

Planning Statement

Land off Tytherley Road, Winterslow, Wiltshire, SP5 1PZ

Planning Application Reference: PL/2025/08124

1. Introduction

This Planning Statement has been prepared in support of a full planning application at Land off Tytherley Road, Winterslow, Wiltshire, SP5 1PZ.

The application seeks permission for:

- Installation of a private sewage treatment plant and drainage field;
- Change of use of a limited area of agricultural land to residential use (Class C3) in association with the approved Class Q dwelling;
- Erection of a low-profile agricultural shed; and
- Erection of a single-storey side extension to the dwelling approved under Class Q permitted development rights.

This statement demonstrates that the proposals comply with national and local planning policy and represent appropriate, proportionate development in a rural location.

2. Site Context and Planning History

The site lies on land off Tytherley Road, Winterslow, within the administrative area of Wiltshire Council.

Prior approval has been granted for the change of use of an agricultural barn to a one-bedroom dwelling under Class Q permitted development rights.

The site is:

- Outside any defined Conservation Area;
- Not within an Area of Outstanding Natural Beauty;
- Located in a rural edge-of-settlement context characterised by agricultural land and dispersed residential development.

The principle of residential use of the building has therefore already been accepted.

3. Description of Development

The application comprises four elements:

3.1 Sewage Treatment Plant and Drainage Field

Installation of a package sewage treatment plant and associated drainage field to serve the approved one-bedroom dwelling.

3.2 Change of Use of Agricultural Land

As advised by Wiltshire Council, the application includes the change of use of the land required to accommodate the sewage treatment plant, drainage field, and maintenance access from agricultural use to residential use (Class C3), ancillary to the dwelling.

The area subject to change of use is strictly limited to:

- The footprint of the treatment plant;
- The drainage field area;
- Necessary servicing access.

The remainder of the holding remains in agricultural use.

3.3 Agricultural Shed

Erection of a modest, low-profile agricultural shed for storage of a small tractor and land management equipment.

3.4 Single-Storey Side Extension

A 2.9-metre extension from the north-west elevation of the approved dwelling, with no increase in ridge height and materials consistent with the agricultural character of the building.

4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF)

The NPPF supports:

- Sustainable rural development;
- Reuse of redundant agricultural buildings;
- Development that is well-designed and sympathetic to local character;
- Environmental protection and pollution prevention.

The Class Q dwelling has already established the acceptability of residential use on the site. The current proposals are ancillary and necessary to make that dwelling functional and policy-compliant.

The change of use relates only to infrastructure required to serve the approved dwelling and is therefore proportionate and justified.

4.2 Wiltshire Core Strategy

The proposal aligns with the following key policy principles:

- Core Policy 1 & 2 – Delivery of sustainable development in rural areas.
- Core Policy 48 – Supporting rural enterprise and agricultural land management.
- Core Policy 57 – High quality design that responds positively to local character.
- Core Policy 67 – Pollution control and safe drainage provision.

The drainage infrastructure ensures compliance with environmental standards and avoids reliance on non-compliant septic systems.

The agricultural shed supports continued rural land management and agricultural activity.

The limited change of use does not conflict with countryside protection policies because:

- The residential use of the building is already lawfully established;
 - The land affected is minimal in extent;
 - The wider agricultural holding remains in productive use;
 - The change is ancillary and functionally necessary.
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5. Assessment of Key Planning Considerations

5.1 Principle of Development

The residential use of the building is established through the implemented Class Q approval.

The sewage treatment plant and drainage field are necessary infrastructure to lawfully occupy the dwelling. The associated change of use is directly linked and cannot reasonably be separated from the residential use already approved.

The proposal does not introduce additional independent residential development or curtilage expansion beyond what is required for drainage infrastructure.

5.2 Impact on Agricultural Land

The area affected by the change of use is modest and operationally distinct.

There is no material loss of viable agricultural land, and the majority of the site remains in agricultural use. The agricultural shed further reinforces continued land management.

The proposal therefore does not undermine rural land use objectives.

5.3 Landscape and Visual Impact

- The treatment plant is largely below ground.
- The drainage field has no above-ground visual presence.
- The agricultural shed is positioned on existing hardstanding and screened by mature hedging.
- The extension is subordinate and consistent in materiality.

There are no harmful landscape impacts.

5.4 Residential Amenity

Given the isolated rural setting and limited scale of development, there are no adverse impacts on neighbouring amenity.

5.5 Drainage and Environmental Protection

The sewage treatment plant:

- Complies with Environment Agency General Binding Rules;
- Meets Building Regulations Part H;
- Is supported by percolation testing;
- Protects groundwater and surface water quality.

The proposal represents an environmentally responsible drainage solution.

6. Planning Balance

The proposals:

- Complete the lawful implementation of the approved Class Q dwelling;
- Provide compliant drainage infrastructure;
- Retain and support agricultural land management;
- Have minimal environmental or visual impact;
- Involve only a limited and necessary change of use.

There are no adverse impacts that would significantly or demonstrably outweigh the benefits.

7. Conclusion

The proposed development is modest, necessary, and policy compliant.

The change of use of agricultural land is strictly limited to the minimum area required to serve the approved dwelling and does not undermine the continued agricultural use of the wider holding.

The proposals accord with the National Planning Policy Framework and the Wiltshire Core Strategy.

Planning permission is respectfully sought.