



PLANNING STATEMENT

On behalf of: Calibre Homes S W Ltd

Site: Goatacre Farm, Goatacre Lane, Goatacre, Calne, Wiltshire SN11 9JA

Proposal: Removal of existing buildings/structures and erection of 9 no. dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements.

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1. Introduction

- 1.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Calibre Homes S W Ltd in support of the submission of a Full Planning Application for: *'Removal of existing buildings/structures and erection of 9 no. dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements'* at Goatacre Farm, Calne.
- 1.2 This Planning, Design & Access Statement sets out the rationale for this application proposal. 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 centrally within the village of Goatacre, Wiltshire.
- 2.2 The site consists of a small farmyard – comprising a number of agricultural barns and buildings.
- 2.3 The principal farm business is of a beef suckler herd and associated works, including hay/silage making from the land to feed the cattle.
- 2.4 Planning permission was granted under 21/02134/FUL to relocate the farmyard, including the erection of two new agricultural buildings, to the south of Combe Lane – closer to the wider landholding of the applicant where it was more suitable for day-to-day operations.
- 2.5 The relocation of the working farmyard, has enabled the yard to become available for redevelopment.
- 2.6 The existing buildings are currently still in use, and are being used as agricultural storage in connection with the enterprise.
- 2.7 The site is located around 3.7 miles north of Calne, 4.8 miles south-west of Royal Wootton Bassett and 6.8 miles north-east of Chippenham.
- 2.8 To the north of the site lies Goatacre Manor Care Centre – a Grade II listed building, added to the statutory list on the 25 November 1987 (referenced 'Goatacre Farmhouse'). The Historic England list entry for the Care Home is as follows:

'HILMARTON GOATACRE LANE SU 07 NW 6/255 Goatacre Farmhouse GV II Estate farmhouse, mid C19, possibly on earlier core, probably by Henry Weaver for Poynder estate. Red brick with ashlar dressings to main range, ashlar cross wing with squared rubble stone north end addition. Stone slate eaves roofs with ornate barge boards to main gables and paired octagonal ashlar stacks. 1 1/2 storeys, T-plan with stone mullion windows. Main range has west stack and two- window south front, two ashlar Jacobean-style shaped eaves dormer gables with 2-light mullion-and-transom windows, ground floor ashlar bay to left on red brick base with 1:2:1-light mullion-and- transom windows, single light with hoodmould to right, and in angle to cross

wing, ashlar enclosed porch with stepped parapet, Tudor- arched entry and flush chamfered surround to inner door with applied Tudor detail. Cross wing has plinth, flush quoins, ground floor similar ashlar 1:2:1-light canted bay and first floor 2-light mullion-and-transom window with hoodmould. East side chimney gable with two octagonal stacks, and, to right, ground floor 3-light mullion and transom window with hoodmould and 2-light mullion window above in gabled eaves dormer. Flush quoins and brick ridge stack at original north end. Rubble stone north addition has similar side wall chimney gable with octagonal stack but cambered- head casement pair windows, two above, one to ground floor right and one each floor to north end wall. At west end of main range is C20 single storey brick addition with parapet and 1:2:1-light ashlar canted bay on brick base, possibly resited from west end wall’.

- 2.9 To the east of the site lies the residential dwelling of The Threshing House – also a Grade II listed building, added to the statutory list on the 25 November 1987 (referenced ‘Barn at Goatacre Farm’). The Historic England list entry for the dwelling is as follows:

‘HILMARTON GOATACRE LANE SU 07 NW 6/256 Barn at Goatacre Farm GV II Barn, mid C19, timber-frame, weatherboarded on high plinth of squared sarsen stone externally and brick internally; stone slate eaves roof. North side projecting gabled cart-entry with paired plank doors and flush south side cart entry with corresponding doors and gable over. Large later opening in east end, loading doors in west end. Interior framing with some bracing and five-bay double-purlin roof with queen post trusses on jowled posts with struts up to tie-beams. Trusses have principals terminated at collar level and iron bolts securing posts to tie-beams’.

- 2.10 To the immediate south of the site lies Goatacre Cricket Club and the Goatacre Animal Sanctuary – also within the applicants ownership.
- 2.11 Surrounding residential development is also located to the south-east and north of the site – comprising the built-up area of Goatacre.
- 2.12 The site is accessed via an established track, directly off Goatacre Lane. The access is owned by the applicants and also used by both the Cricket Club and Animal Sanctuary.

- 2.13 The site is located within fluvial Flood Zone 1, with low chance of surface water flooding.
The site is not known to be subject to any other particular constraints.

3. Planning History

- 3.1 **21/02119/CLE** – *Certificate of Lawfulness for Existing Use – Operational development relating to the erection of agricultural buildings identified as buildings 1, 4, 5 & 6 on drawing No. 3726-10A. Approved 05.05.2021.*
- 3.2 **21/02134/FUL** - *Proposed Agricultural Farm Buildings and associated yard. Approved 09.09.2021.*
- 3.3 More recently, a pre-application enquiry was undertaken (ref: ENQ/2023/00698) to explore the potential of '*re-development of an existing farmyard for residential use*'.

The pre-app response was received on the 09.10.2023. The response is summarised below:

- The site is located within the small village of Goatacre which does not have a settlement boundary – therefore it is defined as 'open countryside' in planning terms;
- As present, the pre-application proposal would not meet any of the exception policies of CP48 and the proposal for residential development within the open countryside would be considered contrary to policy;
- The Council is currently unable to demonstrate a five-year supply of deliverable housing (4.6 years at time of response). It is acknowledged that there are potential benefits that could arise from this scheme that would be weighed in the balance of determining an application;
- Potential for the buildings to be converted under Class Q of the GPDO;
- Character & Appearance: It is noted that at present the agricultural buildings along the northern boundary form a high, blank elevation visible from the care home site adjacent. In a redevelopment scenario, careful consideration should be given to improving this boundary, potentially creating opportunities to improve the

outlook from the care home and access to sunlight, whilst also respecting privacy and security between the two sites.

- Heritage Assets: In principle from a heritage point of view, redevelopment may be possible however significant more details would be required to understand the relationship and impact on the designated heritage assets.
- Residential Amenity: Any redevelopment of the site would need to give careful consideration to impacts on surrounding residential and non-residential uses. Given that the existing Site contains imposing buildings with all the smells and noises associated with agricultural activity, there are potential opportunities to improve the site in that regard to be more in keeping with the adjacent residential uses.
- Ecology: Any proposal should be subject to a Preliminary Ecological Assessment to establish the existing function of the site for wildlife, and any recommendations for further survey work should be followed through. This would highlight any potential impacts and recommendations for avoidance should be designed into the proposal.
- Trees & Hedgerows: There are few trees on the actual Site itself however the Site is enclosed by trees and hedgerows which provide an important screening function to surrounding uses. Details of trees and hedgerows to be retained, removed and replaced (as appropriate) should be submitted with any application.
- Highways & Access: As this would lead to separate dwellings outside of identified development boundaries, the proposal would usually attract an adverse highway recommendation on sustainability grounds. The existing access would be suitable for the vehicular movements brought about by the proposals. The vehicle trips associated with the proposed dwelling would not be considered of detriment to the surrounding highway network in terms of safety or capacity, there would however be a heavy reliance on the private motor vehicle for access.
- Flood Risk & Drainage: The site is within Flood Zone 1, at the lowest risk of flooding and also at low risk of surface water and groundwater flooding.

4. Proposed Development

4.1 This application seeks planning permission for: Removal of existing buildings/structures and erection of 9 no. dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements.

4.2 The proposed development comprises:

- Demolition of the existing buildings/structures on site. The site comprises 5no. existing barns, 1no. cabin and 1no. cricket pavilion. It is proposed to remove all buildings in order to facilitate the proposed dwellings and associated access.
- Erection of 9no. dwellings. The proposed development will comprise a mix of detached and semi-detached dwellings arranged in a courtyard style around a central reservation.
- Utilisation of existing access to serve the proposed development. Two passing spaces have been provided to ensure two cars can safely pass.
- Sufficient parking provision for each dwellinghouses, in full accordance with the minimum parking requirements.
- Two visitor parking spaces, in full accordance with the minimum parking requirements.
- Centralised bin collection point, for both general waste and recyclable waste.
- Private amenity space for each new dwelling with appropriate landscaping measures.

4.3 The existing buildings on site are proposed for removal. This includes the existing cricket pavilion, located to the south of the site. A separate planning application will be submitted for a replacement pavilion.

4.4 Plots 1 & 2: Plots 1 & 2 are semi-detached dwellings and will be located to the east of the site, adjacent to the site access. The dwellings will be two-storey with accommodation over both floors, with kitchen/dining/living to the ground floor and two bedrooms and a bathroom to the first floor. The principal elevation faces west, with private amenity space located to the east.

The proposed dimensions for Plots 1 & 2 are as follows: total plan width of 13.2m (6.6m per dwelling), a total plan depth of 7.8m and a height of 5m to the eaves and 8.6m to the ridge. The proposed dwellings extend to 84sqm (GIA) each.

The dwellings are proposed to be constructed from brick under a plain clay tile roof.

Two car parking spaces for each dwelling will be located to both the north and south of each property.

- 4.5 Plot 3: Plot 3 is a detached dwelling which will be located to the north-east of the site. The dwellings will be two-storey with accommodation over both floors, with kitchen/dining/living space to the ground floor and three bedrooms and a bathroom to the first floor. The principal elevation faces south, with private amenity space located to the north.

The proposed dimensions for Plot 3 is as follows: a main plan width of 8.6m, a main plan depth of 6.6m and a height of 4.7m to the eaves and 7.8m to the ridge. The proposed dwelling extends to 94sqm (GIA) each.

The dwelling is proposed to be constructed from brick and feather edged timber cladding under a plain clay tile roof.

Two car parking spaces will be located to the south of the dwelling.

- 4.6 Plot 4-7: Plots 4-7 are a range of semi-detached dwellings, connected by a central covered carport style garage – located to the north and north-west of the site. The dwellings will be two-storey with accommodation over both floors.

Plot 4 – Plot 4 will comprise kitchen/dining/living/study to the ground floor with three bedrooms and a family bathroom to the first floor. The principal elevation will face south, with private amenity space located to the north. The dwelling will measure a main plan width of 8m, a main plan depth of 9.2m, with a height of 4.7m to the eaves and 7.9m to the ridge. The proposed dwelling extends to 109sqm (GIA).

Two parking spaces for plot 4 are located to the east of the plot.

Plot 5 - Plot 5 will comprise kitchen/dining/living to the ground floor with three bedrooms and a family bathroom to the first floor. The principal elevation will face south, with private amenity space located to the north. The dwelling will measure a main plan width

of 8.3m, a main plan depth of 7m, with a height of 4.7m to the eaves and 7.9m to the ridge. The proposed dwelling extends to 100sqm (GIA).

Two parking spaces for plot 5 are located to the west of the plot.

Plot 6 - Plot 6 will comprise kitchen/dining/living to the ground floor with four bedrooms, ensuite bathroom and a family bathroom to the first floor. The principal elevation will face south, with private amenity space located to the north. The dwelling will measure a main plan width of 10.6m, a main plan depth of 7m, with a height of 4.7m to the eaves and 7.9m to the ridge. The proposed dwelling extends to 126sqm (GIA).

Four parking spaces for plot 6 are located to the east of the plot.

Plot 7 - Plot 7 will comprise kitchen/dining/living to the ground floor (with an integrated garage space to the south), with three bedrooms, ensuite bathroom and a family bathroom to the first floor. The principal elevation will face east, with private amenity space located to the west. The dwelling will measure a main plan width of 11.3m, a main plan depth of 6.6m, with a height of 4m to the eaves and 7m to the ridge. The proposed dwelling extends to 106.5sqm (GIA).

Along with the integrated parking space, two further parking spaces are located to the east of the plot.

The dwellings are proposed to be constructed from brick and feather edged timber cladding under a plain clay tile roof.

- 4.7 Plot 8: Plot 8 is a detached dwelling which will be located to the west of the site. The dwelling will be two-storey with accommodation over both floors, with kitchen/dining/living space to the ground floor (with an integrated garage located to the north), with four bedrooms, ensuite and a bathroom to the first floor. The principal elevation faces east, with private amenity space located to the west.

The proposed dimensions for Plot 8 are as follows: a main plan width of 10.8m, a main plan depth of 6.7m and a height of 4.7m to the eaves and 8m to the ridge. The proposed dwelling extends to 120sqm (GIA).

The dwelling is proposed to be constructed from brick and feather edged timber cladding under a plain clay tile roof.

Along with the integrated parking space, two further parking spaces are located to the east of the plot.

- 4.8 Plot 9: Plot 9 is a detached dwelling which will be located to the south-west of the site. The dwelling will be 1.5-storey with accommodation over both floors, with kitchen/dining/living/study/utility space to the ground floor (with an integrated garage located to the north), with four bedrooms, ensuite and a bathroom to the first floor. The principal elevation faces north, with private amenity space located to the south.

- 4.9 Plot 9 is an 'L'-shaped dwelling, measuring a main plan width of 14m, a main plan depth of 6m and a height of 2.9m to the eaves and 7.2m to the ridge. The northern projection measures a main plan width of 7m, a main plan depth of 8.3m with a height of 2.7m to the eaves and 6.7m to the ridge. The proposed dwelling extends to 202sqm (GIA).

The dwelling is proposed to be constructed from brick and feather edged timber cladding under a plain clay tile roof.

Along with the integrated parking space, two further parking spaces are located to the east of the plot.

- 4.10 A schedule of accommodation is outlined below:

Plot	GIA (sqm)	No. bedrooms	No. parking spaces	Garage GIA (sqm)
1	84	2	2	-
2	84	2	2	-
3	94	3	2	-
4	109	3	2	-
5	100	3	2	19
6	126	4	4	40
7	106.5	3	2	18
8	120	4	3	18.5
9	202	4	2	19

- 4.11 The existing access road off Goatacre Lane will be retained as part of the proposed development, with two vehicle passing places proposed. Sufficient visibility can be achieved as per the current arrangements.
- 4.12 Sufficient car parking spaces can be achieved for each plot, meeting the Wiltshire Council minimum parking standards. In addition, two visitor parking spaces are proposed to be located centrally within the site.
- 4.13 A centralised bin collection point will be located to the south of the visitor parking spaces – for all plots to utilise.

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 **North Wiltshire Local Plan** 2011 (LP) adopted June 2006.

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

- Core Policy 1 – Settlement Strategy
- Core Policy 2 – Delivery Strategy
- Core Policy 8 – Spatial Strategy: Calne Community Area
- Core Policy 41 – Sustainable Construction and Renewable Energy
- Core Policy 45 – Meeting Wiltshire’s Housing Needs
- Core Policy 48- Supporting Rural Life
- Core Policy 50 – Biodiversity and Geodiversity
- Core Policy 51 – Landscape
- Core Policy 52 – Green Infrastructure
- Core Policy 57 – Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60 – Sustainable Transport
- Core Policy 61 –Transport and Development
- Core Policy 64: Demand Management

- Core Policy 67 – Flood Risk
- Core Policy 68 – Water Resources

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;
- ecology and biodiversity;
- landscape and arboricultural impacts; and
- energy and sustainability.

The Principle of Development

6.2 Policy CP1 'Settlement Strategy' identified the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. It identifies a four-tier settlement hierarchy involving, in descending order, Principal Settlement, Market Towns, Local Service Centres and Large and Small Villages.

6.3 Goatacre is designated as a 'Small Village' in the lowest tier of settlements, as defined by Policy CP8 'Spatial Strategy: Calne Community Area' (CCA) where it states development should be in accordance with the settlement strategy set out in Policy CP1. Policy CP1 states that: *'Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities'*.

Housing Land Supply

6.4 The LPA's latest Housing Land Supply Statement confirms that the Council has just over 2.42 years of housing supply against its requirement – this represents a substantial shortfall. The LPAs development plan policies relating to housing delivery and therefore considered out of date accordingly.

6.5 Planning applications will therefore be considered in line with paragraph 11 of the NPPF which states that where relevant policies are considered out of date, permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a 'strong reason' for refusing the development

proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. The only locations where this position would not apply is in locations with recently made Neighbourhood Plans that allocate land for housing. Paragraph 14 of the Framework advises that *'in situations where the presumption (at paragraph 11d) applied to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: (a) the neighbourhood plan became part of the development plan five year or less before the date on which the decision is made'*.

- 6.6 The Parish of Hilmarton benefits from a designated Neighbourhood Area (approved 10 January 2019). However, no Neighbourhood Development Plan has yet been Made – therefore Paragraph 14 does not apply.
- 6.7 As set out below, development of 9no. dwellings on this site would not lead to any unacceptable harm in terms of landscape and scenic beauty, heritage impacts, or any other specific technical issues. Paragraph 11d(i) of the Framework is therefore satisfied accordingly.
- 6.8 Paragraph 11 of the Framework goes on to state that proposals should only be refused if the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Decisions should also apply a presumption in favour of sustainable development, which can be achieved through three dimensions defined in Paragraph 8 as: economic, social and environmental.

The Site is not isolated

- 6.9 While the site is located outside of any defined settlement policy boundary, it is not isolated within the meaning of the Framework.

- 6.10 The site is located almost centrally within the village of Goatacre, adjacent to the existing residential development of The Threshing House, and Stable Court. Goatacre Manor Care Centre is located directly to the north. The site is therefore within the built-up area of the village, with residential development located to the north, east and south.
- 6.11 The village itself has a varied form of development, with a mix of frontage development along Goatacre Lane to the south-east, and cul-de-sac developments further north. Additionally, the plot and dwelling sizes within Goatacre vary significantly, there are a number of dwellings set within large plots and set back some distance from the road, while others comprise of smaller dwellings, either detached or semi-detached still with decent size amenity space.
- 6.12 As such, 9no. new dwellings on this site are considered to correctly respond to this exiting character and form of the settlement.
- 6.13 The proposed development would utilise a former farmyard, respecting the existing pattern and character of development in the village. The site relates to and forms part of the village and the proposed development would make use of this space for residential housing. Consequently, the proposed development would not elongate the village or impose development in sensitive landscape areas.
- 6.14 Although it is acknowledged that the proposed development is not compliant with any CS policies relating to housing delivery, it is considered that the principle of development is acceptable. At a time where the Council cannot deliver a sufficient supply of deliverable houses, the erection of 9no. dwellings would make a modest contribution towards housing supply within the Borough. It would also add to the stock of housing mix in line with the objectives of the Framework.
- 6.15 In summary, there is inherent logic for determining this site is within the built area of Goatacre. It forms part of the physical fabric of the village, adjacent to existing residential dwellings to the immediate east and the established care home to the north. The pattern of development is compatible with the existing form of the settlement, which is varied and contains and number of cul-de-sac developments to the northern side of the village. The proposed development would fit comfortably within this site.

Delivering Sustainable Development

- 6.16 A key objective of the Framework is to support the government's objective of significantly boosting the supply of homes. Support for the development is outlined at paragraph 70 of the Framework that confirms small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly – especially at a time when Local Planning Authorities cannot deliver a sufficient supply of housing.
- 6.17 The application proposal is not considered to give rise to any adverse impacts which would significantly and demonstrably outweigh the benefits.
- 6.18 As noted above, Wiltshire Council can only currently demonstrate 2.42 years of housing supply. Consequently, Development Plan policies relating to housing delivery are to be considered out of date. These are the policies most important for determining the planning application, and instead, planning applications should be considered in line with paragraph 11 of the Framework.
- 6.19 First, in terms of landscape, the site does not fall within any designated landscape. The proposed development is for the erection of 9no. dwellings. In this case, there are a number of existing dwellings within close proximity to the site, so 9no. new dwellings in this location would not be seen as unusual. The Application site is not located in an isolated location, and it is not considered that the proposed development would be a harmful addition to the character and appearance of the locality.
- 6.20 In terms of designated habitats, there are no recorded habitats relating to the site or on land immediately adjacent. Biodiversity is considered in more detail in the below sections.
- 6.21 In terms of heritage impacts, two listed buildings (Goatacre Care Home and The Threshing Barn) are located to both the north and east of the site. The proposed scheme has been designed to be mindful of the heritage significance of these buildings, to ensure there is no harm to these heritage assets. Heritage impacts are considered in more detail in the below sections.
- 6.22 To summarise, there are no specific adverse impacts in terms of landscape, habitats and heritage, and as such the benefits of the application proposal would clearly outweigh any harm caused.

6.23 In respect of the scale of the proposed development, the following section on character and appearance describes how the scale has been informed by the local context in accordance with Policy CP57. In this regard it is important to note the following matters:

- The site is located adjacent to established residential development, and comprises a farmyard which is considered to be in a logical location for new development within the built-up area;
- The site is relatively well contained, with the capacity to accommodate change;
- The removal of the existing agricultural barns and buildings is considered to be an enhancement to the site, and the delivery of a high-quality development will further enhance the character and appearance of the local area;
- The style and appearance of the proposed dwellings is not dissimilar to existing dwellings within the locality; and
- The scale of the proposed development would be in proportion to the size of the site, and would not appear cramped with appropriate separation distances to boundaries.

Design: Appearance, Scale, Siting and Layout

6.24 Core Policy 57 seeks to secure high-quality design. The policy seeks to ensure that proposals enhance local distinctiveness by responding to the value of the natural and historic environment.

6.25 The Framework at paragraph 131 confirms the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It continues at paragraph 157 to confirm the planning system should support the transition to a low carbon future in a changing climate.

6.26 It is proposed to demolish the existing agricultural buildings. The buildings are in poor quality and do not contribute positively to the local landscape character.

6.27 The siting and layout of the proposed dwellings is set within the context of minimising any potential landscape impacts. In terms of site layout, the dwellings are to be arranged in a

courtyard style, set upon the footprint of the barns they are replacing - ensuring that the building envelope is well contained.

- 6.28 The proposed dwellings are proposed to be a mix of 2, 3 & 4-bed – resulting in a suitable mix of development.
- 6.29 The dwellings have been designed to be 1.5 and 2-storey, to ensure the visual impact of the dwelling is consistent with the barns they are replacing.
- 6.30 A traditional pallet of materials is proposed – utilising brick, feather edged timber cladding and a plain clay tile roof.
- 6.31 It is considered that the development would have no adverse impact upon the local character and would not harm the significance of the surrounding locality and landscape.
- 6.32 In relation to residential amenity, the proposed dwellings will be provided with adequately sized gardens. The relationship of the proposed dwellings to existing and neighbouring properties following established amenity and separation principles.
- 6.33 The application site is large enough to comfortably accommodate the proposed new dwellings and associated curtilage, and is considered to be in full accordance with Policy CP57.

Access and Highways

- 6.34 It is considered that the development would have no adverse impact upon the local character and would not harm the significance of the surrounding locality and landscape.
- 6.35 Access to the site will be taken directly from the existing track which serves the farmyard – off Goatacre Lane.
- 6.36 At present, the narrow lane serves two significant traffic generators: all vehicular movements associated with the cricket pavilion, including match-day peaks and event traffic, and all agricultural machinery and vehicle movements associated with the farmyard.

6.37 The proposal restructures the access so that both of these uses cease on the lane. The pavilion traffic will be reassigned to the existing farm track, which will be upgraded in surface, width, and visibility, and all farm-related traffic will terminate with the closure of the agricultural use.

6.38 As a result, the lane will only serve the 9 new residential dwellings, representing a substantial reduction in vehicle movements and eliminating the heavy-vehicle and peak-event conflicts that currently occur.

6.39 This constitutes a clear highways betterment through:

- removal of agricultural machinery movements
- removal of pavilion match-day and event traffic
- relocation of higher-intensity uses onto a more suitable, improved access route.
- use of the current lane for the proposed low-volume residential use.

6.40 Within pre-application response ENQ/2023/00698, the Highways Officer confirmed that *‘the existing access would be suitable for the vehicle movements brought about by the proposals’*.

6.41 The proposed development layout is courtyard style, around a central island which incorporates designated visitor parking spaces.

6.42 Each dwellinghouse benefits from sufficient car parking space, in line with the Wiltshire Council Minimum Parking Standards, as outlined below:

Plot	No. bedrooms	No. Car Parking Spaces
1	2	2
2	2	2
3	3	2
4	3	2

5	3	2
6	4	4
7	3	2
8	4	3
9	4	2

Ecology

- 6.43 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.
- 6.44 A Preliminary Ecological Appraisal, Preliminary Roost Assessment, Bat Emergence and Re-Entry Surveys and Biodiversity Net Gain calculations have been undertaken by Arbtech in support of this planning application.
- 6.45 Two bat roosts were identified – both homes to Common Pipistrelle bats.
- 6.46 A Bat License is required from Natural England before works start on site. In addition, 18 bat boxes will be required to provide additional roosting habitat for bats. Bat boxes will be integrated within the new buildings and should be positioned 3-5m above ground level.
- 6.47 In terms of BNG, the site comprises an agricultural farm with buildings, hardcore, hardstanding, tall forbs, hedgerows and trees.
- 6.48 The current landscaping proposal generates a net gain of area-based habitat units (+40.29%) and a net gain of linear-based habitat units (+61.27%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework 2024) as a minimum biodiversity net gain of +10% can be achieved for both area- and linear-based habitat units.

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

Heritage

6.50 The application site comprises modern, low-quality agricultural buildings, erected significantly later than the listed farmhouse and barn. These structures are:

- Utilitarian in form and materials (sheeted walls, corrugated roofing).
- Of no architectural, historic, or aesthetic merit.
- Visually intrusive, detracting from the rural character of the approach to the listed farmstead.

6.51 The pre-application response noted that their removal would likely be acceptable in principle, given the limited contribution they make to the farmstead's historic character.

6.52 Their demolition therefore represents a heritage benefit, improving the legibility of the listed farm complex and removing negative features from views toward the designated buildings.

6.53 The proposal comprises the construction of 9 dwellings arranged in a loose courtyard/clustered layout (per the proposed site plan). The principles embedded in the layout include:

- Lower building heights (predominantly 1.5–2 storeys) to respect the scale of the historic farmstead.
- Traditional materials such as brick, timber cladding and clay tiles, referencing local vernacular cues.
- Maintaining open space and landscaping buffers between the listed buildings and the new development, ensuring separation and visual breathing room.
- Avoiding development within the immediate setting of the listed farmhouse and barn, retaining the primacy of the historic structures.

- Orienting new buildings so that key views of the farmhouse and barn are preserved and improved following the removal of the intrusive modern sheds.

6.54 The proposed development is considered to cause minimal harm to the nearby listed buildings, and instead is seen as an enhancement to the setting of the heritage assets, as follows:

- Removal of detracting structures: Demolishing the late-20th-century agricultural sheds eliminates visually dominant and non-sympathetic built form currently competing with the listed farmhouse.
- Controlled scale and massing: The proposed new dwellings reflect the farmhouse's 1½–2-storey historic character and will not dominate or obscure the listed building.
- Landscape setting improvements: The proposed site layout softens the transition between the site and the listed buildings. The residential amenity space is located to the north of the site, allowing a landscaped buffer between the proposed dwellings and the existing heritage assets.

6.55 It is considered that the removal of the existing agricultural barns, and replacement with 9no. dwellings will be seen as a significant benefit to the setting and significance of the adjacent listed buildings. The proposed scheme has been designed to be low key, ensuring the dwellings are subservient to the listed building – whilst being of a suitable scale, design and appearance to meet the local needs.

6.56 Therefore, the proposed development is in accordance with Policy CP58.

Flood Risk

6.57 The site in Goatacre lies wholly within Flood Zone 1 – with a low risk of surface water and negligible groundwater flood risk.

6.58 The proposed erection of 9no. dwellings will not increase the risk of flooding.

Energy and Sustainability

Energy

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

Water

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

7. Design & Access Statement

- 7.1 **Amount** – 9no. dwellings, with associates parking, landscaping and private amenity space;
- 7.2 **Layout** – the proposed dwellings are arranged in a courtyard style. Each dwelling will benefit from separate parking and private amenity space. Centrally within the site lies 2no. visitor parking spaces, along with a centralised bin store.
- 7.3 **Scale** – the proposed dwellings will be a mix of 1-5-storey and 2-storey and have been designed to reflect the character and appearance of the surrounding area;
- 7.4 **Appearance** – a restrained pallet of materials and architectural features will promote local distinctiveness and respond to the opportunities to promote high-quality design;
- 7.5 **Landscaping** – a landscaping scheme of mixed native species will be created to provide a visually attractive environment;
- 7.6 **Access** – vehicular access will be via the existing access, to the east, off Goatacre Lane. Access principles will conform to the Manual for Streets. The amount of residential car parking will have regard to the LPA's minimum car parking standards.

8. Conclusion

- 8.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Calibre Homes S W Ltd in support of the submission of a Full Planning Application for: *'Removal of existing buildings/structures and erection of 9 no. dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements'* at Goatacre Farm, Calne.
- 8.2 Whilst the site is located in a countryside location, and therefore not policy compliant, the Council cannot currently demonstrate a 5-year supply of deliverable housing. Planning applications should be considered in accordance with paragraph 11 of the Framework which states that where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a "strong reason" for refusing the development proposed.
- 8.3 The site at Goatacre Farm is available and suitable for immediate redevelopment to provide 9no. new dwellings which would make a significant contribution towards meeting housing supply.
- 8.4 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.