



PLANNING STATEMENT

On behalf of: Mr and Mrs P Clayton & Mr and Mrs P Fish

Site: Land at Newlands Farm, Rodbourne Road, Corston, Wiltshire SN16 0HB

Proposal: Technical Details Consent for the erection of 2no. dwellings with associated access, parking, turning, landscaping and private amenity space – and removal of existing barns (following the approval of PL/2025/06697)

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1. Introduction

- 1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd (Fowlers) on behalf of Mr and Mrs P Clayton & Mr and Mrs P Fish to accompany the submission of a Technical Details Consent application relating to Land at Newlands farm, Corston:

‘Technical Details Consent for the erection of 2no. dwellings with associated access, parking, turning, landscaping and private amenity space – and removal of existing barns (following the approval of PL/2025/06697)’

- 1.2 This statement meets the requirement of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015.

- 1.3 The purpose of this statement is to explain the principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with, through:

- Explaining the design principles and concepts that have been applied to the development;
- Demonstrating the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explaining the policy adopted as to access and how policies relating to access in relevant local development documents have been taken into account; and
- Explaining how any specific issues which might affect access to the development have been addressed.

- 1.4 This Technical Details Consent proposes:

- Erection of 2 no. dwellings within a developable area of approximately 0.45 hectares;
- Erection of garages to serve the two new dwellings; and
- Creation of new landscape features.

- 1.5 The focus of this document is primarily issues surrounding access, layout, landscaping, appearance and scale as the land use, location and amount have already been approved under the Permission in Principle application, reference: PL/2025/06697.

2. Site Description

- 2.1 The site is located within the village of Corston, Wiltshire.
- 2.2 The 0.45-hectare greenfield site is located to the eastern side of the village and comprises an agricultural paddock. The paddock contains two agricultural buildings in connection with Newlands Farm. The site is bound by established hedgerow, tree planting and post and wire fencing.
- 2.3 An existing vehicular access is located off Rodbourne Road, to the south-west of the site. The access is constructed from hardstanding and is bound by a metal five-bar gate. The access currently serves the paddock, along with the wider land and farm buildings beyond.
- 2.4 The site is relatively flat, with some minor changes in levels throughout the site.
- 2.5 Corston benefits from a range of local services and facilities including All Saints Church, Corston and Rodbourne Reading Room, Radnor Arms Public House, Corston Recreation Ground and Corston's Nature Reserve.
- 2.6 Malsbury is located a short distance away - some 2.17 miles to the north of the site ¹ which benefits from local shops, restaurants and schools.
- 2.7 The nearest listed building is Firs Farmhouse which is located to the south of the site on the southern side of Rodbourne Road.
- 2.8 The site is not located within the National Landscape, nor is it located within a conservation area. The site is located in fluvial Flood Zone 1, with a low risk of surface water flooding.
- 2.9 Corston is served by the Coach Style bus service no.99 which runs between Swindon, Malmesbury and Chippenham. The service stops in Corston regularly, with buses arriving every hour. The nearest bus stops are Radnor Arm - located along Main Road some 462m to the west of the site.

3. Planning History

- 3.1 **PL/2025/06697** - Permission in Principle application for residential development of a minimum of 2no. dwellings and a maximum of 3no. dwellings. **Approved** 6 October 2025.
- 3.2 **PL/2022/01289** - Erection of 4no. new dwellings, 2no of which shall be affordable housing units. **Approved** 21 June 2023.

Outline planning permission was granted in June 2023 for 4no. units at Land at Newlands Farm.

The planning officer acknowledged that the Council could not demonstrate a 5-year housing land supply and that the provision of 2no open market dwellings would represent a benefit to the overall contribution to addressing the Council's housing shortfall and was given moderate weight.

In terms of sustainability, the officer noted that the site was located at the edge of a defined settlement, and was closely associated to existing residential development.

4. Proposed Development

- 4.1 This application seeks Technical Details Consent for the *‘Technical Details Consent for the erection of 2no. dwellings with associated access, parking, turning, landscaping and private amenity space – and removal of existing barns (following the approval of PL/2025/06697)’*.
- 4.2 This Technical Details Consent comprises the erection of 2no. dwellings following the approval of Permission in Principle application - PL/2025/06697.
- 4.3 It is proposed to demolish the existing barns to facilitate the erection of the two proposed dwellings at Newlands Farm.
- 4.4 Plot 1 will be located to the south of the site, whilst Plot 2 will be located to the north.
- 4.5 Plot 1 will be a two-storey dwelling, with a two-storey rear projection. The proposed dwelling will measure a main plan width of 11.3m, a main plan depth of 6m, with a height of 5.2m to the eaves and 8.5m to the ridge. The two-storey rear projection will measure a main plan width of 9.6m, a main plan depth of 7.8m, with a height of 4.9m to the eaves and 8.4m to the ridge.
- 4.6 The materials palette for Plot 1 consists of traditional local materials, including: stone under a slate tile roof – with stone cills and headers, with a painted timber canopy located to the south-east elevation.
- 4.7 Plot 1 will benefit from a single-storey, two-bay garage – located to the north-east of the site. The principal elevation of the garage will front south-west, allowing easy access for the parking and turning of vehicles when they enter the site. The proposed garage will measure 6m by 5.9m with a height of 2.3m to the eaves and 4.7m to the ridge. The garage will be constructed from brick, a hardwood timber frame and feather-edged timber cladding (natural stain) under a slate tile roof with hardwood timber doors.
- 4.8 The proposed dwelling extends to 230sqm (GIA), whilst the garage extends to 30.5sqm (GIA).
- 4.9 Plot 2 is slightly larger than Plot 1, and has been designed to look like a farmhouse that has evolved over time. The main plan of the dwelling is two-storey, with a single-storey projection located to the south-east – connected via a flat-roofed, central entrance hall.

4.10 In regards to proposed dimensions:

- Two-storey main plan – main plan width of 11.7m, a main plan depth of 8m and a height of 5.4m to the eaves and 8.6m to the ridge. A two-storey projection is located to the north-west elevation of the two-storey main plan – measuring 4.5m by 5.6m with a height of 7.4m to the ridge.
- Single-storey entrance hall – 3.9m by 5.3m with a height of 2.8m to the flat roof.
- Single-storey extension – a main plan width of 7.7m, a main plan depth of 15.6m and a height of 2.7m to the eaves and 7m to the ridge. A single-storey projection is located to the south-east elevation of the single-storey extension – measuring 5.6m by 6.2m with a height of 5m to the ridge.

4.11 Plot 2 will benefit from a single-storey, three-bay garage – located to the south-east of the site. The principal elevation of the garage will front north-west, allowing easy access for the parking and turning of vehicles when they enter the site. The garage will comprise two garage spaces and one open cartshed bay. The proposed garage will measure 9m by 5.9m with a height of 2.3m to the eaves and 4.7m to the ridge. The garage will be constructed from brick, a hardwood timber frame and feather-edged timber cladding (natural stain) under a slate tile roof with hardwood timber doors.

4.12 The proposed dwelling extends to 352sqm (GIA), whilst the garage extends to 46sqm (GIA).

4.13 Solar panels will be located to the roof of both proposed dwellings.

4.14 The existing access to the site will remain as existing, and the existing visibility maintained.

4.15 Sufficient parking can be accommodated for both dwellings, ensuring the Wiltshire Council Minimum Parking Standards are met for the development.

4.16 This application also proposes the retention of the existing landscape features on site, and provides opportunities to further enhance the site – through the submission of a landscape proposals scheme by ACLA.

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.

5.2 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

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

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

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

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

National Planning Policy Framework (NPPF)

- 5.6 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

Principle of Development

- 6.1 A presumption in favour of sustainable development is central to the Framework in delivering the economic, social and environmental roles underpinning the document, as outlined in paragraph 8. The policies of the Framework, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system.
- 6.2 Paragraph 11 of the Framework confirms local planning authorities (LPAs) should positively consider *'approving development proposals that accord with the development plan without delay'* unless material considerations indicate otherwise.
- 6.3 In line with CP1, Core Policy 2 (the delivery strategy) seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 42,000 homes within Wiltshire. The proposed development will make a contribution towards meeting the minimum housing requirement.
- 6.4 In this case, the principle of development on the site has already been established under Permission in Principle application PL/2025/06697 – for the erection of 2-3 dwellings (October 2025).

Character and appearance

- 6.5 Core Policy 57 advises that *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality'*.
- 6.6 The proposed development comprises the erection of 2no. dwellings on Land at Newlands Farm, with associated access, parking, landscape and garden curtilage.
- 6.7 The dwellings have been designed to be a traditional form, and look like they have evolved over time. Both dwellings have been constructed from traditional local materials – which accords with the high-quality design requirements of the CS.

- 6.8 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 161 to confirm the planning system should support the transition to a low carbon future in a changing climate.
- 6.9 The two proposed dwellings have been designed to be two-storey, sited centrally within their plots – and both benefit from detached garages. There is sufficient space within each garage to house an EV charging point for both dwellings.
- 6.10 Both dwellings will benefit from solar panels on the rear roof-slopes to ensure sustainable construction methods are followed.
- 6.11 The existing access point will be retained and the current visibility maintained. Two parking spaces are provided for Plot 1 and three parking spaces are provided for Plot 2 – in line with the Wiltshire Council residential parking standards. Sufficient space is available within the curtilage of the proposed dwellings for the turning and parking of additional vehicles.
- 6.12 New landscaping is proposed on site – with full landscaping details submitted in support of this application.
- 6.13 It is considered that the proposed dwellings are wholly in keeping with the surrounding area and would enhance the character and appearance of the site.

Residential amenity

- 6.14 Criteria (vii) of Policy CP57 requires new development to *'have 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 (e.g. light, intrusion, noise, smoke, fumes, effluent, waste or litter)'*.
- 6.15 Principle H1 of the National Design Guide (2021) confirms good design promotes quality of life for the occupants and users of buildings.

- 6.16 In terms of outdoor amenity space for the occupants of the new dwellings, there is sufficient space within the site for private amenity space to be created for the two proposed dwellings. The proposed gardens will be bound by new close boarded fence, with areas of native hedgerows and new tree planting.
- 6.17 It is considered that there is sufficient separation distance between Plot 1 and The Old Forge House to the south of the site. There is opportunities to further enhance the site boundary with landscape planting to provide a high-level of screening to ensure there is limited inter-visibility between the neighbouring dwellings. Consequently, it is considered that no harm associated with loss of privacy would arise.

Access and Highways

- 6.18 Access to the site will be taken directly from the existing track which serves the existing farm. A new driveway will be taken directly off this existing access track to the east to serve each of the new dwellings. Given the nature and scale of use of the access, this is not considered to represent any material change over the existing use.
- 6.19 As outlined in the sections above, the proposed development can accommodate sufficient levels of car parking, along with areas of appropriate turning space for vehicles – which is wholly in accordance with the residential minimum parking standards.
- 6.20 There is sufficient space within the proposed garages for cycle provision, along with EV charging points.
- 6.21 Sufficient visibility splays can be achieved at the existing access point.
- 6.22 Corston is served by the Coach Style bus service no.99 which runs between Swindon, Malmesbury and Chippenham. The service stops in Corston regularly, with buses arriving every hour. The nearest bus stops are Radnor Arm - located along Main Road some 462m to the west of the site – which is sufficient walking distance from the site.

Trees

- 6.23 CP51 states *‘Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while*

any negative impacts must be mitigated as far as possible through sensitive design and landscape measures’.

- 6.24 An Arboricultural Impact Assessment and Method Statement has been prepared by Naturally Trees Ltd to determine the impact of the development upon the existing trees on site.
- 6.25 No trees are proposed to be removed to facilitate the proposed development and the proposed demolition and construction will not impact on the root protection areas of the retained trees.
- 6.26 The report confirms that if the recommendations of the report are followed, the impact of the demolition and construction can be actively managed to be low.

Ecology

- 6.27 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.
- 6.28 Policy CP50 advises that *‘development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.’*
- 6.29 A PEA has been undertaken by All Ecology Ltd to support the application. The report confirms the following:
- Bats – The buildings do not provide any potential for roosting bats. Bat are likely to forage over the site and adjacent areas. No further bat activity surveys deemed necessary provided a suitable lighting strategy is implemented.
 - Birds – Nesting and foraging opportunities are present across the site. Any vegetation removal and building demolition should commence outside the bird nesting season unless a pre-works survey confirms absence. The proposed landscape scheme should ensure there is no overall loss of foraging and nesting

habitats and the new buildings provide an opportunity for providing nesting boxes for species such as Swifts and House Sparrows.

- Reptiles - Reptile habitat is present in the areas of tall ruderal, grassland and scrub edge. A reptile survey will be required to determine presence/absence.
- Amphibians – There are no ponds on site; however, there is one pond 64 m to the south and there are no significant barriers to dispersal. The pond is located on private land and access to carry out a HSI Assessment was not possible.

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

6.31 The proposed development is Self-Build – meaning that a Biodiversity Net Gain assessment is not required.

Energy and Sustainability

Energy

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

6.33 Solar Panels are proposed to be installed on the roof-slope of both dwellings.

Water

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

Drainage

6.35 All surface water will drain away to soakaways. The proposed dwellings will connect to the existing mains drainage.

7. Conclusion

- 7.1 This Statement outlines the reasons why the local planning authority should grant Technical Details Consent.
- 7.2 The site benefits from Permission in Principle to create 2-3 new dwellings upon the site in the countryside, and this application seeks permission for a sympathetic design scheme for the erection of 2no. dwellings.
- 7.3 The LPA does not object to the principle of development on this site, and it is considered that the layout and design of the development is in keeping with the character and appearance of the locality, resulting in no adverse impact on the landscape character of the area.
- 7.4 Taking account of the proposed biodiversity and landscape enhancements, the proposed development can be undertaken in compliance with the relevant guidance and policies within the Framework and the Wiltshire Core Strategy.
- 7.5 In terms of any adverse impacts, there would be no technical or environmental harm arising from policies of the development plan, which are consistent with the Framework.
- 7.6 The development would add positively to the supply and housing in the area in support of the Government's objective of significantly boosting the supply of homes.
- 7.7 The Applicant welcomes the Councils support for this planning application.