

PLANNING SUPPORTING STATEMENT

for

**RETROSPECTIVE APPLICATION FOR THE SITING OF TWO
CONTAINERS AND WATER STORAGE TANK, ERECTION
OF GREENHOUSE AND SHED, EXTENSION OF
HARDSTANDING**

at

**LITTLE NORTHFIELD STABLES, DEVIZES ROAD,
POULSHOT, WILTSHIRE, SN10 1TD**

on behalf of

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Introduction

This Planning Supporting Statement has been prepared by Dolman Building Surveyors to support a retrospective planning application seeking consent for development at Little Northfield Stables, Devizes Road, Poulshot, SN10 1TD.

The application is described as follows:

Retrospective application for the siting of two containers and water storage tank, erection of small outbuildings including a greenhouse and shed, and extension of hardstanding

The application is supported by a Location Plan, Site Plan and Site Sections drawing no. 4481-01, which demonstrates the location of the site and extent of development at the site. This also describes the extent of development that is considered permitted and includes photographs of the development that is currently in place at the site.

The remainder of this Statement sets out describes the proposed development and assesses the key planning considerations relevant to this application.

Site Context

Site Description

The application site is located within a field at the northern edge of Poulshot. The site comprises land adjacent to an existing stable block and associated hardstanding. The established access to the site is via Devizes Road opposite Sillington Lane and an access track leads from the highways access to the stable block.

The applicant owns and manages the land as an agricultural field. The applicant also rents a field opposite the site, accessed via Sillington Lane.

The site is located at the northern edge of Poulshot, approximately 50m from the nearest residential property at Sillington Lane. It falls approximately 60m north of the boundary of the Poulshot Conservation Area.

Poulshot is designated as a Small Village in planning policy terms. It is acknowledged that the site falls outside of the built-up area of the settlement and is therefore in the open countryside.

The wider context is of a mixed rural character; there is a cluster of commercial / agricultural buildings at Lodge Farm and Grain Store, approximately 120m to the north of the site; Poulshot Nurseries is approximately 240m to the southwest; and Poulshot Solar Farm is located approximately 500m to the northwest.

There are no listed buildings on or near to the site. There are no nearby World Heritage Sites or Scheduled Monuments that would be affected by the proposed development.

The site falls in Flood Zone 1 (low risk of flooding) as shown on the Environment Agency Flood Map for Planning.

The site is not within any designated, or potential, Site of Special Scientific Interest, Special Area of Conservation or Special Protection Area.

Site History

The wider site comprises an agricultural field in the ownership of the applicant.

Planning permission for a stable block and store was granted on the 9th February 2009 under reference K/59957/F. The permission is described as "*Stable and hay store*".

There were two pre-commencement conditions attached to the planning permission related to materials. These conditions were discharged via letter dated 5th April 2011. The permission was subsequently implemented within the prescribed time limit.

The above planning permission did not include for a change of use of the land within the field. It is therefore concluded that the established use of the field is agricultural land.

Section 115 of the Levelling Up and Regeneration Act 2023 enacted changes to section 171B of the Town and Country Planning Act 1990 relating to changes to the time limits for enforcement. Section 171B now states that the time limit for enforcement is ten years from the on which the operations were substantially completed. Prior to the Levelling Up and Regeneration Act 2023, Section 171B stated that the time limit for enforcement of operational development was four years.

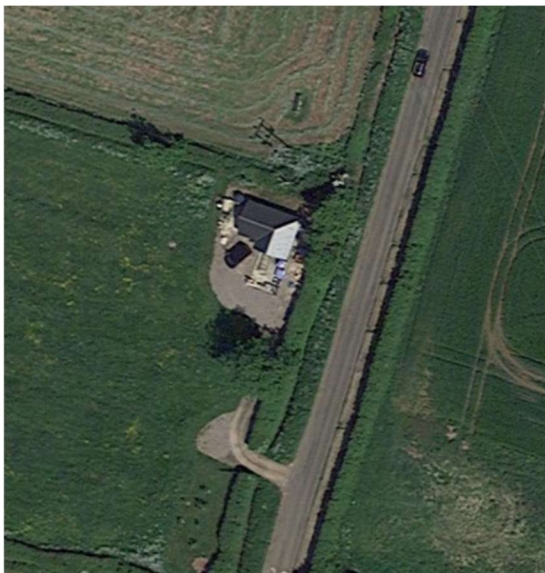
There were transitional provisions set out in the Planning Act 2008 (Commencement No. 8) and Levelling-up and Regeneration Act 2023 (Commencement No. 4 and Transitional Provisions) Regulations 2024. Regulation 5 states:

The amendments made to the 1990 Act by section 115 of the 2023 Act (time limits for enforcement) do not apply where—

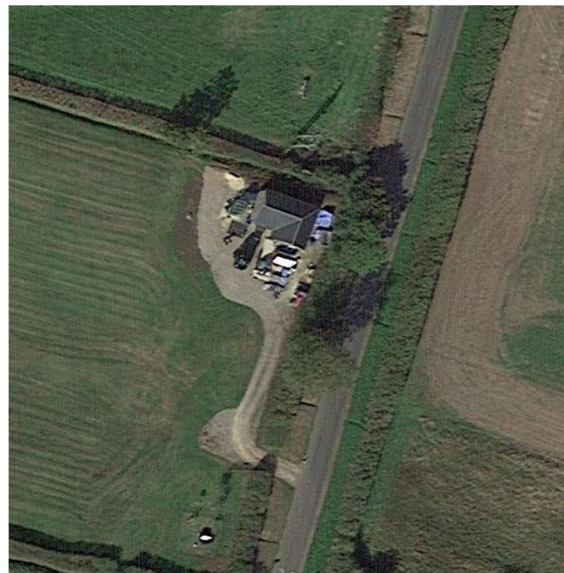
(a) in respect of a breach of planning control referred to in section 171B(1) of the 1990 Act (time limits), the operations were substantially completed...

before the day on which that section comes into force.

In this context, we have consulted Google Earth imagery and established that an area of hardstanding on the site was in place for 4 years prior to 25th April 2024, and therefore benefits from the above transitional provision. Imagery has been extracted below and the area of established hardstanding is indicated on the submitted drawing no. 4481-01.



Google Earth 20th May 2018



Google Earth 14th September 2020



Google Earth 18th July 2021



Google Earth 8th June 2023

The Proposed Development

The application seeks retrospective planning permission for the siting and erection of the following:

- 2no. containers for agricultural machinery and equipment storage, coloured dark green
- 1no. greenhouse
- 1no. storage shed
- Water storage tank

It also seeks permission for the extent of hardstanding on the site. The extended area of hardstanding equates to 156 sqm.

The description of development is:

Retrospective application for the siting of two containers and water storage tank, erection of small outbuildings including a greenhouse and shed, and extension of hardstanding

Location Plan, Site Plan and Site Sections drawing no. 4481-01 submitted with the application also includes photographs that demonstrate the structures that currently exist at the site.

The containers and shed are used for storage of machinery and equipment associated with managing the wider landholding. The greenhouse is used by the applicant for horticulture.

Access is via an existing field entrance from Devizes Road. This takes a sharp right hand turn as it enters the field and an access track that runs alongside the hedge meets the hardstanding around the stable block. This access arrangement is visible on aerial imagery in 2014, after the stable block was built. There are no changes proposed to the access arrangement.

Planning Assessment

The Development Plan for the site comprises the Wiltshire Core Strategy (2015) and saved policies from the Kennet District Local Plan 2004.

We have reviewed saved policies from the Kennet District Local Plan and these are not considered relevant to the proposed development. The Kennet District Local Plan is not therefore considered further within this Statement.

The National Planning Policy Framework (NPPF) and Supplementary Planning Documents and Guidance are also material considerations.

At the core of the NPPF is the presumption in favour of sustainable development, which includes economic, social and environmental objectives. Paragraph 9 confirms that local circumstances should be considered when guiding development towards sustainable solutions.

Paragraph 11 states that where proposals accord with an up-to-date Development Plan, they should be approved without delay. Where there are no relevant Development Plan policies, or such policies are out-of-date, permission should be granted unless:

- i. The application of policies within the NPPF provide a strong reason for refusing development; or
- ii. The adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Core Policies 1 and 2 of the Wiltshire Core Strategy relate to the settlement and delivery strategies for new development. Together, these policies seek to direct development towards settlements to deliver a sustainable pattern of growth. Development outside of the settlement limits is strictly controlled.

The proposal is for small scale, agricultural-related, development which is generally acceptable within countryside locations, subject to satisfying technical policy issues. It is sited adjacent to an established building and area of hardstanding to provide secure storage to enable effective management of the adjacent land, and the additional land off Sillington Lane that is rented by the applicant.

The remainder of this Statement examines how the proposed development accords with other policies within the Development Plan.

Design and Landscape Impact

Section 12 of the NPPF and Core Policy 57 of the Wiltshire Core Strategy require high-quality design. Core Policy 51 seeks to protect and conserve landscape character and states that negative impacts should be mitigated.

In terms of siting, the proposed development is clustered within the northeast corner of the field, adjacent to the main road and in proximity to the field access. The existing trees, hedgerow and stable block provide visual screening to the east so that the development is imperceptible from the public highway.

The top edges of the containers and shed roof are visible from Devizes Road when looking south. The design and character of the proposed development is appropriate to the site, and its rural setting. Visual impact is mitigated by:

- Any views south towards the development have electricity pylons in the foreground so the structures are not seen as an intrusion in an 'uncluttered' view.
- Where the tops of the containers are visible above the hedgerow, they are painted dark green to be visually recessive and integrate with their rural surroundings.
- The structures are lower than the permitted stable block to reduce any visual intrusion.

A Public Right of Way runs in a north south direction approximately 170m to the west of the site (POUL19). This route is relatively flat and runs beyond the hedgerow boundary of the field. If there are glimpse views of the site from this route, the proposed development does not appear incongruous due to its modest scale, rural character and the fact that it is viewed in the context of the larger Lodge Farm buildings to the northeast.

Ecology and Biodiversity

Section 15 of the NPPF and Core Policy 50 of the Wiltshire Core Strategy require the protection and enhancement of biodiversity. The proposal is exempt from mandatory Biodiversity Net Gain as it is a retrospective application.

The site falls outside of any designated ecological areas. It represents small scale development, and the additional area of hardstanding is modest. The existing trees and hedgerows at field boundaries have been retained and are unaffected by the proposed development. The proposal supports active management of the land to keep it in good condition. On this basis, the impact on biodiversity is considered neutral and the proposal does not cause significant harm to existing habitats.

Highways and Parking

Core Policies 60-64 of the Wiltshire Core Strategy related to transport development management and parking. The proposed development is utilised by the applicant for storage associated with the management of the land, reducing the need to travel off-site to transport equipment to and from the site.

There is no change proposed to the permitted site access and no additional parking proposed.

Planning Balance

In line with the NPPF, the proposal represents sustainable development for the following reasons:

- It is limited in scale and proportionate to the size of the landholding. The development comprises lightweight structures that are not of permanent construction.
- The units and structures are deliberately sited adjacent to existing development, and the containers are painted dark green to reduce visual impact. Development is sited within one corner of the field so that the overall visual effect is a cluster of modest rural structures that integrate into their surroundings.
- The proposed development reduces the need to transport machinery to and from off-site storage, reducing inefficiencies and the need to travel.
- The land is in agricultural use and the provision of storage for machinery and equipment allows the applicant to efficiently and effectively manage their land and keep it in good condition. It is important that the equipment is stored within secure units to reduce the risk of crime.

It is concluded that the proposed development does not cause adverse landscape, highways or biodiversity impacts that are not mitigated. The adverse impacts of granting permission do not therefore significantly and demonstrably outweigh the benefits arising.

Accordingly, the proposed development is considered acceptable in planning terms.

Conclusion

This Planning Supporting Statement has been prepared by Dolman Building Surveyors to support a retrospective planning application seeking consent for development at Little Northfield Stables, Devizes Road, Poulshot, SN10 1TD.

The application is described as follows:

Retrospective application for the siting of two containers and water storage tank, erection of small outbuildings including a greenhouse and shed, and extension of hardstanding

This Statement has examined the key planning issues and concluded, on balance, that the proposal represents sustainable development in accordance with the National Planning Policy Framework.