

Carter Jonas

PLANNING STATEMENT

In respect of a

Outline Planning Application

For

The erection of a rural workers dwelling

at

PINCHMORE BUILDINGS

**Nr Willesley, Wiltshire
SN16 0PA**

On behalf of

TANGENT ESTATES LIMITED

December 2025

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Nicola Quick BSc (Hons) MRICS FAAV (“the Agent”) of Carter Jonas, Quad 4000, Blackbrook Business Park, Taunton, Somerset TA1 2PX.
- 1.2 Instructions were received from Tangent Estate Limited (“the Applicant”) to submit an outline planning application for the erection of a rural workers dwelling at Pinchmore Buildings, Nr Willesley, Wiltshire SN16 0PA.

2.0 SITE DESCRIPTION AND HISTORY

- 2.1 Pinchmore Buildings are located at the end of the farm track off Tetbury Road which links onto the A433 at Westonbirt to the village of Sherston. Whilst the town of Malmesbury is located just under six miles to the east.
- 2.2 Pinchmore Buildings and surrounding land has been owned by Tangent Estates Limited since November 1999.
- 2.3 The site is located within the Sherston Avon Nitrate Vulnerable Zone and the Cotswolds Area of Outstanding Natural Beauty/ National Landscape. The site is not within any other statutory designations nor a flood risk zone.
- 2.4 The holding is classified as Grade 3 on the Agricultural Land Classification map. The boundaries around the fields are mostly well established hedges. The soil is classified as lime-rich loamy and clayey soils with impeded drainage.

3.0 PROPOSAL

- 3.1 The proposal is for the erection of a rural workers dwelling to support an existing established agricultural business as proven in the Rural Workers Dwelling attached to this application.

4.0 PLANNING POLICY

4.1 NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF, December 2024) is the overarching national development control policy in which there is the assumption in favour of sustainable development.

There are 12 core planning principals running through the NPPF which includes supporting a thriving rural community and supporting the transition to a low carbon future.

Paragraphs 82, 83 and 84 of the NPPF under Rural Housing states:

“82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that

will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

83. *To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*
84. *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
- a) **there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;***
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
 - d) the development would involve the subdivision of an existing residential building; or*
 - e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”*

Paragraphs 88 and 89 of the NPPF under Supporting a Prosperous Rural Economy states:

- “88. Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*
89. *Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”*

There is no specific definition of the term “essential need” and in the absence of any more detailed guidance in the NPPF we also refer to the former Planning Policy Statement 7 – Sustainable Development in Rural Areas (now superseded).

Annex A of this document has been the method of determining the criteria against which the planning application for agricultural/equestrian dwellings should be considered prior to the introduction of the NPPF.

It states that the following criteria must be met in order to justify a permanent agricultural worker dwelling:

- i) There is clearly an established existing functional need.
- ii) The need relates to a fulltime worker, or one who is primarily employed in agriculture and does not relate to the part-time requirement.
- iii) The unit and agricultural activity concerned has been established for at least three years have been profitable for at least one of them are currently financially sound and have a clear prospect of remaining so.
- iv) The functional need could not be fulfilled by any other existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned and
- v) Other planning requirements e.g. in relation to access or impact on the countryside are satisfied.

4.2 WILTSHIRE COUNCIL

The property falls under the jurisdiction of Wiltshire Council.

Wiltshire Core Strategy (adopted January 2015) - The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.

The relevant policy is detailed below:

Core Policy 48 - Supporting rural life Dwellings required to meet the employment needs of rural areas

Outside the defined limits of development of the Principal 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...

Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The Inspectors held a Focussed Hearing Session considering the Duty to Co-operate on Tuesday 24th June 2025. The Inspectors' Post Hearing Letter was published on the 4th July 2025. Details of the next stage of the Examination process have not yet been advertised. However we do not believe this will significantly change the policy for Rural Workers Dwellings.

4.3 SHERSTON NEIGHBOURHOOD PLAN 2006 to 2026

The property falls within the parish of Sherston, which has an adopted Neighbourhood Plan made in May 2019.

The relevant policy is detailed below:

Objective 4:

The Plan will seek to provide for the housing needs of the community. It will do this through:

- Allowing an appropriate amount of development in selected locations – to include houses for sale on the open market, affordable rented and shared equity housing, and sheltered elderly persons accommodation;*
- Ensuring that all such development includes a mix of house types capable of meeting the identified local need;*
- Considering the redevelopment of existing brown field development opportunities first;*
- Supporting the provision of a replacement dwelling for the local vicar in an appropriate location*

There is no specific mention in the Plan relating to Rural Workers Dwellings but they wish “facilitate opportunities for new and existing businesses” and this is “appropriate development”.

5.0 DESIGN AND ACCESS

5.1 Design principles and concepts

An indicative site plan has been provided but further details will be provided at full application stage.

5.2 Layout

An indicative site plan has been provided but further details will be provided at full application stage.

Planned expansion (a further agricultural building) for the agricultural unit has been included in the layout plan to allow the council to see the future intention.

5.3 Scale

An indicative site plan has been provided but further details will be provided at full application stage.

5.4 Appearance

Further details will be provided at full application stage.

5.5 Landscaping

Further details will be provided at full application stage.

5.6 Access

The existing access will be utilised.

6.0 OTHER CONSIDERATIONS

6.1 Ecology

Quantock Ecology has produced the attached Ecological Appraisal Report. It concludes no further surveys are recommended however habitat enhancements/suitable working practices are recommended. This is an outline application so further details on the design will no doubt inform this further.

6.2 Biodiversity Net Gain

This is an outline application and therefore only a baseline BNG assessment has been undertaken but as the plans show there is sufficient land available to provide mitigation the design is finalised.

7.0 CONCLUSION

7.1 This application establishes there is a clear need for a Rural Workers Dwelling onsite to support the existing established agricultural business.

7.2 **If any conditions are proposed to be attached to the decision notice, please can these be pre-agreed in writing before issuing the decision notice.**

7.3 **If for any reason, the Planning Officer intends to refuse this application, please contact myself before issuing the decision so the Applicant can have the opportunity to withdraw.**

8.0 DISCLAIMER

8.1 If this report is disclosed or made available to any third party then it shall be disclosed in full and these terms and conditions shall be disclosed to, and imposed on, any such third party.

8.2 This report has been prepared by Nicola Quick who is a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Association of Agricultural Valuers.



Signed

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Nicola Quick BSc (Hons) MRICS FAAV

Dated

12 December 2025

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