within the context of minimising any potential landscape impact. In terms of appearance, the farm managers dwelling has been designed so that it does not appear to be overtly residential in character: both having a building envelope, and using materials, more similar to an agricultural farm building than a dwelling.
- 6.9 The siting of the dwelling has been carefully considered, in regards to the landscape context of the site and the future expansion of the dairy unit.
- 6.10 The existing dairy unit at Manor Farm was approved in 2021, and is still considered to be a fairly new enterprise. The dairy unit has the opportunity to expand, and is such the applicant's intention. A masterplan of the dairy unit has been prepared to show the future location of the necessary agricultural buildings to serve the dairy unit. The buildings are required to be located close together for ease of running the business. As shown, the buildings are positioned in such a way that where the proposed dwelling is shown to be sited is the most logical location for the new farm managers dwelling.
- 6.11 The scale of the proposed dwelling has been kept as minimal as possible, whilst also providing the necessary space for the farm manager's family and office functions.

Access and Highways

6.12 Access to the site will be taken directly from the existing track which serves the dairy unit. A new driveway will be taken directly off this existing access to the east to serve the new dwelling. Given the nature and scale of use of the access, this is not considered to represent any material change over the existing use, and in fact is likely to reduce the number of necessary vehicle movements to and from the site.

Surface Water Drainage (inc. nutrient neutrality)

6.13 A surface water drainage strategy has been prepared for the site by Cole Easdon Ltd.

6.14 The report advises the following:

- The surface water drainage strategy for the site has been prepared according to the drainage discharge hierarchy set out in *CIRIA C753 The SuDS Manual*.
- An intrusive site investigation to confirm potential infiltration rates across the site has been undertaken in September 2025.
- Surface water will be discharged to a cellular soakaway located within the rear garden of the property. Runoff from the proposed access/parking area will be discharged to the soakaway via an area of sub-base storage. The proposed soakaway should be located wholly within the tested permeable chalk strata.
- Water quality has been assessed in line with the Simple Index approach from Chapter 26 of *CIRIA C753 The SuDS Manual*. The proposed subbase storage will provide sufficient water quality treatment to runoff prior to discharge to ground.
- If design exceedance was to occur, flows from the soakaway or permeable subbase storage would follow the natural topography of the site, and flow in a south westerly direction towards the existing fields surrounding the site where they would slowly infiltrate into the ground without impacting on existing development or proposed dwellings.

- All on site surface water drainage systems will remain private, and will be maintained by the site owner(s).
- Cole Easdon confirm that providing the development adheres to the conditions advised in this Report, the said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

6.15 In terms of nutrient neutrality, the site falls within the Hampshire Avon catchment zone where new residential development should be phosphate neutral.

6.16 Phosphate calculations have been undertaken by AquaCallidus which advise:

- Initial calculations indicate that inclusive of the 20% buffer there may be a net phosphorus increase of +0.48 KgTP/yr from the proposed development.
- However, the proposed PTP discharge is of small volume (< 2m³/day) and remote from other nearby properties with similar discharges. The site is not in Flood Zones FZ2 or FZ3 and is flat and remote from watercourses or treated effluent sensitive receptors. The discharge location therefore appears to be below threshold criteria set out in Natural England methodology 16 March 2022- Annex F. Subject to criteria (d) – groundwater level >2mbgl being met this discharge would be below threshold triggers and the discharge would be considered to have an insignificant level of phosphorus by Natural England and deemed to have nil impact.
- The site is located on a hilltop in a region of very thick permeable chalk geology at some 184mAOD, some 50m above the valley floor at 134mAOD. We conclude from this that groundwater level at the site is significantly >2mbgl and criteria (d) is also met. The discharge will therefore be below threshold triggers and the discharge considered to have an insignificant level of phosphorus by Natural England and deemed to have nil impact.

Ecology and Biodiversity

6.17 Based on the historic use of the site, coupled with its current condition, there are not considered to be any particular ecological constraints or issues arising from this application proposal.

6.18 A PEA has been undertaken by All Ecology Ltd which confirms the following:

- The habitats on site are common, of low ecological value and easy to replace. Any impacts as a result of loss/changes to these habitats
- Where new areas of habitat are to be created consideration should be given to the seeding of these areas using appropriate seed mixes.
- The site currently provides poor bat foraging habitat. The proposed new residential garden will provide new bat foraging habitats and the landscape proposals include planting of new trees and dense planting offsite (within client ownership) to promote screening. These new habitats will improve bat foraging and commuting habitat within the local landscape.
- Badgers will likely be generally absent but may pass through on occasion as may other common mammals such as Hedgehogs. As a precaution it is recommended that during the construction phase of the project any trenches and other excavations are back-filled before nightfall or a ramp left to allow animals to easily exit, and any open pipes larger than 150 mm should be capped off overnight.
- The grassland field provides potential for ground nesting birds. The site was surveyed within the bird nesting season of March – August and no current or disused bird nests were found; however, birds may nest on site in the future. The proposed development should include enhancements for nesting and foraging birds to generally enhance the site. It is recommended that any new planting on site should concentrate on species that are native to the area and ideally produce a range of seeds and berries at varying times of the year.

6.19 It is considered that the proposed development is in full accordance with Policy CP50.

Landscape and Arboricultural Impacts

- 6.20 The site is within the North Wessex Downs Area National Landscape (formally the AONB) and as such landscape impact is a material consideration. The siting of the dwellings has been chosen not only with the welfare of the nearby animals in mind, but also in terms of minimising landscape impact.
- 6.21 As noted above, the scheme has been amended to remove the garage from the proposed development – resulting in reduced bulk form on the site. The proposed dwelling is considered to be modest, ensuring it has only the required elements to be a farm manager dwelling – including a farm office. The height of 9m is consistent with the local area, and within the context of the farmstead.
- 6.22 A new site boundary hedge will screen the view of the buildings from the north, west and south; and to the immediate east is the existing access to the farm – which is to be retained and utilised as the main access point to the new dwelling. The views from the unnamed road, to the south, are well screened by mature vegetation along that existing lane. The site also benefits from opportunities for new planting and landscaping measures.
- 6.23 In terms of light spill within this designated area¹, no external lighting is proposed and the accommodation at first floor level has been set back well under the eaves, thus significantly reducing the extent and amount of light spill.
- 6.24 There are no trees within falling distance of the proposed dwellings and they do not encroach into any root protection areas. As such there are not considered to be any arboricultural impacts arising and the application proposal is considered to be in general conformity with Policy CP51.
- 6.25 Following the Council's response following pre-application enquiry ENQ/2025/00073, the Applicants instructed WH Landscape Consultancy to undertake a Landscape and Visual Assessment of the site and surroundings. The LVA confirms the following:

¹ With reference to the guidance document 'Dark Skies of the North Wessex Downs: A Guide to Good External Lighting'

- As a result of the appraisal of landscape and visual effects, it has been determined that the proposed development can be undertaken so that it integrates into the local landscape, maintaining its rural character and that of the wider landscape.
- With suitable mitigation, as proposed, the dwelling need not be unduly visually intrusive to receptors using the local PRow network or have an overly detrimental effect on the appearance of the immediate area and the landscape character of the area within which it is located.
- The landscape proposals will be highly effective at helping integrate the development into the landscape while at the same time providing a positive environmental benefit through a comprehensive scheme of new woodland and individual tree planting which complements the character of the receiving landscape.

6.26 It is considered that the proposed development is in full accordance with Policy CP51.

Energy and Sustainability

Energy

6.27 The buildings will be constructed to achieve better than Building Regulation u-values, and the highest possible energy efficiency.

Water

6.28 In terms of water usage, the fixtures and fittings will ensure that each dwelling uses no more than 125litres per person per day.

Drainage

6.29 All surface water will drain away to soakaways. Foul waste will go to a sewage treatment plant such as Klargester bio-disk or similar.

7. Conclusion

- 7.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Mr & Mrs B King in support of the submission of a Full Planning Application for: *'Removal of existing caravan and erection of agriculturally tied farm managers dwelling - with associated access, parking, landscaping and private amenity space'* at Manor Farm, Collingbourne Kingston.
- 7.2 This application seeks permission for 1 no. new dwelling in a countryside location and as such should be considered against the requirements and criteria of Policy CP48. This Statement, along with the submitted Statement of Agricultural Need, demonstrate how this application proposal meets the requirements of that Policy, and as such this proposal is in compliance with this relevant development plan policy.
- 7.3 All other technical matters have been appropriately considered and addressed and any necessary further technical detail can be appropriately covered by way of planning condition. As such there are no technical reasons why this planning application should not be approved.

Appendix 1: House Sales within Collingbourne Kingston (last 5 years)

Location	Type of Property	Price	Date of Sale
Greenlands, Brunton, Collingbourne Kingston SN8 3SE	Detached	£435,000	26.01.2024
Owls Perch, 9 Aughton, Collingbourne Kingston SN8 3SA	Detached	£655,000	24.11.2023
12 Ham Close, Collingbourne Kingston SN8 3SB	Semi-Detached	£210,000	10.03.2023
The Tythe Barn, Manor Farm, Collingbourne Kingston	Semi-Detached	£1,006,000	06.01.2023
54, Collingbourne Kingston	Terraced	£320,000	04.02.2022
8, Aughton, Collingbourne Kingston	Semi-Detached	£525,000	26.10.2022
Begbrook Cottage, 21, Aughton, Collingbourne Kingston	Detached	£585,000	20.10.2022
1, South View, Collingbourne Kingston	Semi-Detached	£447,000	15.08.2022
4, Parsonage Vale, Collingbourne Kingston	Detached	£1,175,000	09.08.2022
6, Aughton, Collingbourne Kingston	Semi-Detached	£475,000	03.08.2022
Cornerway House, Aughton, Collingbourne Kingston	Detached	£708,000	23.06.2022
The Villa, Chapel Lane, Collingbourne Kingston	Detached	£495,000	10.06.2022
Mons Cottage, Aughton, Collingbourne Kingston	Detached	£353,000	22.04.2022
Ventus, Collingbourne Kingston	Detached	£635,000	28.01.2022
Aughton Meadow, Aughton, Collingbourne Kingston	Detached	£750,000	10.12.2021
October House, Collingbourne Kingston	Terraced	£377,500	18.11.2021
1, Collingbourne Kingston	Semi-Detached	£325,000	06.08.2021
April Cottage, Aughton, Collingbourne Kingston	Detached	£680,000	25.06.2021
The Willows, 36, Brunton, Collingbourne Kingston	Detached	£595,000	30.04.2021
16, Ham Close, Collingbourne Kingston	Terraced	£205,000	26.02.2021
The Granary, Manor Farm, Collingbourne Kingston	Detached	£845,000	21.01.2021
Yew Tree Cottage, Brunton, Collingbourne Kingston	Detached	£500,000	15.01.2021
Glebe View House, Brunton, Collingbourne Kingston	Detached	£915,000	14.01.2021
Cuckoo Pen, Aughton, Collingbourne Kingston	Detached	£422,500	08.12.2020
2, Ham Close, Collingbourne Kingston	Semi-Detached	£315,000	17.11.2020
Bourne View, Collingbourne Kingston	Detached	£622,000	11.11.2020
Harvest Cottage, 2, Collingbourne Kingston	Terraced	£345,000	16.10.2020
Rosebush Cottage, Brunton, Collingbourne Kingston	Detached	£320,000	14.08.2020
Paddock Corner, Ham Close, Collingbourne Kingston	Detached	£240,000	19.06.2020
The Grange, Brunton, Collingbourne Kingston	Detached	£960,000	06.02.2020
Barn Lodge, Aughton, Collingbourne Kingston	Detached	£686,000	20.11.2019
Brunton House Cottage, Brunton, Collingbourne Kingston	Detached	£460,000	17.09.2019
The Old House, Collingbourne Kingston	Detached	£580,000	02.08.2019
6, Cuckoo Pen Close, Collingbourne Kingston	Terraced	£153,000	29.07.2019
1, Ham Close, Collingbourne Kingston	Semi-Detached	£212,000	23.07.2019
57, Collingbourne Kingston	Detached	£330,000	27.06.2019
Lynns Hill, Collingbourne Kingston	Detached	£340,000	15.02.2019