

APPLICATION FOR OUTLINE PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09813
APPLICATION TYPE:	Outline Planning Permission
SITE ADDRESS:	Pinchmore Buildings, Nr Willesley, Wiltshire, SN16 0PA
DEVELOPMENT DESCRIPTION:	Outline application for 1no rural workers dwelling – all matters reserved save for access
RECOMMENDATION:	Outline planning permission be GRANTED

PROPOSAL

This scheme is requesting outline permission for the change of use (CoU) of land to residential (C3) and the erection of a detached 4+bedroom property to be constructed and occupied as a rural worker's dwelling required in association with the running of 'Tangent Estates Limited'.



Figure 1: partial extract of location plan

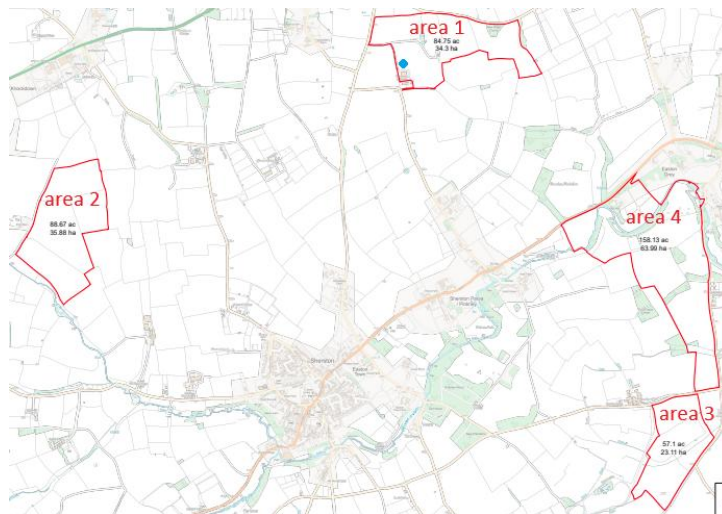


Figure 2: partial extract of holdings (red) & site (blue)- some annotations added

The provided detail indicates that the extent of the holding associated with 'Tangent Estates Limited' totals 157.28Ha split between 4 areas; the dwelling is proposed to be located north of agricultural buildings within the area annotated as a blue dot on figure 2, within 'area 1'.

The application form indicates that the pre-development biodiversity value of onsite habitats was calculated as 0.23 on 04.12.2025 and that the scheme would meet the requirements for providing biodiversity net gain (BNG).

Confirmation was received on 05.01.2026 that all matters are reserved save for access. A location plan (partially extracted above as figure 1) has been provided which indicates that access is being proposed via a private access track connected to classified 'Tetbury Road'.

SITE DESCRIPTION

The site is wholly within open countryside for planning purposes, more than 1.8km north of the defined framework boundary for Sherston. The site, and all 4 land areas shown as being associated with 'Tangent Estates Limited' (figure 2 above) are also wholly within the Wiltshire Council authority area; however, the surrounding agricultural land comprising 'area 1' associated with 'Tangent Estates Limited' is directly south of the Wiltshire/Cotswold authority boundary. The wider area affecting both sides of the boundary have a similar rural agricultural character and some roads cross the boundary line which results in some degree of visual and spatial connection.



Figure 3: aerial view (2024) of site (red) approximate extent of 'area 1' (blue) and authority boundary (black)

Notwithstanding that the dwelling has been suggested as necessary to serve the business needs affecting 'area 1', and the close spatial relationship between area 1 and the neighbouring authority, there is no development being proposed under this application which would result in the intensification of (or change to) the business use of the wider land at 'area 1', the dwelling will be more than 200m from land within Cotswold District authority area with no part of the development area (including access) crossing the authority boundary; as such, the scale and nature of the scheme is not anticipated to materially impact land use, infrastructure or environmental assets etc. within neighbouring jurisdictions.

Furthermore, notwithstanding that the application form indicates that the full site measures 500m²; plans indicate that application site is approximately 1.14acres of agricultural land (approximately 0.27acres proposed for residential use with the remaining available for BNG provision). The land is currently undeveloped and can be accessed via an existing private track. The private track is connected both at the west, to classified C-road 'Tetbury Road', and to the south, to an unclassified single-track road. The wider topography surrounding the site is fairly flat but natural planting means that public visibility of the site from either road is limited; an existing Public Right of Way (PRoW) 'SHER7' runs directly adjacent to the site, however, and the site is visible from this vantage point.



Figure 4: photo (ecological appraisal) of access track & PRow



Figure 5: street view (google 2019) of access

The site is part of a wider parcel which has a likely agricultural land classification of Grade 3 and is within the Cotswold National Landscape (NL), part of the wider 'Dip-slope lowlands' character area. Whilst the Willesley Conservation Area (CA) is less than 300m west of the site, and the wider area has some archaeological potential, the site is not within the CA and is not listed or otherwise protected as a historic asset.

An unaccompanied site visit was carried out, and cattle were observed in the nearby barns that are within the applicants ownership, close to the proposed location for the dwelling. It was also observed that there are overhead lines (OHL) that run over the adjacent land; however, it does not appear that these cross the application site at any point. The site and wider area have been identified by the environment agency as being in flood zone 1 (in an area at the lowest risk of flooding from rivers and seas) and the Councils strategic flood risk assessment (FRA) as being at low risk of surface water flooding.

RELEVANT PLANNING HISTORY

Relevant planning history at the site:

None

Relevant planning associated with 'area 1':

- Permitted Development Notification N/03/01671/AGN was acknowledged on 14.07.2003
- N/03/02641/FUL refused permission for *proposed new farm livestock building* on 22.01.2004
- N/04/02086/FUL granted permission for an *agricultural livestock building* on 03.11.2004
 - o N/05/02156/S73A requesting changes to N/04/02086/FUL was withdrawn prior to determination

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP13: Spatial Strategy for the Malmesbury Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP48: Supporting Rural Life
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risks

Saved Policies of the North Wiltshire Local Plan (NWLP)

- H4: Residential Development in Rural Areas
- NE14: Trees, Site Features and the Control of Development

Sherston Neighbourhood Plan (NDP)

- Policy 3: High Speed Broadband

Wiltshire Local Transport Plan (LTP4)

- Parking standards (LTP3)

The Wiltshire Housing Site Allocations Plan (WHSAP)

Wiltshire Design Guide (WDG)

Waste storage and collection: guidance for developers 2011

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

Countryside and Rights of Way Act 2000 (CROW)

Cotswolds AONB Landscape Strategy and Guidelines

- LCT 11: Dip-Slope Lowlands

National Planning Policy Framework (NPPF)

Planning Policy Guidance (PPG)

- Technical housing standards

HOUSING LAND SUPPLY

The Councils Housing Land Supply (HLS) Statement (base date: April 2024) was published in June 2025 and covers the HLS for Wiltshire and each Housing Market Area within Wiltshire as set

out in the WCS. The HLS position identified under section 6 of the statement expresses that the current number of years deliverable supply is 2.42 years.

Briefing Note (No. [25 – 04](#)) dated 18.06.2025 reiterates that position and states under section 2.3 that: *The council cannot demonstrate the requisite five-year housing land supply. The current position indicates there is a 2.42 years supply.*

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Character, and Impact on the National Landscape
- Residential Amenity
- Highways Safety / Access
- Other Matters

CONSULTATION

Sherston Parish Council: No Objection

Councils Archaeology Team: No Comment

Councils Drainage Team: Holding Objection

In planning terms, flood risk refers to the potential for development to increase the likelihood or severity of flooding on-site or elsewhere, while drainage considerations relate to the capacity of the site and surrounding infrastructure to manage surface water runoff in a sustainable and effective manner.

The local planning authority must be satisfied that the proposed development will not increase flood risk, either on-site or elsewhere, and that surface water will be managed in a sustainable and coordinated manner.

Where necessary, planning conditions or legal agreements may be used to secure the implementation, maintenance, and monitoring of SuDS and other drainage infrastructure.

The applicant has not provided any drainage information at this stage; we would advise the applicant to submit a concept drainage plan at this stage so as we can provide direction ahead of subsequent planning stages.

Councils Ecology Team: No Objection Subject to Condition

Protected and Notable Species/Habitats

The proposal is for the construction of a new agricultural workers dwelling on land in current agricultural use. The site lies directly adjacent to Local Wildlife Site Vincelette's

Farm Meadows to the west and additional agricultural buildings to the south within the wider Cotswold AONB.

The site consists of cattle grazed pasture of modified grassland bounded by mature hedgerows and a post and rail wooden fence line to the west.

The adjacent Local Wildlife Site is designated for its species rich hay meadows. Due to the nature and location of the proposal however, no impacts upon this site are anticipated. No evidence of protected or notable species were recorded on site, however records exist in close proximity for bats, barn owl and skylark, all mobile species that may forage/commute through the site.

No evidence of badger was identified on site, however a number of precautionary working measures were included within the ecological appraisal which are welcomed. In addition, due to the location in the open countryside and likelihood of foraging and commuting bats and owls, lighting proposals are also included which should be adhered to and secured by condition.

BNG

[...] A completed statutory metric calculation (Statutory Biodiversity Metric. December 2025. Tom Hird) confirming the baseline and predicted post- development biodiversity units of the site has been submitted (including maps).

Information in the completed on-site baseline habitat tabs is accepted as accurate based on the information submitted. [...]

It is intended that an area of land (Figure 2: Proposals of the refer Biodiversity Net Gain Report. December 2025. Quantock Ecology) would be enhanced to achieve a 10% gain.

All land located outside the redline application boundary of the development site is considered off-site (refer to information here [Make off-site biodiversity gains as a developer - GOV.UK](#)

All off-site biodiversity gains sites must be registered on the national biodiversity gains site register. Guidance on how to register a biodiversity gains site including a list of item required to apply can be found here - [Register a biodiversity gain site - GOV.UK](#). In order for the Biodiversity Gain Plan condition to be discharged all off-site gains must be shown on the Biodiversity Gain Plan as allocated to this development on the national biodiversity gains site register. Off-site gains must be secured via a legal agreement for at least 30 years. This must be a planning obligation (Section 106 agreement) or conservation covenant. Wiltshire Council will not enter into a Section 106 agreement for off-site gains unless the off-site gain site has been verified. Contact ecologychargeableservice@wiltshire.gov.uk to request further information on site verification.

Councils Highways Team: Comment

There is an existing access that serves an agricultural setting with infrequent vehicle movements. The road is un-restricted and subject to the national speed limit; however the nature and geometry of the road would suggest speeds are typically lower than the speed limit and the rural aspect would produce low daily flows of traffic, therefore it is considered that a highways refusal on access grounds is not recommended. Visibility splays should be provided to indicated what is achievable from the access.

Agricultural Consultant: Comment

[...] The subject business and its livestock enterprises are well established, profitable and viable. There is an essential need for a presence at most times. The application is for outline permission and should the Council wish to consider a condition that would inform the size of the dwelling then I would suggest a maximum floor area of 150m2 GIA would be commensurate with the identified essential need. [...]

REPRESENTATIONS

At the time of writing, no public representations have been received.

ASSESSMENT

Principle / Sustainable development

Local Plan Context

CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for sustainable development within the county. CP13 of the WCS expresses that development in the Malmesbury Community Area should be in accordance with the Settlement Strategy set out in CP1.

CP2 outlines that, other than in circumstances permitted by other policies within the WCS, development will not be permitted outside the limits of development, as defined on the policies map.

- Supporting text found at 4.25 identifies the exception policies within the WCS as being: CP34, CP37, CP39, CP40, CP44, CP46, CP47 and CP48.
- In addition to those exception policies, saved policy H4 of the NWLP provisions explicit exception criteria for new dwellings in the countryside, outside of framework boundaries.

The site is located outside of any defined settlement limits, in open countryside, and proposes the erection of a new dwelling and as such, broadly conflicts with the aims of CP1, CP2 and CP13; however, CP48 is broadly supportive of *dwellings required to meet the employment needs of rural areas* and as an exception and saved policy H4 of the NWLP is, similarly, broadly supportive of new dwellings that are *in connection with the essential needs of agriculture or forestry or other rural based enterprise*.

The scheme has been submitted with a 'rural workers dwelling appraisal' (prepared by Carter Jonas, Dated December 2025) which has been reviewed by an agricultural consultant. The appraisal provided information on the business, essential/functional need, financial assessment, and concluded under 7.1 that *the Applicant has an established livestock business with high welfare standards and outstanding breeding [...] showing there is a clear functional and financial need for a permanent dwelling on the holding*. The agricultural consultant, reviewed the documents and provided specialist guidance on its content and the scheme as a whole,

concluding agreement with the applicant's assessment of essential need and recommending a maximum gross internal area (GIA) floor space of 150m². To reflect the identified housing need and purpose of the dwelling, such a floorspace restriction is appropriate and can be secured through the imposition of an appropriately worded planning condition.

The principle of an agricultural workers dwelling, inline with the aims of CP48 of the WCS and H4 of the NWLP, at the site is accepted.

Tilted Balance

Notwithstanding the above, the Council have accepted that the requisite housing land supply cannot be demonstrated and as such, for applications including housing provision, the policies which are most important for determining the application should be considered out-of-date.

The NPPF directs, under paragraph 11, that in these circumstances planning permission should be granted unless one or both of the following apply:

- (i) *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- (ii) *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.*

Paragraph 14 of the NPPF goes on to further express that:

In situations where the presumption (at paragraph 11d) applies 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 years or less before the date on which the decision is made; and (b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.

Paragraph 11d(i)

The site is located within flood zone 1 and has not been identified as being in an area at high risk of surface or ground water flooding. The site is not located within (or in close proximity to) a SSSI, SAC, Ramsar, SPA, SAC or CWS and is not designated as green belt or local green space. Further comment on the ecological impacts of the scheme will be made later in this report.

The site is not within a Conservation Area, and is not part of a National Park area, or defined as Heritage Coast, irreplaceable habitat, or a designated heritage asset; however, it is located within the Cotswolds National Landscape and as such careful consideration around whether the impact

of the development on this designation provides a strong reason for refusal must be made - further comment will be made later in this report.

Paragraph 11d(ii)

The scheme is not for major development but would result in the creation of an isolated home in the countryside. Section (a) of Paragraph 84 of the NPPF is, however, explicit that isolated homes may be acceptable where there is an *essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside*. This scheme meets that exception.

Consultation with the Councils Highways Team raised no concerns regarding the sustainability of the location for 1 no new agricultural workers dwellings or the suitability of the existing access. Further comments on the highways impacts of the scheme will be made later in this report.

The outline application is being made with all matters reserved save for access; whether the scale, layout, appearance and landscaping are appropriate for setting will be assessed as part of a reserved matters application; however, further comment and assessment of likely visual impacts of the scheme will be made later in this report.

Paragraph 14

For the avoidance of doubt, the NDP affecting the site area was made in 2019, more than 5 years ago, and as such the requirements of paragraph 14(a) of the NPPF have not been met.

Character and Impact on the National Landscape

Paragraph 189 of the NPPF places great weight on the conservation and enhancement of landscape and scenic beauty in National Parks, the Broads and NLs.

Policy CP51 of the WCS requires development to protect, conserve and enhance landscape character, expressing that any proposals for development within AONBs shall demonstrate that they have taken account of the objectives, policies and actions set out in relevant management plan(s).

Criteria (i) of Policy CP57 expresses that development should enhance local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.

The site is within the Cotswolds NL; detail within the Cotswolds AONB Landscape Strategy and Guidance identifies the wider character area as 'Dip Slope Lowlands' with the site being part of the 'West Malmesbury Lowland Farmland' landscape character area.

Part 11.2 of the Cotswolds AONB Landscape Strategy and Guidelines relates to *Isolated development such as new single dwellings [...]* and identifies the following potential landscape implications and strategies/guidelines which are potentially relevant to the scheme:

Potential landscape implications
Visual intrusions introduced to the landscape
Introduction of 'lit' elements to characteristically dark landscapes
Loss of tranquility and sense of seclusion
Domestication of agricultural landscape by the introduction of gardens and boundary features, parking area, lighting etc
Landscape strategies and guidelines
Avoid isolated development, that will intrude negatively into the landscape and cannot be successfully mitigated
Conserve areas of dark skies
Oppose new housing unless special circumstances apply and development conserves and enhances the NL
Restore existing stone farm buildings and structures in preference to new built development
Control the proliferation of suburban building styles and materials
Landscaping schemes should encourage the planting of appropriately sized native trees, shrubs and traditional fruit varieties

Assessment of harm

The scheme is for outline permission with all matters reserved save for access in an area clearly shown on the provided location plan. The scheme has also been submitted with a site plan that indicates the likely location and footprint of the dwelling and split of the site between amenity area for the dwelling and that which will be used to secure on-site BNG. Whilst the position of the dwelling on any plan is taken as indicative only at this stage, and the site plan will not form part of any approved plan under this application, the indicative split as shown on the site plan gives an appropriate basis for assessing potential NL harm and whether necessary mitigation will be achievable.

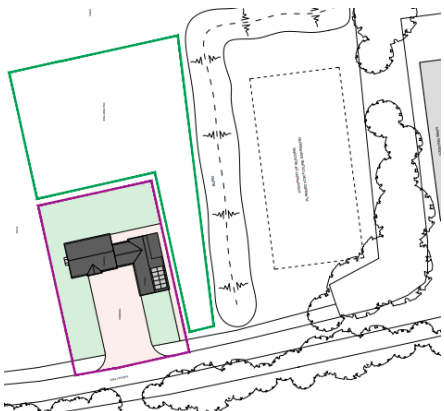


Figure 6: partial extract of site plan (rotated)



Figure 7: officer photo (2026) of site

The preference for any new dwellings in this rural area would be for reuse of an existing vacant building; however, there is a lack of suitable redundant buildings to convert in proximity to the farmstead. On this occasion, the requirements for the dwelling to be a new build (as an agricultural worker dwelling) is acceptable as an exception where there is a carefully worded

condition ensuring that the occupation is restricted, and a further carefully worded condition restricting the footprint of the dwelling (to be approved at reserved matter stage) to no more than 150m² inline with the specialist agricultural consultant guidance received.

The eastern end of the land proposed to change use, which has been shown on indicative plans to be planted for BNG purposes, will end somewhat in line with trees surrounding existing adjacent barns. Planting in this area, (to be approved at reserved matters stage) would not be unacceptably out of keeping with the character of the site and would be necessary to soften the visual impact of the proposed dwelling. Should the dwelling be in an area other than that which is shown on the indicative plans, there are concerns that an appropriate level of landscape mitigation (and BNG provision) would be less achievable. In the interest of ensuring that any short-range NL harm can be appropriately mitigated by landscaping, the indicative split between BNG and amenity land (as indicated on the proposed site plan) should be conditioned so that the reserved matters are broadly in accordance with that plan.

The addition of further built form, including extension and large outbuildings etc. similarly has the potential to erode the character of the site further and as such it is necessary to remove permitted development rights for extensions, outbuildings, structures, gates, walls, fences or other means of enclosure. If any outbuilding etc is necessary to serve the dwelling, this development should be clearly identified in plan form as part of the reserved matters application and the submission should include clear justification for inclusion taking into account the explicit rural workers exception and the established character of the area.

Furthermore, in the interest of safeguarding the visual appearance of the NL setting, it is also necessary to remove permitted development rights for alterations to the roof (e.g. insertion of rooflights) in the interest of conserving the characteristic dark skies.

Residential Amenity

Policy CP57 of the WCS requires high quality design and place shaping for all new development including extensions, alterations and changes of use.

Section 9.2 of the WDG sets expectations around private amenity space, providing the following minimum standards (subject to site specific constraints) for gardens, applicable to houses:

Type of private amenity space	1 storey houses	2 storey houses	3 storey houses
Minimum rear garden area	Equal footprint of dwelling	Equal footprint of dwelling	Equal footprint of dwelling
Minimum length of garden	9m if north facing, 5m otherwise	12m if north facing, 10m otherwise	15m if north facing, 10m otherwise

Technical housing standards deal with internal space within new dwellings. Setting requirements for the Gross Internal floor Area (GIA) of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home. The councils SPD on 'waste storage and collection' provides guidance for developers and includes the following summarised points relating to the external storage of waste:

- 1) (5.4.1) Waste storage areas should be appropriately located [...] within the boundary of the property [...] These storage facilities should not obstruct sight lines for pedestrians, drivers and cyclists and should not interfere with pedestrian or vehicular access to buildings.
- 2) (5.4.2) External storage spaces must be on hard standings, and they should be away from windows [...]
- 3) (5.4.3) Rear-garden storage is preferable where possible provided that there is a suitable route to the collection point [...]

Whilst scale, layout, external appearance and landscaping are reserved matters, it is noted that the size of the site is sufficient to allow for the erection of 1 no rural workers dwelling and there are no provisional concerns that sufficient GIA (to a maximum of 150m²) is achievable without prejudicing the need for private amenity space and waste storage areas etc.

The proposed dwelling is required explicitly as an agricultural worker dwelling and consequently will be in proximity to existing farming activities. Careful consideration on odour and noise impacts on the occupiers of the dwelling has been carried out, and, on this occasion, it is considered that a sufficient degree of separation between the proposed dwelling and existing agricultural buildings used for accommodating livestock exists. Furthermore, the area to be used for BNG planting will allow for a degree of separation between the dwelling and fields to the east. The indicative site plans show that there is a building planned for future expansion to the south of the site; should a planning application be made for this building, assessment carried out under that potential application would include impacts on the occupants of this proposed dwelling.

Highways Safety / Access

Policy CP61 of the WCS requires new development to be served by safe access to the highway network. Policy CP64 of the WCS relates to demand management measures which includes car parking management and standards.

This application seeks approval of the proposed access at outline stage; consultation with the councils' highways team has been carried out and resulted in guidance that a refusal on access grounds is not recommended but that plans showing visibility splays should be provided to clearly indicate what is achievable from the access.

The submitted location plan shows that some land directly adjacent to either side of the access is within the applicant's ownership and no objection has been raised regarding the use of the access for 1 no dwelling. On this basis, the access is considered suitable and safe for the proposed development; however, it is reasonable to secure detailed visibility splay information prior to commencement of development. The condition should further require the approved splays to be provided prior to commencement of development and to be maintained free from obstruction thereafter.

With the inclusion of such a condition, there are no objections on highway safety grounds to the proposed access. The detailed assessment of layout, to include where within the site off-street parking will be provided, will be made at reserved matters stage; however, it is noted that the site

is of a size that can comfortably allow for the necessary off-street parking facilities to serve 1 no dwelling.

Other Matters

Biodiversity and Geodiversity

Biodiversity net gain (BNG) is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

Criteria (ii) of Policy CP57 of the WCS encourages development to include:

- The retention and enhancement of existing important landscaping and natural features (e.g. trees, hedges, banks and watercourses), to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.

Whilst certain ecological enhancements and protection measures will be assessed at reserved matters stage, certain ecological matters must be assessed at outline stage to establish whether the site can accommodate the dwelling without unacceptably harming biodiversity and geodiversity.

The application form provided does not specify an exemption to BNG requirements and the application has been submitted with sufficient information to confirm the pre-development biodiversity value, and an ecological appraisal (prepared by Quantock Ecology, dated 08.12.2025, ref: QE3022) which describes the *baseline ecological conditions at the site; evaluates habitats within the survey area in the context of the wider environment; and describes the suitability of those habitats for notable or protected species*. The report concludes with recommendations including:

- *Precautionary measures to reduce harm to badgers or mammals such as hedgehogs, during the development phase of the project*
- *Guidance around light levels to protect potential commuting route for bats.*

Consultation with the Councils Ecology team has been carried out and resulted in no objection subject to a condition requiring strict accordance with Section 4.1 of the ecological appraisal and another requiring submission and approval of bird and bat boxes.

The former condition should be applied as recommended and, whilst further assessment (to include review of any biodiversity enhancement provisions) will take place at reserved matters stage, the aims of the latter condition is also considered necessary; a marginally reworded

condition to ensure that enhancements are fully integrated into the appearance and layout of the development should be applied. A separate condition restricting external lighting is also necessary to minimise unnecessary light spill.

Flood Risk and Drainage

Policy CP67 of the WCS relates to flood risk and provides direction for development proposed in flood zones 2 and 3 and includes the requirement for development to reduce the rate of rainwater run-off and to improve rainwater infiltration to soil and ground, unless site or environmental conditions make these measures unsuitable.

The scheme proposes a change of use and operational development which will increase the level of impenetrable surfaces at the site; whilst detailed drainage design will be assessed at reserved matters stage (to be assessed as part of layout and landscaping matters), assessment at outline stage to establish whether the site is capable of being developed safely and without increasing flood risk elsewhere is necessary.

The site is in flood zone 1 and is not at high risk of surface water or groundwater flooding; notwithstanding, considering drainage matters at outline stage ensures that the principle of development is sound and that any necessary conditions can be secured; as such, the Councils Drainage team were consulted for their specialist comments. Their representation resulted in a 'holding objection'; however, the full contents of their representation is akin to a request for further detail and does not identify that the site is constrained in such a way that it would not be possible to achieve a policy-compliant drainage solution for 1no dwelling.

The provided application form indicates that surface water drainage will be via a sustainable drainage system (SuDS); given the size of the site, if necessary, attenuation features associated with the SuDS would be possible to provision within the site boundary. Furthermore, given that the scheme is for a rural single dwelling only, there would not be any requirement for shared SuDS features or a management company to ensure maintenance throughout the life of the development; a legal agreement is therefore not necessary on this occasion and, instead, a condition can be applied both to ensure that surface-water drainage is appropriately designed and integrated into the detailed layout and landscaping of the development, and to ensure that it will be maintained and managed appropriately. A foul water drainage strategy can be similarly conditioned.

High-Speed Broadband

Policy 3 to the Sherston neighbourhood plan requires new development to demonstrate how it will contribute to and be compatible with high quality communications, including local fibre or internet connectivity.

In this case, the application site is located reasonably close to the public highway and there is not suggestion that the development, as it evolves through to reserved matters and beyond, could not incorporate a connection to the full range of communications, including high speed internet.

PLANNING BALANCE AND CONCLUSION

The application is requesting outline permission for 1 no dwelling with all matters reserved save for access. Detail provided in support of a development is sufficient to allow for an informed decision and, to aid assessment, consultation has been carried out which has included gaining specialist opinion from a rural consultant.

This scheme relates to housing development and, whilst for one dwelling only and consequently representing only a very minor benefit to the housing supply for Wiltshire, granting permission would result in a net increase to the number of residential units should the development be completed which would consequently bring about some benefit to the housing supply for Wiltshire. Given the current HLS position, paragraph 11(d) to the NPPF is engaged and great weight is attached to the overall benefit of this proposed development.

The site is in an isolated location where development to provision new dwellings is not generally supported; however, the development has been proven as necessary to support the running of 'Tangent Estates Limited' and is therefore acceptable as an exception. A condition restricting the occupation of the dwelling is necessary.

The site is in the Cotswolds NL; potential harm in short-range views within the NL setting has been identified as part of assessing the scheme; however, this harm can be appropriately addressed and mitigated by conditions, as well as ensuring further careful assessment at reserved matters stage. Footnote 7 to paragraph 11(d) is not engaged in this instance.

The scheme will require BNG and, whilst a statutory requirement, granting planning permission will nonetheless result in some localised ecological benefits. Enhancements and mitigation measures, necessary to protect biodiversity, can reasonably be conditioned. Furthermore, whilst the site is in flood zone 1, conditions relating to drainage are necessary to ensure that surface and foul drainage is appropriately designed and integrated into the scheme which will form part of the reserved matters application(s).

In conclusion, with the inclusion of planning conditions, the identified harm can be appropriately mitigated and as such carries limited weight; the overall benefit of the scheme weighs in favour of outline planning permission being granted. Reserved matters associated with the scale, layout, appearance and landscaping will be conditioned; separate necessary pre-commencement conditions have been agreed by the applicant on 24.02.2026

RECOMMENDATIONS: That planning permission be GRANTED subject to the following conditions:

- 1) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2) An application for the approval of all the reserved matters specified in condition (3) shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3) a) No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by the Local Planning Authority:
- i) The scale of the development
 - ii) The layout of the development
 - iii) The external appearance of the development
 - iv) The landscaping of the site
- b) The development shall be carried out in accordance with the approved details

REASON: The application was made for outline planning permission and is granted to comply with the provisions of section 92 of the Town and Country Planning Act 1990 and Article 4(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

- 4) a) As part of the submission of the reserved matters specified in condition (3)(a), details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) shall be submitted to and approved in writing by the Local Planning Authority.
- b) The approved details shall be provided prior to the first occupation of the dwelling

REASON: To ensure that biodiversity enhancements are fully integrated into the detailed appearance and layout of the development in the interest of providing mitigation / enhancement for biodiversity.

- 5) a) As part of the submission of the reserved matters specified in condition (3)(a), a detailed Surface Water Drainage Strategy (SuDS) and Management and Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate the management and maintenance for the lifetime of the development, and the strategy shall be based on sustainable drainage principles. The detail shall include, but not necessarily be limited to, the following:
- i) Evidence that the surface water disposal hierarchy has been applied to the strategy
 - ii) Evidence that the strategy mimics the existing drainage characteristics of the site by retaining and utilising any existing drainage features
 - iii) Soakaway testing in accordance with BRE365, and groundwater level monitoring which takes into account seasonal variations.
 - iv) Pre and post development runoff rates for the site, in accordance with Wiltshire Council's betterment policy update
 - v) Where applicable, calculations that demonstrate the sizing of any attenuation / SuDS features and cross section drawings of these features

- vi) Pre and post development exceedance routing that demonstrates flood risk is not increased elsewhere
- vii) Evidence that the finished floor levels are either:
 - Above the maximum predicted 100-year flood level; or, if no flooding is predicted
 - At a sufficient level above the SW drainage cover levels
- viii) Consent for any outfalls from the proposed drainage systems to a public sewer or other drainage system not owned by the applicant
- ix) Detail of how the proposed and existing drainage features of the site will be maintained and managed after the completion

b) The SuDS shall be installed and made fully operational in accordance with the approved details prior to the first occupation of the dwelling.

c) The SuDS shall be managed and maintained in accordance with the approved detail for the lifetime of the development.

REASON: To ensure that surface-water drainage is appropriately designed and integrated into the detailed layout and landscaping of the dwelling, in the interest of ensuring that the site can be adequately drained, and to secure a sustainable and maintainable drainage system for the lifetime of the development in the interests of flood prevention and long-term sustainability.

- 6) a) As part of the submission of the reserved matters specified in condition (3)(a), a detailed foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not necessarily be limited to, the following:
- i) Full details of the proposed foul drainage system, including the point of connection
 - ii) Consent from the relevant sewerage undertaker that capacity that:
 - Capacity exists within the receiving system to accept foul flows from the development; or
 - Any necessary upgrades to provide adequate capacity have been agreed
 - iii) Where foul drainage infrastructure is required: plans and sections showing gradients and cover levels
 - iv) A foul drainage management and maintenance plan
- b) The development shall be carried out in accordance with the approved strategy, and the dwelling shall not be occupied until the approved system has been installed and made fully operational.

REASON: To ensure that foul drainage is appropriately design and integrated into the detailed layout and landscaping of the dwelling, in the interest of preventing pollution and to safeguard the environment and public health.

- 7) No submission of reserved matters specified in condition (3)(a) shall be approved unless details demonstrate that the Gross Internal Area of the dwelling does not exceed 150m².

REASON: To ensure that the scale of development remains within the parameters assessed at outline stage as proportionate to what is justified for an agricultural worker dwelling.

- 8) The submission of reserved matters specified in condition (3)(a) shall be broadly in accordance with the indicative split of the site between that which will serve the dwelling and the BNG area, shown lined in purple and green respectively on the proposed site plan, P100, received 16.12.2025.

REASON: To ensure that the scale and layout of the development remains within the parameters assessed at outline stage in the interest of safeguarding the character and appearance of the area.

- 9) The development hereby permitted shall be carried out in accordance with the following approved plan:

Site Location Plan, E100, received on 16.12.2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 10) The development will be carried out in strict accordance with the following documents:

Section 4.1 of Ecological Appraisal. December 2025. Quantock Ecology

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 11) a) No development shall commence until detail of visibility splays at the approved access has been submitted to and approved in writing by the Local Planning Authority. The submitted detail shall include, but not necessarily be limited to, the following:
- i) Measured visibility splays appropriate to the actual operating speed
 - ii) Scaled plans showing the extent of the splay, the position of the access, and all features within or affecting the sight lines
 - iii) Other than approved boundary treatments, confirmation that the splays can be secured and maintained free of obstruction above 0.6m in height
- b) The approved visibility splays shall be provided prior to commencement of development
- c) The approved visibility splays shall be retained, free from obstruction, thereafter

REASON: To ensure adequate visibility at the site access in the interest of highway safety.

- 12) The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where residential development for purposes other than the essential needs of agriculture or forestry is not normally permitted and this permission is only granted on the basis of an essential need for a new dwelling/residential accommodation in this location having been demonstrated.

- 13) No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the

appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication "Guidance Notes for the Reduction of Obtrusive Light" (ILE)", have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

- 14) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements in the interest of ensuring the scale of development remains within the parameters assessed at outline stage as proportionate to what is justified for an agricultural worker dwelling, and to safeguard the character and appearance of the area.

- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no window, dormer window or rooflight shall be inserted in the roof slope(s) of the development at any time, unless such details are submitted to and approved by the Local Planning Authority as part of, or subsequent to, the reserved matters specified in condition (3)(a).

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted, in the interest of safeguarding the character and appearance of the area.

- 16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no outbuilding, structure, gate, wall, fence or other means of enclosure shall be erected or placed anywhere on the development site, unless such details are submitted to and approved by the Local Planning Authority as part of, or subsequent to, the reserved matters specified in condition (3)(a).

REASON: To enable the Local Planning Authority to consider individually whether planning permission should be granted, in the interest of safeguarding the character and appearance of the area.

INFORMATIVES TO APPLICANT:

- The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

- The applicant is advised that the drainage strategy, required to be submitted as part of condition (5), will be expected to demonstrate compliance with drainage strategies, including the drainage hierarchy. Without prejudice, it is recommended that guidance contained within the Council's Drainage Team's representation (dated 05.01.2026) is referred to.
- The applicant is reminded of their riparian responsibilities for maintaining flows within ordinary watercourses.
- Prior to any works commencing on the upstream drainage network, any approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
- For the avoidance of doubt, the plan referred to under condition (8) is not an approved plan and does not confer detailed approval of layout or scale; the reserved matters submission should develop and refine the proposals in a manner consistent with the indicative split, however.
- All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Before commencing development, you should consider whether a Biodiversity Gain Plan needs to be submitted and approved. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>