



LAND & PROPERTY PLANNING
CHARTERED PLANNING CONSULTANTS

PLANNING, DESIGN & ACCESS STATEMENT

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Proposal for x1 self-build dwelling
and associated works.

The Old Paddock, Winsley,
Wiltshire, BA15 2LN

Applicant: Mr and Mrs Tomkins

December 2025

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1. Introduction

1.1 LP Planning Consultants have been instructed by Mr and Mrs Tomkins (the Applicants) to prepare and submit this Planning, Design and Access Statement in support of a planning application for a single self-build residential dwelling at The Paddock (adjacent to Manor Farm House), Winsley, Wiltshire, BA15 2LN.

1.2 The proposed development is not “major” within the terms of Article 2 of the Town and Country Planning [Development Management Procedure (England) Order 2015] but is within a Conservation Area. This statement sets out in full the planning issues in support of the application.

2. Description of Site and Context

2.1 The site amounts to approximately 0.2a and currently is undeveloped, although residential uses surround the site given the position within the heart of the village of Winsley. The paddock is currently accessed via a field gate in the southern walled boundary. Located predominantly to the western section of the site and its boundaries, there are various hedgerows and trees.



Figure 1: Existing Paddock access point

2.2 The paddock has historically been associated with the Grade II Listed Manor Farm House (situated to the north-east) which is visible in the photograph below at figure 2.



Figure 2: Site photograph facing north-east towards Manor Farm House



Figure 3: Site photograph from further north in the paddock, showing existing field gate along southern boundary

2.3 The immediate surroundings comprise a range of uses including residential to the north and east, and community uses (village hall, sports pavilion and bowling green) to the south/south-west, and the Seven Stars Public House to the west.

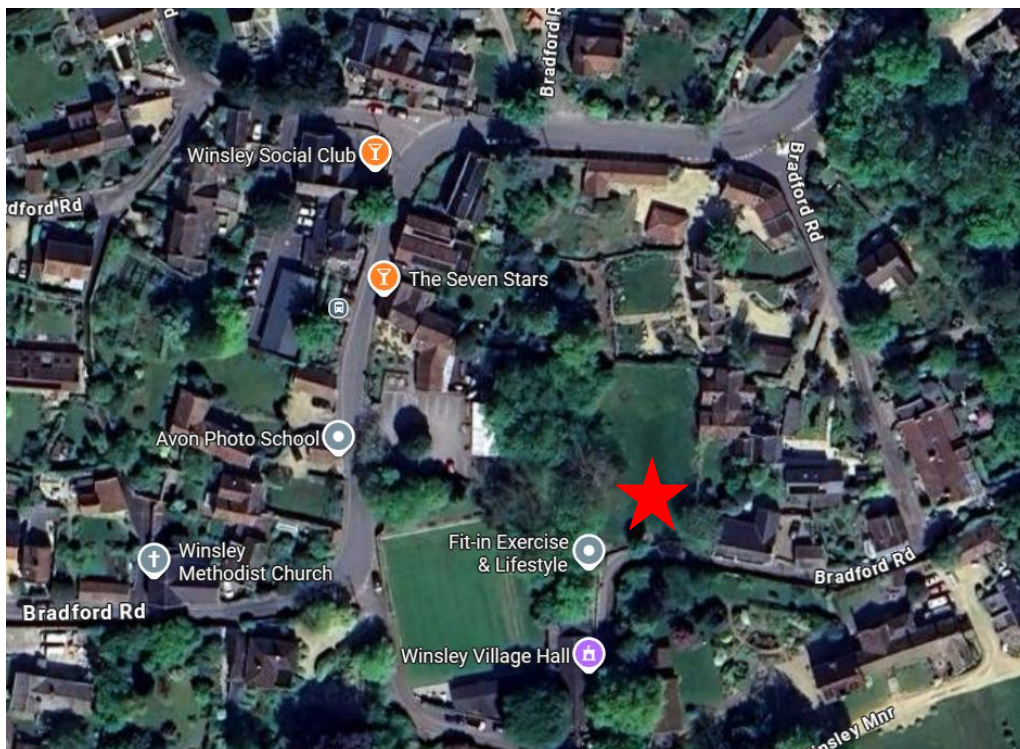


Figure 4: Surrounding village context (application site marked approximately in red)

3. Planning History

3.1 The only planning application to be deemed relevant is listed below, other applications are for where the land has been included within the red line but the works are to the Manor Farm House, or works to trees.

Application No.	Description	Decision
W/02/00726/EUD	Certificate of Lawfulness for use of track as vehicular and pedestrian access to Manor Farm House	Refused 24/07/02

4. Description of Development

4.1 The description of development is as follows:

“The erection of x1 self-build dwelling with garage, solar panels, access, boundary wall repairs, landscaping and associated works”.

4.2 Access is to be via a new gated point along the southern boundary (circa 10m west of the existing access), with the existing gate to be removed and rebuilt as a stone wall to match the other existing boundary walls.

4.3 The associated works include rebuilding and repairing the existing stone boundary walls along the west, south and part of the east boundaries, these will be repaired with existing stone with cock and hen wall topping all around.

4.4 The proposed house will comprise 3 bedrooms (plus a study) and amount to a total of 312sqm (GIA), including the triple garage which is attached to the house.

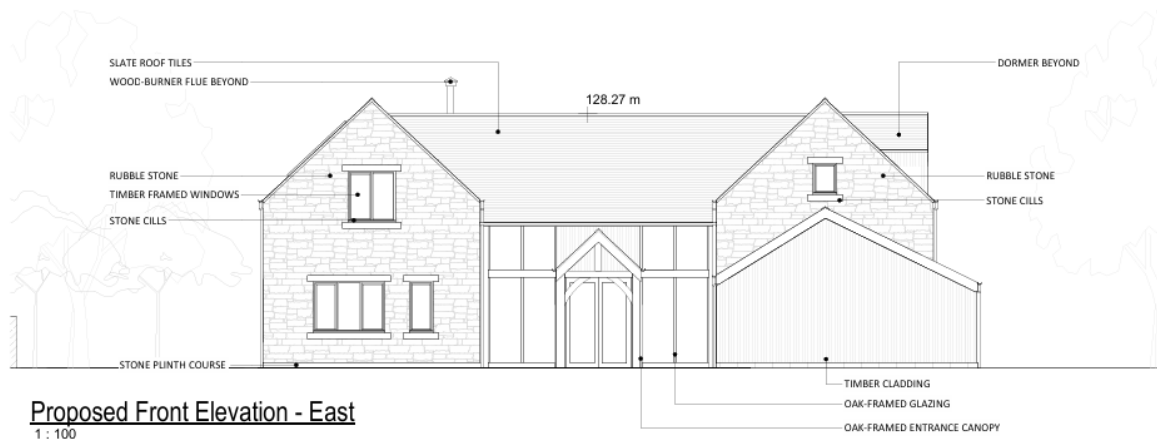


Figure 5: Proposed Front Elevation

5. Background Purpose of the Application

5.1 The Applicants have been on the Council's self-build register since 2024. They wish to remain living in Winsley and have had the ambition to design their own accessible lifetime home. The ground floor layout includes an accessible bedroom with en suite bathroom, living room, kitchen, dining room and a small gym. Two guest bedrooms are located within the roof space both with en suite bathrooms plus a study. The gym and study can be converted into a lift and wheelchair turning space in the future, ensuring all areas of the house are accessible to users of differing mobility.

6. Relevant National and Local Planning Policies

6.1 Section 70(2) of the Town and Country Planning Act and 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.

6.2 The Development Plan in this case comprises the Wiltshire Core Strategy 2011-2026 (January 2015) (the WCS). The following policies are relevant to this application:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 7: Bradford on Avon Area Spatial Strategy
- Core Policy 50: Biodiversity & Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design & Place Shaping
- Core Policy 58: Conserving the Historic Environment
- Core Policies 60- 64: Transport & Traffic

6.3 The Development Plan also comprises saved policies of the former West Wiltshire Local Plan (2004) which have been 'saved' and continue to form part of the Development Plan.

6.4 The settlement of Winsley is not subject to a made Neighbourhood Plan, nor has any draft been published.

6.5 The National Planning Policy Framework (NPPF) (2024) is a significant material consideration in the determination of the application, and the Planning Practice Guidance (PPG) also provides relevant advice. In particular, it promotes sustainable development, delivering much needed new homes and making effective use of land and buildings.

6.6 Wiltshire Council's new local plan is currently submitted for examination and in accordance with paragraph 49a) of the NPPF, the more advanced a plan's preparation, the greater the weight that may be given to its relevant policies.

6.7 The relevance of the above policies are set out in the detailed planning assessment below.

7. Planning Considerations

7.1 When assessing the proposed development against the relevant planning policies, the key issues in this case are as follows:

- The acceptability of the principle of providing one-self build dwelling;
- The impact upon the character and appearance of the area;
- The impact upon heritage assets;
- Residential amenity;
- Ecology and trees;
- Flood risk and drainage; and
- Highways considerations

Principle of Residential Development

7.2 The site occupies a sustainable location within the defined settlement boundary of the large village of Winsley. Policies CP1, CP2 and CP7 of the WCS confirm the presumption in favour of sustainable development applies in these areas.

7.3 *Saved Policy H18 refers to an 'Area of Minimum Change', however this Policy will not continue to be saved when the emerging Wiltshire Local Plan is adopted. The new Local Plan is currently submitted for independent examination, with hearing sessions commencing very shortly.*

7.4 The submission version of the Plan¹ confirms the justification for deleting Saved Policy H18 is because,

"The Local Plan's design, landscape and historic environment policies are sufficient to guide or prevent inappropriate development throughout the Wiltshire Area".

7.5 Given the advanced stage of preparation, increasing weight can be given to the aspiration to effectively 'delete' Policy H18 from the Development Plan. Paragraph 49 of the NPPF states,

"Local planning authorities may give weight to relevant policies in emerging plans according to:

...

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)".

7.6 In addition to the above, Wiltshire Council have a severe shortage of housing supply. Their December 2024 briefing note states they can only demonstrate 2.03 years supply (against a mandated requirement of 5 years). Therefore, in accordance with paragraph 11D of the NPPF, the tilted balance is triggered and permission must be granted unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits.

7.7 When determining a recent appeal (reference 3349828) for housing outside of but adjacent to the settlement boundary of Sutton Benger (which is also designated as a large village) an Inspector rightly took account of this point confirming at paragraphs 44-45 of the decision (included at Appendix 1):

"The presumption in favour of sustainable development has been engaged in Wiltshire since at least August 2024. Since then, the revisions to the Framework have worsened

¹ Pg 320 of Wiltshire Local Plan Pre-Submission Draft

the supply position with only a 2.03 years supply capable of being demonstrated, which equates to a numerical shortfall of more than 10,000 dwellings. This is a considerable shortfall. In light of the above, the locational conflict with the development plan and the shortcomings with the site's sustainability attract reduced weight”.

7.8 In terms of the need specifically for self-build plots, the WCS contains no policies relevant to the supply of self-build housing and the Development Plan is therefore silent on how the need for this form of housing should be met.

7.9 Footnote 28 of the NPPF states,

“Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and give enough suitable development permissions to meet the identified demand...”

7.10 Wiltshire Council are currently failing this statutory duty and according to the latest available data on the Council's website (October 24), there are 55 applicants on the self-build register, with 78 self-build plots granted permission in the base period October 23-October 25. However, the requirement is for the Council to issue sufficient permission to meet demand arising from the base periods extending back 3 years. Base period 7 had a requirement of 338 plots, so there is still a significant undersupply across the county.

7.11 The self-build element of the proposal can be secured via a unilateral undertaking, of which a draft copy is included as part of this application.

7.12 In an appeal decision (3317252, included at Appendix 2), the Inspector confirms the current situation within Wiltshire is in fact far worse than previously expected as the Council were relying on self-build CIL forms (CIL Form 7 part 1) as part of their evidence but this requires no evidence (unlike part of CIL Form 7). The Inspector concluded:

“Without this evidence the Council has not satisfactorily demonstrated that it has granted enough permissions to meet the demonstrated demand for self-build development in its area, and the level of self-build delivery in its area is far worse than suggested by its data”.

7.13 Lastly, Winsley has a range of services, facilities and businesses that reflect its status as a large village, including the following:

- Village Hall
- Public house
- Church
- Pre-school
- Primary school
- Doctor's Surgery
- Social Club
- Hartley Farm Shop

7.14 Approximately 3 minutes walk (0.1mile) from the site entrance is a bus stop outside the Seven Stars Public House, where service D1 serves the village and provides regular services to Bath, Trowbridge and Warminster. Overall, the location is undeniably

sustainable and will contribute to both reducing the housing shortfall and also the self-build shortfall as well. The self-build nature of the proposal can be secured via a legal agreement, a draft copy of which is included as part of this planning application.

- 7.15 Taking the above factors into consideration the principle of the self-build development is acceptable. Acceptability of the proposal in all other technical areas is assessed in detail below.

Design

- 7.16 As part of the iterative and detailed design process that has been undertaken, extensive consideration has been given to how the proposal would integrate with the surrounding area.
- 7.17 The chosen design comprises a detached 3-bedroom dwelling amounting to 312sqm GIA over two floors. The accommodation is arranged in a U-shape over 1.5 storeys. The form features a pair of identical gables, separated by a glazed link.
- 7.18 The proposed building has been positioned in the centre of the paddock to create a considerable buffer between the development and neighbouring properties. By setting the building back from the boundaries on all sides, the development maintains the open character of the paddock, reinforced by the retention and repair of the low dry-stone walls.
- 7.19 Private amenity space for the dwelling is created by orientating the house on an east-west axis, with the entrance and driveway on the east side of the site. The garden is located to the west, bounded by a line of trees and the building itself to prevent overlooking. This layout has been intentionally designed to avoid the need for fencing of high walls in creating a sense of privacy.
- 7.20 Both the form and materiality of the building have been designed in accordance with the Wiltshire Design Guide. The house is composed of a pair of identical stone gables, connected by an oak-framed glazed link. Gables are a prominent feature within the Winsley Conservation Area and in the immediate context of the neighbouring cottages (in particular, Manor Farm) and the Seven Stars pub. The form draws on the local vernacular to create an articulated roofscape, which breaks down the mass of the additional floor area required to provide accessible circulation.
- 7.21 A single-storey triple garage adjoins the northern gable at the front of the house. In accordance with Lifetime Homes standards, this creates the shortest possible covered route from the car parking space to the house.
- 7.22 The material palette features coursed natural rubble stone cladding and dressed ashlar lintels and cills, reflecting and preserving the distinctive character of the village. The oak-frame detailing of the glazed link and timber window frames harmonise with the rural character of the site. Both the house and garage roofs will be clad in slate tiles. The rear and side walls of the garage, which are not visible from the street, are clad with timber boarding, referencing the context of rural outbuildings.

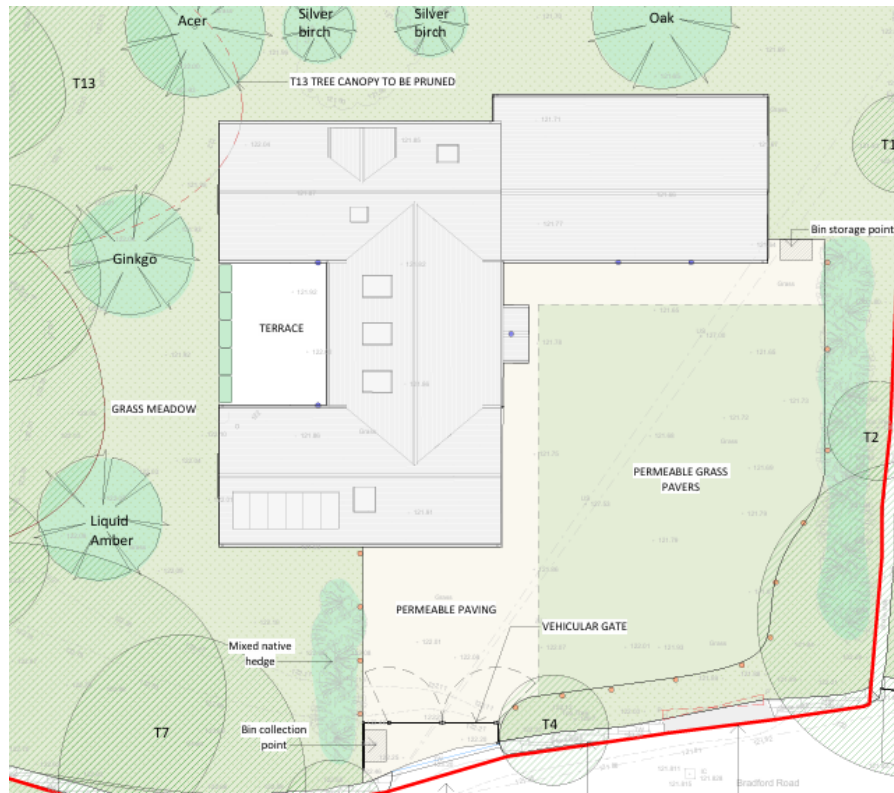


Figure 7: Proposed Site Layout

7.23 In terms of the evolution of the design, two other options were considered in depth but discounted for the site and are shown below.

7.24 The first option was not preferred due to its proximity to the eastern boundary and the issues it presented regarding overlooking of the neighbour's amenity space. The relationship with the garage did not comply with accessibility recommendations, and the scheme lacked a private amenity space that would not be overlooked.



Figure 7: Discounted design 1

7.25 The second option that was discounted because the house appeared to be too squeezed in, creating a dense composition of buildings. The garage was considered to sit too close to the boundary wall and neighbouring property.



Figure 8: Discounted design 2

- 7.26 The final proposed design subject of this application balances the desire to preserve the open character of the paddock with the need for private amenity space. The positioning of the building ensures there will be no negative impact on neighbouring properties. The design and materiality of the dwelling reflect and enhance the local distinctiveness of the Conservation Area through the use of natural stone, slate and high-quality oak detailing.
- 7.27 From a sustainability perspective, the southern gable houses the communal living spaces, ensuring these areas benefit from passive solar gains and natural daylight throughout the day. Similarly, the dining space occupies the western portion of the glazed link, which also benefits from rooflights for additional daylight penetration.
- 7.28 The house will comprise a sustainable dwelling with low energy demand, this will be achieved through a fabric-first approach, including a well-insulated envelope, high levels of air-tightness, and passive solar gains.
- 7.29 The design also includes on-site renewable energy generation through roof-mounted solar panels and a ground source heat pump.

Impact upon the Character and Appearance of the Area

- 7.30 The site is within the Winsley Conservation Area and is outside of but adjacent to (on the southern boundary) the Cotswolds National Landscape and the West Wiltshire Green Belt. There are no public rights of way crossing the site, so the main public views of the site are limited to the road along the southern boundary of the site.
- 7.31 The design of the improved vehicular access is shifted west on Bradford Road. The timber gates will maintain the rural character of the site and the existing entrance will be infilled with dry-stone walling as part of the boundary wall renovations.
- 7.32 The boundary walls are a key feature of the character of the site. The south and west boundaries, which front Bradford Road and the Seven Stars car park respectively, are formed by dilapidated low stone walls. These walls are currently overgrown with vegetation and in a state of disrepair. As part of the proposals, the applicants wish to rebuild and repair the dry-stone walls, finished with a 'cock and hen' capping characteristic of the area. This will make a positive contribution to the site, the streetscape, and the community assets of the village hall, bowls club and village pub.



Figure 9: Existing and proposed (example) boundary wall

- 7.33 The proposals are also accompanied by a landscape plan (including initial lighting details) (plan reference L114 P02). The landscape design maintains the rural and open nature of the paddock. Additional trees will complement the existing green coverage to the west and softly screen the dwelling along the north elevation. Hard landscaping will be kept to a minimum, ensuring the majority of the paddock retains a grass surface. Permeable paving will be confined to the rear courtyard and used to demarcate a pedestrian pathway from the entrance gate to the house. The driveway will be finished with permeable grass pavers to minimise surface erosion while maintaining a natural grass aesthetic.



Figure 10: Grass pavers example

- 7.34 Overall, owing to the carefully considered design, siting and use of materials, there are no adverse impacts associated with the scheme's impact on the character of the area that would be strong enough to justify refusing the application on this basis, and so the planning balance continues to firmly remain in favour of granting permission.

Impact upon Heritage Assets

- 7.35 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the local planning authority, in considering whether to grant planning permission and listed building respectively, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This requirement is echoed in Core Policy 58, which has regard to conserving the historic environment.
- 7.36 HPS have prepared a Historic Environment Desk Based Assessment that has directly informed and shaped the proposed development, and assessed the impact on heritage assets.
- 7.37 With regard to designated heritage assets, the site is situated to the southwest of the grade II listed Manor Farmhouse, southeast of the grade II listed Seven Stars Public House and within the Winsley Conservation Area. The site is also bordered by a group of non-designated heritage assets in the form of 19th century cottages associated with Manor Farm.
- 7.38 Due to the neglected nature of The Paddock, the development brings with it the potential to enhance and maintain a significant character area within Winsley Conservation Area. There is also the potential to restore the dry stone walling around the site and between The Paddock and the non-designated 33 Winsley Lane.
- 7.39 The key findings of the HPS report are as follows:
- The Statement of Significance states the traditional low drystone boundary wall makes a positive contribution to the character of the village, although the dilapidated nature of the boundary in places detracts from the significance of the feature. Whilst the former paddock makes a contribution, the plot does not enhance significant views within the Conservation Area and does not contribute to key views to, from or across designated and non-designated heritage assets which share the secluded setting.
 - Although the paddock has formed a part of the wider landscape character from potentially the late 18th century, the plot makes no notable contribution to the setting of the neighbouring listed buildings or to the non-designated heritage assets that border the Project Site. The development is considered to have a neutral impact on the character and setting of designated and non-designated heritage assets bordering the site.
 - The development will include the opportunity to reinstate the boundary walling in its historic style. The traditional drystone walling will further benefit from a future of upkeep and care associated with the maintenance of the property boundary. The overall impact is considered to be beneficial.
 - Impact to the special character of the Conservation Area is considered to be minor less than substantial harm, through the change of use of a former paddock which forms part of the wider landscape character.
 - Due to the modest size of the dwelling and low ridge height, the development is judged to have a neutral impact on the character and setting of designated and non-designated heritage assets that border the site.

- The development will require the change of use of a Post Medieval paddock within Winsley Conservation Area. This will result in a degree of harm judged to be at the lower end of less than substantial. The degree of harm should be weighed against the benefits of the scheme which include the provision of a high-quality new self-build dwelling within the core of the historic village and the sympathetic repair and future upkeep of a traditional low drystone wall.

7.40 Overall, the high-quality design together with the use of in keeping materials will ensure that the development will enhance the special character of the Conservation Area and preserve the setting of other heritage assets (Listed Buildings).

Residential Amenity

7.41 Core Policy 57 sets out the general principles for the design of development, including impacts on neighbours:

“vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution”.

7.42 The proposed site plan illustrates the relationship the dwelling would have to the nearest neighbours, with the photo below confirming there are no windows in the western elevation of the neighbouring property. There is also existing trees and a hedgerow which screens the site at ground floor level.



Figure 8: Photo showing nearest neighbours immediately to the west

7.43 In addition, the proposed street elevation (shown below) shows how the nearest neighbours would remain an appropriate distance from the dwelling, with the end of the triple garage being the closest element to their boundary. This is a single storey garage with no accommodation above, meaning the risk of any adverse amenity impacts are very low.

7.44 With regard to the nearest dwellings to the north-east, the proposed building has been sited appropriately towards the front of the Paddock so to preserve amenity levels. Additional trees are also proposed which will improve privacy for future residents and nearby occupiers to The Paddock.

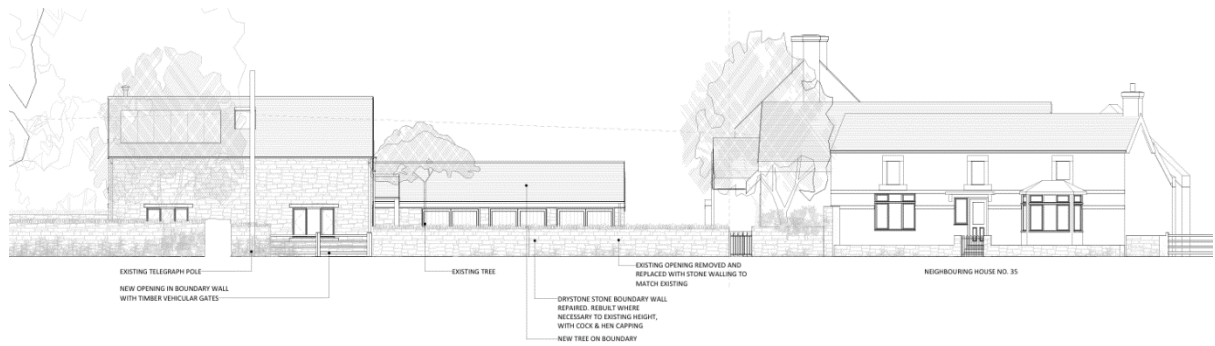


Figure 92: Proposed Street Elevation



Figure 10: Extract of Landscape Plan showing tree planting to the rear of the property

Considerations

7.45 National planning policy dictates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts on the road network would be severe.

7.46 Core Policy 61 requires new development to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

7.47 In this case, the development is located within a large village which is suitable for new development, as discussed earlier. In addition, a Transport Statement has been prepared by Connect Consultants which includes the following key points:

- The site is located within Winsley village, and the local pub, village hall, primary school, bus stop and train station are all accessible within walking and cycling distance.
- The area local to the site is conducive to cycling and there are good opportunities for residents to make their journey by bike.

- The bus stops local to the site are served by frequent bus services to a variety of destinations.
- Avoncliff rail station is also within walking/cycling distance.
- Local collision records indicate there is no existing road safety problem in the vicinity of the site.
- Overall, the site has a good level of accessibility by all relevant transport modes, thereby complying with local and national policies.
- The new access (moved circa 10m to the west) will improve access arrangements.
- Additional vehicle movements associated with the dwelling will be a negligible increase (7 movements a day on average).

7.48 Overall, the scale of residual impact cannot be considered severe when viewed in the context of the NPPF's test set out at paragraph 116 and there are no highways reasons to refuse this planning application.



Figure 114: Tracking Details extract

Ecology

7.49 National policy requires planning decisions to contribute to and enhance the natural and local environment, including through minimising impacts and providing net gains for biodiversity. Core Policy 50 ‘biodiversity and geodiversity’ requires developments to seek opportunities to enhance biodiversity whilst also incorporating measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

7.50 Luscinia Ecology have prepared a Preliminary Ecological Appraisal to inform the development. The Appraisal outlines how the development will avoid impacts on ecological features of importance through embedded mitigation and the overall impact on habitats will be at least neutral.

7.51 Mitigation and compensation is proposed in the form of a Sensitive Lighting Strategy (full details of which are to be secured via a planning condition) and precautionary measures at construction to protect badgers, bat flight paths and foraging habitat, and

hedgehogs. Various enhancements such as bird and bat boxes and dead hedges are also recommended. The client is willing to accept a condition that requires implementation of such enhancements.

- 7.52 The application is exempt from BNG requirements given it is a self-build proposal on a site less than 0.5ha. This is confirmed in the BNG Exemption Letter dated 7/5/25 that has been prepared by Luscinia Ecology and submitted with this application.

Trees

- 7.53 An Arboricultural Impact Assessment, Tree Protection Plan and Method Statement accompany this outline submission, prepared by NB Tree Management. The AIA confirms that there are 25 trees and 2 hedges on site as existing.
- 7.54 The proposals include the removal of 2 trees (both of which are Category U) and the planting of 11 new trees to complement the site layout, these new trees will provide an age and species diversity that will enhance the resilience of the existing tree canopy cover.
- 7.55 The AIA confirms that one tree will require pruning, for which a specification of work is included in Appendix 1 of the report. In terms of root protection area encroachment, the RPA of one ash tree will have encroachment from the new dwelling but it is extremely small, at 0.01%. Standard tree protection measures will be used.
- 7.56 As long as the AIA and the associated tree protection measures are secured by condition the development cannot be resisted on the grounds of having unacceptable impacts on trees.

Flood Risk & Drainage

- 7.57 The site is within Flood Zone 1 where there is a low risk of flooding from river and/or sea sources. The site is also not at risk of flooding from surface water.
- 7.58 The development will connect to the mains sewer system. Surface runoff will be disposed of to soakaways. If necessary, a drainage strategy can be dealt with via appropriate planning conditions.

8. Conclusions

- 8.1 The application seeks outline permission for one self-build dwelling with triple garage, landscaping and associated works including repairing stone walling around the site's boundaries.
- 8.2 There is an array of benefits associated with the proposal which confirm the tilted balance remains in favour of granting permission:
- Contribution towards housing supply, helping to address the substantial shortfall across Wiltshire;
 - Provision of a genuine self-build plot, contributing to addressing the shortage of this type of development;
 - Wiltshire Council will benefit from Council Tax payments;
 - Local businesses, shops and services will benefit from new household expenditure in the area.

8.3 This Planning, Design and Access Statement has demonstrated how the proposed development complies with all relevant planning policies and it is clear there are no adverse impacts arising from the development that would be capable of significantly and demonstrably outweighing the benefits of providing 1 self-build dwelling within the large village of Winsley.

8.4 In accordance with the NPPF, it is requested that outline permission is granted without delay.

List of Appendices:

Appendix 1 - Appeal decision 3349828

Appendix 2 - Appeal decision 3317252