



Planning

Planning Statement

Client:

Kate Scruby

College Farm House

Pewsey Road, Upavon, Pewsey, Wiltshire, SN9 6DT

Erection of Solar Array

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Appendix 1 - APP/B3030/W/21/3279533

1. Introduction

- 1.1 This statement is produced to support a planning application for erection of a solar array at Land adjacent to College Farm House, Pewsey Road, Upavon, nr Pewsey, Wiltshire SN9 6DT.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Tuttle Architectural Services, G Tree Ltd:
- 1:1250 Existing Site Location Plan
 - 1:500 Existing Block Plan
 - 1:1250 Proposed Site Location Plan
 - 1:500 Proposed Block Plan
 - 1:200 Existing Site Plan
 - 1:200 Proposed Site Plan
 - 1:250 Tree Constraints Plan
 - 1:250 Arboricultural Impact Assessment
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site lies adjacent to College Farm House, a Grade II Listed Building which comprises an extensive residential curtilage with associated agricultural paddocks. The site falls within the Upavon Conservation Area.
- 2.2 The northern perimeter of the site is bound by a Public Right of Way UPAV10, and the East and South boundaries comprise High Street and Jarvis Street respectively, with the North and Western boundaries being bound by residential properties.

3. Planning History

- 3.1 Application Ref: PL/2023/02516 – Discharge of condition 3 – Bricks, of planning application PL/2022/06844 (single storey side extensions, internal alterations, replacement windows and doors, repair and refurbishment, ground mounted solar panels, ground mounted air source heat pumps, and entrance gates) – Granted 23/05/2023
- 3.2 Application Ref: PL/2022/06844 - Single storey side extensions, internal alterations, replacement windows and doors, repair and refurbishment, ground mounted solar panels, ground mounted air source heat pumps, and entrance gates – Granted 14/03/2023
- 3.3 Application Ref: PL/2022/07231 (Listed Building Consent) – Single storey side extensions; internal alterations; replacement windows and doors; and repair and refurbishment – Granted 22/02/2023
- 3.4 This application seeks to alter the position of the solar array as approved in application ref: PL/2022/06844 which was sited to the north eastern corner of the plot, above the walled garden as indicated below.

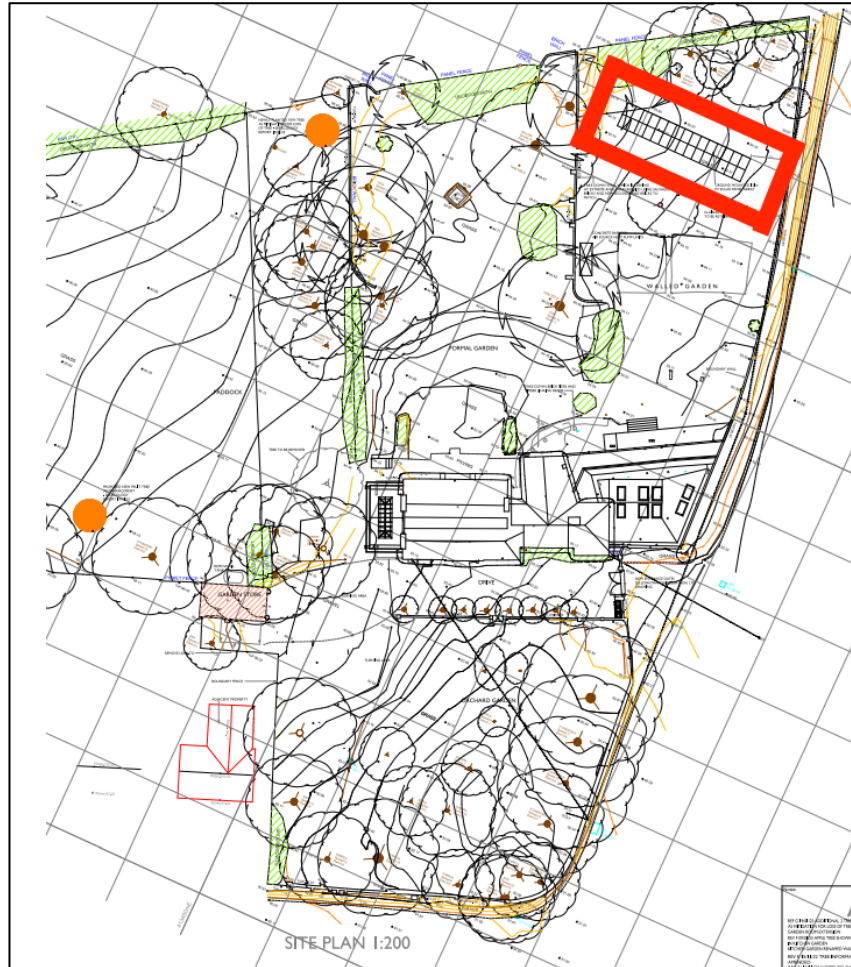


Figure 1 – Approved site plan for application ref: PL/2022/06844 with the solar array highlighted red



Figure 2 – Proposed Site Plan showing solar array highlighted red

- 3.5 By way of comparison, the proposal seeks to relocate the solar array further to the west of the site as shown above in Figures 1 and 2.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposal seeks for the erection of a ground mounted solar array and associated pumping station to the north west of the site.
- 4.4 Typically, solar array applications take the form of long term temporary consents. This is the situation here and the lifespan of the development can be controlled by condition in the event of a grant of planning permission.
- 4.5 **Layout and Scale:** The solar array is to measure 35m in width and will be set back from the northern boundary by 5m, the pumping station will be located adjacent to the solar array.
- 4.6 **Landscaping:** The proposed solar array seeks for the planting of mixed native hedging as well as a 1.8 metre hazel hurdle fence to screen the proposal from the Grade II Listed Building.

- 4.7 **Appearance:** The ground mounted solar array is to comprise the Park Tegra Ground Anchor model, for which a visual brochure is submitted alongside this application.
- 4.8 **Access & Parking:** The proposal will not result in any changes to the existing access and parking arrangements.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 39 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 124 of the NPPF comments that planning should "promote an effective use of land" in "meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions".
- 5.3 Paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 131 identifies that "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

- 5.5 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, the relevant Development Plan Documents comprise the following:
- Wiltshire Core Strategy (2015) ('WCS')
- 5.6 NPPF Paragraph 167 states that local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).
- 5.7 NPPF Paragraph 168 goes further and states that when determining planning applications for renewable or low carbon development, decision makers should take into account a number of points.
- 5.8 Point a.) does not require applicants to demonstrate the overall need for renewable or low carbon energy, and give **significant** weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future; and
- 5.9 Point b.) recognises that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.
- 5.10 The proposed solar array is positioned within an agricultural field in close proximity to the residential curtilage of College Farm House.
- 5.11 Whilst the proposal site is bound on three sides by the settlement boundary, the site itself is identified to fall within the countryside, as shown by Figure 3.



Figure 3 – Wiltshire Council Settlement Boundary Map showing Settlement in blue and Countryside in grey, with the site highlighted in red

- 5.12 The proposal site falls outside of the confines of the settlement boundary and as such will be subject to impacts upon the character of the area and residential amenity.
- 5.13 Furthermore, pre-application response ref: ENQ/2024/00369 states that:

'It is noted in this case that the solar panels would be sited within an adjacent paddock as opposed to within the residential curtilage of the dwelling, however this is not considered unacceptable in principle due to its location close to the existing residential curtilage, it being a small parcel of land whilst improving the energy performance of existing buildings. The acceptability of this location lies with the impact upon the design and visual impact.'

- 5.14 The proposal is therefore considered to accord with WCS Policy 42: Standalone renewable energy installations.
- 5.15 This states that proposals for standalone renewable energy schemes will be supported subject to resolution of site specific site constraints.
- 5.16 The policy details a number of constraints that then must be assessed, these related to landscape impact, residential amenity, biodiversity and impact the transport network amongst others. These matters will be discussed in more detail below. However, in summary, it is considered that the proposed development is acceptable in principle.
- 5.17 For the reason set out above, the proposed development is considered acceptable in principle.
- 5.18 **Other material considerations:** Wiltshire Council acknowledged a climate emergency in 2019 and are currently seeking to make the county of Wiltshire carbon neutral by 2030 through the adoption of a climate strategy which fosters a community led approach.
- 5.19 The August 2024 report on this states that *'the introduction of solar panels not only makes local residents' homes comfortable, healthy and warm but also seeks to save money for the residents and reduce carbon emissions.'*
- 5.20 The Climate Strategy further discusses that next steps in order to reach carbon neutral by 2030 includes supporting residential retrofit through advice and targeted projects such as Solar Together and HUG.
- 5.21 The Solar Together Scheme has also seen the installation of 1,581 solar panels across Wiltshire and Swindon with an 8,993 tonne estimated CO2 saving over 25 years.

- 5.22 In addition to this, the UK Government recently published the Solar Road Map Strategy (June 2025). Amongst other things, this document highlights the importance of solar to tackling matters such as climate change and providing economic opportunities.
- 5.23 The report goes on to outline how there is an ambition to grow solar's contribution to the UK energy mix from 18 GW today to 45-47 GW by 2030. It is important to not understate the contribution of small scale solar PV to this aim, with small scale projects helping to infill overall supply whilst large scale schemes for the wider community come on grid.
- 5.24 Further studies by Government Organisations such as Office for National Statistics concluded in a research project in August 2022 that householders are the biggest emitter of greenhouse gases, accounting for 26% of total emissions in the UK. The proposed array would help to cut the emissions of the existing residential property, contributing to addressing this aim.
- 5.25 In their progress report to Parliament on reducing emissions from the Climate Change Committee (June 2025), the committee highlight that in order to achieve wider Government aims such as the Clean Power Action Plan 2030, the operational capacity of renewables (including solar) need to more than double by 2030.
- 5.26 The report also notes that in relation to electricity supply more widely, *'the roll out of solar appears to be significantly off track and will need to improve to deliver its contribution to a decarbonised electricity system.'*
- 5.27 Given this statement, the contribution of small schemes such as this are placed in even more focus given they even a small contribution to overall supply of low carbon energy will help to address a deficiency which exists in the wider electricity supply system.

- 5.28 More widely, the United Nations Sustainable Development Goal 7 is material consideration within this appeal. This states that access to affordable, reliable, sustainable and modern energy for all should be ensured. The UN website on this goal states that whilst total renewable energy consumption increased between 2010 and 2019 – the share of renewables in total final energy consumption is only 17.7%. This further emphasises the need for all types of renewable energy applications to be supported by Local Planning Authorities where their impacts can be made acceptable.
- 5.29 The importance of these material considerations contribute to the overall acceptability of the proposal and will be discussed in more detail elsewhere in this report.
- 5.30 **Character and Appearance of the Conservation Area:** WCS Policy 57 states that a high standard of design is required in all new development, 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 complementary to the locality.
- 5.31 The site's location within a Special Landscape Area is a key consideration when looking at the character implications of the proposed array. It is important to note the similarities between the array proposed as part of this application and that approved as part of the previous application.
- 5.32 The proposal is located within a Special Landscape Area and so it is reasonable to assume that the character implications of the proposed development would be somewhat similar.
- 5.33 It is noted that the solar array location is in a more visible location compared to the previously permitted scheme, however alongside appropriate screening measures that the applicant is agreeable to

being controlled via condition, any harm to the character of the area can be mitigated.

- 5.34 The WCS Strategy defines a Special Landscape Area as a '*non-statutory landscape designation defined by a local authority*'. As such, this is not a nationally designated area such as a National Landscape, and accordingly should be afforded lesser weight in the planning balance due to its non-statutory nature.
- 5.35 This approach is supported by NPPF Paragraph 188. Notwithstanding this, the proposed development would effectively take the form of a long-term temporary permission, whereby the panels would be removed following their usefulness diminishing.
- 5.36 In line with this, any impact on character would be temporary and alongside potential screening, any harm consequentially reduced.
- 5.37 With regards to the positioning of the solar array, this has been positioned to leave a sympathetic distance between the array and the host dwelling as to reduce any undue impacts upon the setting of the Listed Building. By virtue of its distance, the openness of the agricultural land and wider countryside is respected, whilst continuing to demonstrate a connection to the residential dwelling and associated curtilage which the renewable energy installation seeks to serve.
- 5.38 The site also falls in close proximity to a Public Right of Way to the north. In order to preserve the views of the countryside and retain the rural character of the Public Right of Way, extensive screening is proposed both through the introduction of additional planting, and through the erection of willow hurdle fencing at a height of 1.8m. The applicant is agreeable to this being secured by condition in the event of the grant of planning permission.

- 5.39 WCS Policy 52 refers to green infrastructure and states that development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Owing to its close proximity to a public right of way, the proposed screening seeks to ensure the protection of the green infrastructure network to both maintain and improve the quality of the routes.
- 5.40 Notwithstanding the above, if the Council consider that any landscape harm is generated by the proposal, appeal reference APP/B3030/W/21/3279533 is of relevance which comprised an allowed appeal for the erection of a solar farm and battery storage station in Southwell, Nottinghamshire.
- 5.41 Paragraphs 22 and 23 of the appeal statement note how the effectiveness of landscape mitigation over time will increase as elements grow to provide further screening. Paragraph 22 states that '*you cannot make an omelette without breaking a few eggs*', suggesting that any landscape harm caused by development would be successfully mitigated over time as associated landscaping has matured.
- 5.42 Reflecting on the above, by virtue of its relative size, low-lying nature and subservience to the host dwelling, the proposal is not considered to bring about any harmful impact the landscape character of the area. If any harm is generated, it is considered that this is acceptable on balance given the wider material considerations.
- 5.43 **Heritage Matters:** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 requires local planning authorities to designate 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' such as Conservation Areas. In line with this, the proposed

development would need to respect the special historical character of the area.

- 5.44 NPPF Paragraph 207 states that in determining local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.45 As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 5.46 The site is located within the Upavon Conservation Area. The Conservation Area Appraisal discusses the site as the *'paddock north of Jarvis Street'* and states that *'the paddock to the north of Jarvis Street adjoining College Farm may also be vulnerable to future development in depth.'*
- 5.47 It goes on to state that *'Jarvis Street is traditionally only suitable for development along the frontage and the steep bank levels make this difficult if the character is to be preserved.'*
- 5.48 In relation to College Farm House, the Conservation Area appraisal states that *'College Farm was so called because of its one time ownership by a Cambridge College. A group of farm buildings around a yard once stood behind the wall on Jarvis Street but the site is now an orchard. The farmhouse is interestingly of four build periods; first is 17th century in the centre, second is an 1810 large scale double*

banked main block to the west, third is a single bay late 18th century block to the east and to the rear a 19th century extension. All are of red brick and thatched. The timber lattice windows to the main block are unusual although the same type is also to be found at 'Grey Flags' off the Pewsey Road to the north. Principle windows to the rear are large tripartite sashes while to the front a mixture of casements predominate.'

- 5.49 The comments of the Conservation Officer from the pre-application are noted. However, they do not identify the level of harm to the Conservation Area proposed by the proposal just that the work required to bring the proposal forward would harm 'the character of the Conservation Area'. It remains that Applicant's view that the proposed development does not cause harm to the Conservation Area or Listed Building.
- 5.50 The proposed development location has been carefully considered in light of this and alongside screening, is not considered to harmfully impact the setting of the Listed Building or the Conservation Area. It is important to note that an array has previously permitted within the Conservation Area and setting of the Listed Building and was deemed to be acceptable.
- 5.51 Alongside this, NPPF Paragraph 210 states that Local Planning Authorities take into account the following factors when determining applications:
 - 5.52 A) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
 - 5.53 B) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality

- 5.54 C) The desirability of new development to make a positive contribution to local character and distinctiveness
- 5.55 In response to these points, the proposed array would provide the main residential property with environmentally friendly power, helping to ensure the historic property is equipped to deal with the challenges of 21st Century living such as climate change and volatility in energy prices. The proposed solar array would feed into the wider sustainability of the dwellinghouse, providing further benefits in light of those discussed elsewhere in this statement.
- 5.56 If the Council are of the view that the proposal brings about harm, firstly – this should have been identified within the pre-application in relation to the level of harm.
- 5.57 Based on the assumption that the Council consider there is less than substantial harm – NPPF Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.58 There are a number of public benefits associated with the proposal which allow the proposal to be acceptable and will be discussed in the ‘Conclusion and Planning Balance’ section below.
- 5.59 The conclusion on the statutory test to preserve or enhance the Conservation Area and the setting of the Listed Building is that the development results in less than substantial harm. As such, the development is considered acceptable in heritage terms.
- 5.60 Core Policy 58 seeks to ensure the conservation of the historic network. The subtext of the policy goes on to state that designation of a conservation area, listed building, or scheduled ancient

monument does not preclude the possibility of new development and the council is committed to working pragmatically with owners to find positive solutions which will allow adaptation of such buildings to reflect modern living aspirations. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area of building, ensuring that the form, scale, design and materials are complimentary to the historic context.

- 5.61 Throughout the course of the pre-application the Conservation Team was consulted. In discussing the solar array their comments are as follows:

'The house enjoys three very large garden spaces, two to the north and one to the south, in addition to the field to the NW. The discreet position of the previously approved solar array within the NE walled garden makes a lot more sense regarding the use of land and would have no visual impact whatsoever, whereas the revised proposal would abut the PROW along the north side and involve screening fences and hedging to reduce its visibility, introducing development into an open field, rather than residential curtilage, that work itself harming the character of the Conservation Area. The design and need for a 'pumping station' is unclear.'

- 5.62 Whilst the above comments are noted, prior comments from the Case Officer received throughout the course of the pre-application identify that the proposed screening would 'likely mitigate the visual impact of the solar array', hence the proposal is demonstrated to comply with Core Policy 58.

- 5.63 **Residential Amenity:** Pre-application response ref: ENQ/2024/00369 states that the proposed solar array poses no concerns with regards to overlooking, light blocking or oppressive

environment concerns by virtue of its low level prominence and non-habitable structure.

- 5.64 Furthermore, a glint and glare assessment was found to be unnecessary owing to the proposed screening and the positioning of the solar panels.
- 5.65 WCS Policy 42 makes explicit reference to the need for the proposal to demonstrate how residential amenity, including noise, odour, visual amenity and safety have been taken into account. WCS Policy 57 states that a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. The proposal is demonstrated to accord with Policy WCS 57 through ensuring that the amenity of both future occupiers of the Listed Building, users of the public right of way and neighbouring residents.
- 5.66 **Trees and Landscaping:** The proposal seeks for the planting of 7 additional planted trees across the site, concentrated to the northern boundary above the proposed solar array as to screen the array from the Public Right of Way to the North.
- 5.67 **Transport and Parking:** The proposal does not seek to alter existing access and parking arrangements on site. A Construction Method Statement could be secured by condition in the event of a grant of planning permission if the Council deem it necessary.
- 5.68 It is proposed that the array would be brought to site utilising the main drive that serves the existing property.
- 5.69 This would then provide access to the Paddock into which the array would be located.
- 5.70 As any equipment would utilise the existing drive, the highways impact would mean the proposal is unlikely to lead to any cumulative

effects on the local highway network in line with **WCS Core Policy 42.**

- 5.71 **Drainage and SuDS:** The site falls within Flood Zone 1, at the lowest risk of flood potential.
- 5.72 **Contamination:** The site is not known to be contaminated. If concerns are raised as part of the application, this could be controlled via condition in the event of a grant of planning permission.
- 5.73 **Archaeology:** The site is not known to fall within an area of archaeological potential. In the event of the grant of planning permission, it is considered that this could be conditioned if necessary.
- 5.74 **Ecology and Biodiversity:** The application is submitted alongside a Preliminary Ecological Appraisal and a Preliminary Roost Assessment prepared by ABR Ecology.
- 5.75 The assessment confirms that no further surveys are required. Baseline habitat units on site are 0.69 units and 0.90 hedgerow units, it is anticipated that a net change of +0.08 habitat units and +0.10 hedgerow units will be generated post development equating to a +11.42% increase in habitat units and a +11.79% increase in hedgerow units.
- 5.76 This allows the proposal to accord with WCS Policy 50 which states that all development should seek opportunities to enhance biodiversity.

6. Conclusion

6.1 For reasons set out in this statement it is considered that the appeal proposal adheres to relevant development plan policies and gains further support from national guidance in the form of the Framework. However, Section 38(6) of the Planning and Compulsory Purchase Act 2006 states that all planning applications should be determined in accordance with the relevant development plan documents ***unless material considerations indicate otherwise*** [emphasis added].

6.2 As such, if the Council are of the view that the scheme does not accord with the development plan policies, it is important to consider whether they are acceptable on balance.

6.3 For ease, I have adopted the following weighting descriptions in order of significance:

- Great
- Significant
- Moderate
- Little to no
- Neutral

6.4 The harms identified are as follows:

Matter	Great	Significant	Moderate	Neutral/little to no
Impact to the Character of the Conservation Area and setting of the	x			

Listed Building				
Impact on Area of Special Landscape			x	

6.5 The following benefits are identified:

Matter	Great	Significant	Moderate	Neutral/little to no
Connection to keeping College Farm House – keeping the property in its optimum viable use	x			
Provision of low carbon energy		x		
Social		x		
Environmental (including wider benefits beyond provision of low carbon energy ie./ international obligations)	x			

Policy compliance	x			
Economic			x	

- 6.6 Great weight has to be attributed to the 'less than substantial' harm identified as part of the scheme. However, National policy states that where less than substantial harm is identified, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its viable use.
- 6.7 The harm to the significance is considered to be at the lower end of the scale. The rationale behind this is that the proposed development will be significantly screened from the surrounding area.
- 6.8 Moderate weight is attributed to the harm caused to the local landscape designation in line with national policy. The wider field would be retained and with screening, the proposed development would sit well within the landscape. The level of harm is also tempered by the temporary nature of the panels.
- 6.9 Alongside this, the proposal would bring about solar PV panels. National Policy states that in determining planning applications, **significant** weight should be attributed to the need to support energy efficiency and low carbon heating including solar panels. In light of the material considerations outlined above, the importance of this microgeneration solar proposal should not be understated given the rapid upscaling that needs to take place over the next few years to meet both local and international targets.
- 6.10 Alongside this, it is important to consider the wider aims of the planning system. NPPF Paragraph 8.c) outlines the environmental aims of the planning system and states that the planning system should look to protect and enhance our natural, built and **historic environment** [my emphasis].
- 6.11 Further to the above the proposed development would contribute to the wider useability of College Farm House for 21st Century living.

- 6.12 Given the array would form a long term temporary consent, the weight attributed to any harm would also be tempered given the proposal would be removed at the end of its useful life and the paddock returned to its existing use.
- 6.13 In addition to this, housing proposals provide a key economic and social foundation on which the occupants can build from. A high-quality foundation on which the prospective occupiers can build from will allow them to maximise their full potential, benefitting the wider community.
- 6.14 For the reasons detailed above, the benefits of the proposed development are considered to significantly and demonstrably outweigh any harm.
- 6.15 As such, should the Council consider the proposal does not accord with the development plan, the scheme is acceptable on balance, allowing the proposal to proceed.

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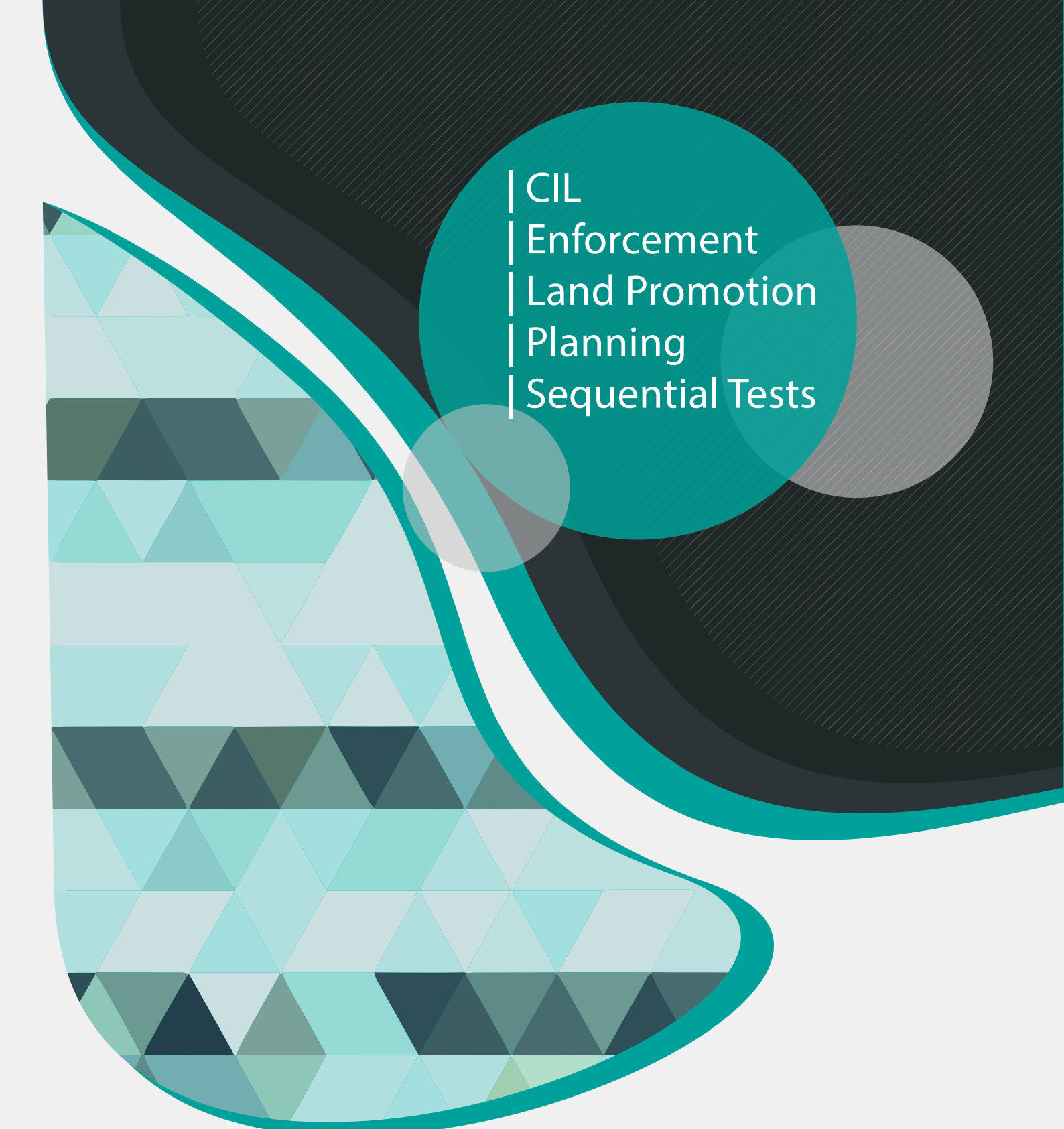
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