

TOWN & COUNTRY PLANNING ACT 1990

**ERECTION OF REPLACEMENT DWELLING AT
PURLEY FARMHOUSE, CHELWORTH ROAD,
CRICKLADE, SN6 6HE**

**PLANNING STATEMENT
(including Design Commentary)**

Prepared by

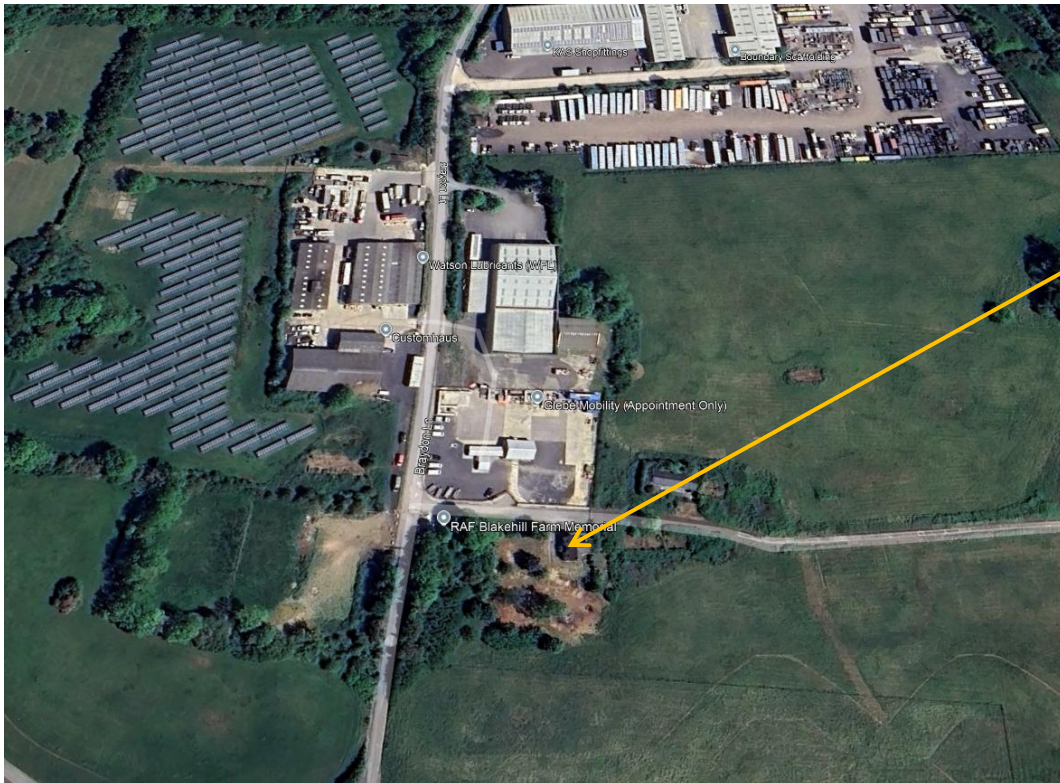
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Director
LPC (Trull) Ltd**

Our Reference: SWLC.LPC3854

November 2025

1.0 INTRODUCTION

- 1.1 LPC (Trull) Ltd have been instructed to present the planning application for the erection of a replacement dwelling at Purley Farmhouse, Chelworth Road, Cricklade, SN6 6HE.
- 1.2 The existing dwelling to be replaced lies at the end of Braydon Lane, and is shown in the aerial photograph extract inserted below.



- 1.3 The dwelling has been purchased by Mr P Johnson, a local man who wishes to enhance the existing accommodation he has recently purchased. The property has not been lived in for a number of years and is in poor state of repair with a sub-standard heating system and evidence of damp internally.
- 1.4 It is the purpose of this overarching planning statement to explain the site's planning history and context. It will be explained that the replacement dwelling proposed aims to both enhance the built environment visually, but favours of a modern construction, built to a comparably high sustainability level.

2.0 PLANNING HISTORY

2.1 The application property is situated on the edge of the Blakehill Nature Reserve and is accessed through the Chelworth Industrial Estate. It was previously owned by the Wiltshire Wildlife Trust and by application 19/06873/FUL permission was granted to extend the dwelling to the front and rear. Plan details as approved are inserted below.



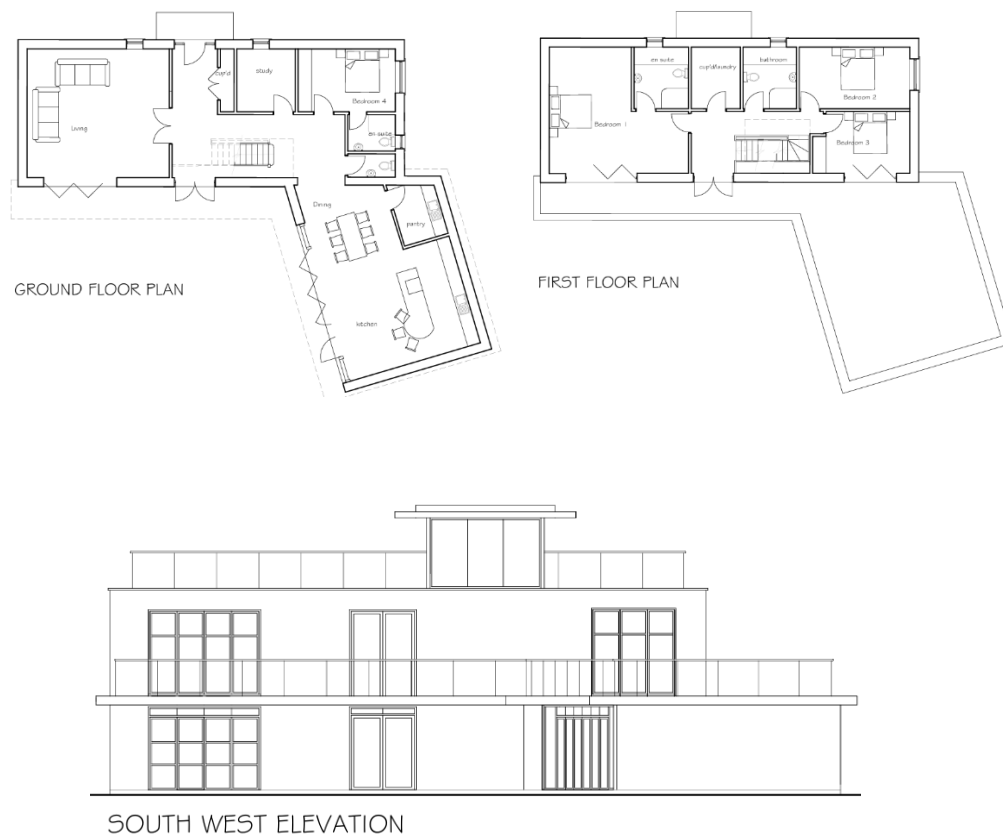
2.2 The officer's delegated report in respect of the above application noted at the time that, 'the property is not in a state of occupancy as evidently (sic) from the unattended appearance of the site'. It has been used by Wiltshire Wildlife Trust staff since then but the idea of enhancing the accommodation for both staff and volunteers has not been considered to be viable.

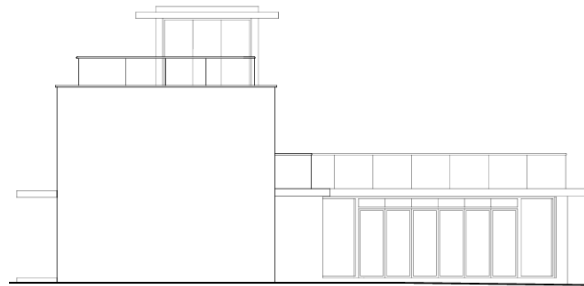
2.3 There is no other planning history relevant to the enclosed application, but it is noteworthy that the approved scheme was described in the officer's assessment as resulting in 'a larger scale property', and that it was considered that the 'site can readily accommodate the proposal...given the

plot size and no neighbouring properties. The development and site is obscured in public views by significant mature vegetation on and adjacent the site and development is therefore not considered to significantly impact the locality or surrounding countryside’.

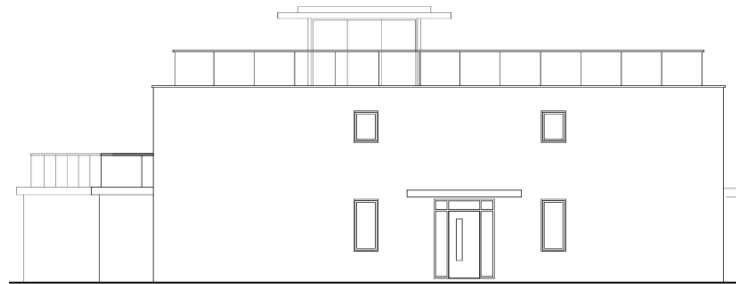
3.0 THE PROPOSAL

- 3.1 The proposed replacement dwelling is a four bedroomed family house (including one bedroom and ensuite on the ground floor, allowing generational flexibility)’ It has a floor area of 233.8m² with an obtuse angled ‘L’ shaped footprint, where the southern arm is single storey. Both the single storey and two storey elements employ a contemporary flat roof design. The two-storey part also has glazed viewing tower.
- 3.2 Extracts from the proposed plans are inserted below, and it will be seen that the new dwelling has a design theme reminiscent of an airfield’s control tower. The site’s position on the edge of the former Blakehill airfield makes this an opposite approach.

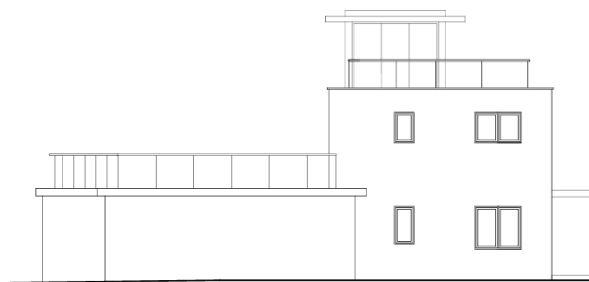




NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

- 3.3 The new dwelling is moved toward the southern corner of the site, away from the nearest industrial buildings, and is orientated to maximise the open views of the nature reserved. In addition to the glazed viewing tower, the flat roof seating area also affords substantial views, allowing the area's wildlife to be fully appreciated. The site boundaries are unchanged by the application proposal, as the house is contained within the existing curtilage, merely repositioning the house to the south, and thus leaving the largely open grassed area to the north west unchanged, along with the retained planted boundaries. Access is retained at the north eastern corner of the site too, although by moving the house there is more space to allow vehicles to pull onto the site to turn, and thus both access and egress in a forward gear. The proposed siting sits to the right of the existing on the following page.



- 3.4 The overhang within the design for the new house acts in part as a brise soleil. The brief is very much to allow the house sit within the established setting and let the occupants enjoy the open space surrounding the site to the south. In that regard the constructions palate is subtly coloured. The roof wrap around upstands will be light weight glazed balustrades. The rest of the building will be finished with coursed natural stone, The fenestration will be narrow module powder coated metal double glazed units, finished in a light grey. This will complement the glazed tower capping, which will be finished in matt, zinc sheets.

4.0 PLANNING POLICY AND KEY ISSUES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS), and those 'saved' policies from the North Wiltshire Local Plan 2011. The following policies are relevant to this application:

Core Policy 1: Settlement Strategy

Core Policy 2: Delivery Strategy

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 50: Biodiversity and Geodiversity

Core Policy 61: Transport and New Development

Core Policy 67: Flood Risk

“Saved Policies” of the North Wiltshire Local Plan 2011 (2006)

H4 Replacement Dwelling

- 4.2 The National Planning Policy Framework (NPPF) provides the Government’s planning policies for England and explains how they should be implemented. Together with the online PPG It is a material planning consideration.
- 4.3 The Wiltshire Design Guide has been adopted as a Supplementary Planning Document (SPD). The Wiltshire Design Guide is afforded weight in the determination of planning applications. It provides new, locally-authored design guidance that applies across Wiltshire at a level of detail that does not exist in the national equivalent. It is an SPD and expands upon Core Policy 57.
- 4.4 By reference to the planning policy framework identified the principal considerations in the determination of this application are the principle of development, design/impact on character and appearance of the area, impact on neighbour amenity, highways/parking, drainage and ecology.

5.0 ASSESSMENT

5.1 Principle

- 5.1.1 The application is for a replacement dwelling within the open countryside. ‘Saved’ Policy H4 of the North Wiltshire Local Plan includes a provision for replacement dwellings within the open countryside provided that it is a replacement for an existing dwelling where:
 - a. The residential use has not been abandoned; and
 - b. the existing dwelling is incapable of retention in its current state, is unsightly or is out of character with its surroundings and
 - c. the replacement dwelling is of a similar size and scale to the existing dwelling within the same curtilage.
- 5.1.2 The application property is in a self-evidently very poor state of repair which was note by the case officer in 2019, but having been purchased as a

habitable dwelling there is no indication that the residential use has been abandoned. The application accords with criterion a.

5.1.3 In considering criterion b, the application is not accompanied by a structural survey, as the building's historic neglect before my client's purchase and its obvious little use reinforces the clear need for new services and lack of built substance, requiring extensive works, effectively equivalent to its rebuilding to accommodate modern insulation etc. The associated costs of structural repair and refurbishment works are believed to make the project unviable. The previously approved large scale extensions and alterations were not pursued on this basis despite the revenue the 'bunk-house' accommodation for volunteers would have generated for the WWT. Furthermore, the current poor state of the building (as well as the overgrown nature of the curtilage) is unsightly. It is considered therefore that criterion b is met, and the area will be substantially enhanced visually.

5.1.5 Criterion c states that the replacement dwelling should be of a similar size and scale to the existing dwelling within the same curtilage. The footprint of the proposed is larger, compared to the existing, however the intention of this policy is to prevent an unacceptable level of increased visual impact on the character and appearance of the countryside, and I'm aware that it has been consistently accepted that the policy text is effectively out of date as there is no specific justification to control size, where it can be satisfactorily accommodated. Each application is judged on its own merits, and this dwelling would be comparable in scale to the extension and alterations previously approved. It is not considered the size of the dwelling would be too significant an increase given the plot size available and the sense of space it benefits from. The scale of the replacement dwelling in this context appears acceptable in accordance with criterion c.

5.1.6 With regard to the acceptable principle of development it should also be stressed that the existing property is currently not available for use, being considered uneconomic to renovate. The Government's stated aim is to significantly boost the supply of housing and to do that one way is to seek to make the best use of under-utilised land and buildings. The erection of a

replacement dwelling therefore sits full square with the need to bring housing back into active use.

5.2 Design/Impact on the character and appearance of the area

5.2.1 Core Policy 57 looks to ensure that a high standard of design is required in all new developments and that proposals should take into account the characteristics of the site and the local context to deliver an appropriate one-off development which relates effectively to the immediate setting and the wider historic character of the area. Policy CP51 of the Wiltshire Core Strategy encourages the conservation and enhancing of the area's landscape qualities too, which is ensured by the use of natural stone and a subtle coloured material.

5.2.2 The existing building comprises an uninspiring utilitarian detached house, situated in close proximity to the local industrial estate. Whilst the replacement dwelling would be an increase in built form, it is away from any other related built development and is contextually isolated. Indeed, the re-siting proposed is intended to increase the sense of space as a stand alone property. The increase in built form is not so great that it would result in a harm to the wider landscape as the residential context is not changed. The replacement dwelling would though result in an improvement to the appearance of the site by removing the existing building and clearing up the site, in association with the obvious investment the new and distinct dwelling evidences. It is physically commensurate with the site in question too.

5.2.3 It is considered the design is an acceptable addition to the wider mix, especially as the planted boundaries will be retained and can be augmented (by condition) if considered necessary. The building would be larger in terms of floor area, but it appears an appropriate scale and it would not look out of place as it will continue to be viewed as a singular plot. The re-siting will allow parking to move further into the site reducing visual clutter by moving parked vehicles away from the shared access track where they currently pull in and turn on that track.

5.2.4 Overall it is not considered that the proposal would cause harm to the character and appearance of the area, in accordance with CP51 and CP57.

The proposal is considered well designed in isolation and as part of the wider mix.

5.3 Residential Amenity

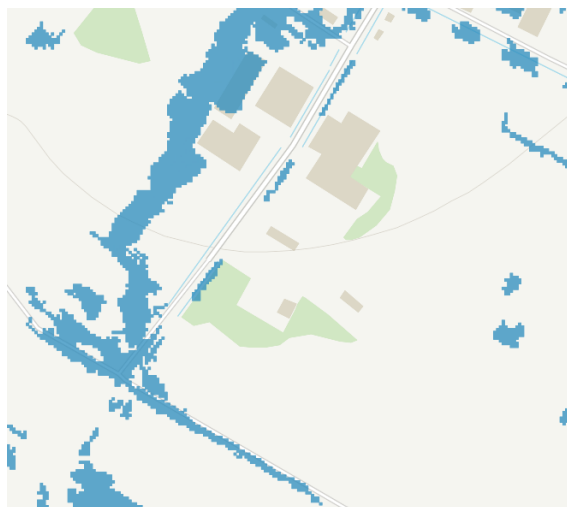
5.3.1 The replacement dwelling would be a two storey property but with a roof terrace. However, there are no near residential neighbours. It is not considered that the replacement dwelling would result in adverse harm to amenity that would warrant refusal of the application. It is considered therefore that the proposal is acceptable in amenity terms in accordance with CP57 of the WCS.

5.4 Highways/Parking

5.4.1 The application development does not materially intensify the use of the existing shared access. It is a four bedroomed dwelling and has ample space for at least 3 vehicles to park on the drive, thus satisfying the requirements of your Council's adopted parking standards. There is turning space available on site too, ensuring all vehicles can access and egress the site in a forward gear. The proposal is considered to comply with CP60, CP61 and CP64 of the WCS.

5.5 Drainage

5.5.1 The application lies in Flood Zone 1 and as shown below the recorded surface water for the area does not impact on the property either.



5.6 Ecology

- 5.6.1 The application is accompanied by an Ecological Survey Report prepared by Herdwick Ecology. Evidence of bats were recorded, and thus further survey work was then commissioned. DNA analysis confirmed common pipistrelle and the survey work showed them emerging from parts of the building. Activity was low though. In conclusion, the surveys identified a Common pipistrelle day roost used by individual/low numbers of bats, and thus of low conservation significance.
- 5.6.2 The following enhancements will also be provided within the site, and can be conditionally controlled: Two Schwegler bat tube (1FR6) will be inbuilt into the new southern gable end, together with a bat box (1FF Schwegler7) on the southern side of the oak tree within the garden. Core policy 50 is therefore satisfied.
- 5.6.3 In May 2023 the North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023 - 2028 was published. This requires a sum of money for applications to be secured through a legal agreement as a mechanism by which planning applications can be progressed while ensuring that adverse effects on the integrity of the SAC are avoided. The strategy is relevant to all new development within the zone of influence but in the case of smaller scale developments, funds from developments will help deliver alternative recreational mitigation sites.
- 5.6.4 The applicant does not resile from the need to make such a payment and understands that this is via a section 111 payment but as there is no net increase in dwellings, I'd be grateful if it could be confirmed no payment is actually triggered.
- 5.6.5 Although the application is believed to be BNG exemption as a self-build project the use of the land is effectively unchanged so there is no material ecological impacts. I understand though that in order to secure the self-build status if it is considered there is a BNG requirement your Council is now requesting the applicant enter into a Unilateral Understanding once the application is registered and therefore I await clarification in these regards in due course.

6.0 CONCLUSIONS

- 6.1 In conclusion, the proposed replacement dwelling is considered to be acceptable in principle. The design is acceptable and would not result in any adverse landscape impacts. Subject to conditions there would be no adverse harm to the neighbour's amenity and highways. There are no concerns in respect of ecology. Adequate drainage, as existing, can be managed. With no material considerations indicating otherwise, the proposal should be approved in accordance with CP1, CP2, CP50, CP51, CP57, CP60, CP61 and CP64 of the WCS, Saved Policy H4 of the North Wilts Local Plan.