

27 Churchfields Road
Salisbury
SP2 7NH

Land off Tytherley Road
Winterslow
Wiltshire
SP5 1PZ

Dear Sir/Madam,

Re: Land off Tytherley Road, Winterslow, Wiltshire, SP5 1PZ
Full Planning Application – Installation of Sewage Treatment Plant, Drainage Field,
Agricultural Shed, and Side Extension

I write in support of the accompanying full planning application relating to land off Tytherley Road, Winterslow.

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

Following discussions with Wiltshire Council regarding the previously submitted Habitat Regulations (Regulation 77) application, it has been confirmed that the proposed package sewage treatment plant and drainage field cannot be secured through that process because the infrastructure lies outside the red line of the approved Class Q site.

As advised by the Council, the installation of the treatment plant constitutes development and a change of use of agricultural land, and therefore requires planning permission. Regulation 77 applications cannot grant planning permission, impose conditions, or secure works located outside the original Class Q site.

In response to this advice, the current submission has been prepared as a full planning application in order to properly secure the foul drainage infrastructure required to serve the dwelling.

The application therefore seeks permission for:

- Installation of a package sewage treatment plant and drainage field to serve the dwelling
- Change of use of a small area of agricultural land to residential use (Class C3) associated with the drainage infrastructure
- Erection of a low-profile agricultural shed to support land management
- Erection of a modest single-storey side extension to the dwelling

The area of land proposed to change use is strictly limited to the minimum area necessary to accommodate the drainage infrastructure and associated maintenance access. The remainder of the holding will remain in agricultural use.

The proposals are modest in scale and carefully designed to minimise visual and environmental impact. The treatment plant is largely below ground, the agricultural shed is located on existing hardstanding and screened by mature hedgerows, and the extension remains subordinate to the approved building.

The previously approved Class Q prior approval remains a legitimate fallback position, demonstrating that the principle of residential use of the building has already been accepted. This application simply provides a comprehensive planning framework to allow the dwelling to operate with compliant drainage infrastructure and associated development.

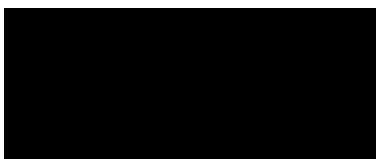
The submitted Design and Access Statement provides further detail regarding the site context, design approach, and environmental considerations.

I trust the information provided is sufficient to assist with the assessment of the application. Should any additional information or clarification be required during the determination process, please do not hesitate to contact me.

Please note that this application is submitted as the final stage of development for the site and does not represent incremental or piecemeal development. All remaining planning requirements for the site are addressed within this submission.

Should you require any further information or clarification during your assessment, please do not hesitate to contact me. Yours faithfully,

Brian Gamet



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

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application at Land off Tytherley Road, Winterslow, Wiltshire.

The application seeks planning permission for:

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

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

This application has been submitted following advice from Wiltshire Council, confirming that the proposed sewage treatment plant cannot be secured through a Habitat Regulations (Regulation 77) application because the infrastructure lies outside the red line of the approved Class Q site.

As such, this full planning application seeks to provide a comprehensive and policy-compliant solution by incorporating the drainage infrastructure within the wider planning context of the site.

The approved Class Q permission remains a legitimate fallback position should this application not be approved.

This submission therefore ensures that the development can proceed with a fully compliant foul drainage system and appropriate planning controls.

2. Site Description and Context

The site is located on land off Tytherley Road on the edge of Winterslow and comprises:

- An agricultural barn approved for conversion to a dwelling under Class Q permitted development rights
- Surrounding agricultural land forming part of the wider holding.

The proposed sewage treatment plant and drainage field are located on adjacent land outside the original Class Q red line, but within the same landholding.

The wider site remains agricultural in character and is characterised by:

- Agricultural fields
- Hedgerow boundaries
- Dispersed rural development.

The site is not located within:

- A Conservation Area
- An Area of Outstanding Natural Beauty.

Existing hedgerows surrounding the site exceed 2.5 metres in height, providing natural screening and visual containment.

3. Planning Context

Prior approval has been granted for the conversion of the agricultural building to a one-bedroom dwelling under Class Q permitted development rights.

Class Q approvals are subject to strict red line limitations, meaning the consent only applies to the building and a very limited curtilage.

The foul drainage infrastructure required to serve the dwelling must be located outside this defined area, on adjoining agricultural land.

Wiltshire Council has advised that:

- The installation of a sewage treatment plant outside the Class Q curtilage constitutes development and a change of use of agricultural land.
- This infrastructure cannot be authorised through a Habitat Regulations (Reg 77) application because such applications must relate to the same red line site and cannot grant planning permission or impose conditions.

As a result, the current application seeks full planning permission to regularise and secure the drainage infrastructure required to serve the dwelling.

The Class Q permission remains a fallback position, demonstrating that the principle of a dwelling on the site has already been accepted.

The current application simply enables that approved dwelling to function with a compliant foul drainage system and appropriate associated development.

4. Change of Use of Agricultural Land

The proposed sewage treatment plant and drainage field are located on land currently in agricultural use.

Planning permission is therefore sought for the change of use of a small area of land from agricultural use to residential use (Class C3) to facilitate the drainage infrastructure serving the dwelling.

The change of use is limited solely to the area required for:

- The treatment plant
- The drainage field
- Maintenance access for servicing.

The remainder of the landholding will remain in agricultural use.

The proposed change of use is:

- Minimal in scale
- Operationally necessary to serve the dwelling
- Ancillary to residential occupation
- Not harmful to the continued agricultural use of the wider landholding

The proposal represents a practical and proportionate adjustment required to enable compliant drainage infrastructure.

5. Sewage Treatment Plant

The proposed package treatment plant has been selected to ensure compliance with:

- Environment Agency General Binding Rules
- Building Regulations Part H

The installation will be:

- Predominantly below ground
- Visually unobtrusive
- Designed to serve a single one-bedroom dwelling

The drainage field will be positioned at appropriate distances from:

- Hedgerows
- Buildings
- Watercourses.

A Percolation Test Report has been prepared and submitted separately to confirm the suitability of the ground conditions.

6. Layout and Siting

The layout of the proposal has been designed to minimise visual impact and maintain the rural character of the area.

- The sewage treatment plant and drainage field are discreetly positioned within the adjoining field.
- The agricultural shed is located on existing hardstanding associated with former farm structures.
- The side extension is modest and subordinate to the approved dwelling.

Existing mature hedgerows provide effective natural screening.

7. Landscape and Visual Impact

The development has been designed to integrate sensitively into the surrounding rural landscape.

Key factors include:

- The treatment plant being largely below ground
- The agricultural shed being screened by mature hedging
- The side extension maintaining the agricultural character of the building

The proposals will therefore have no significant adverse visual impact on the surrounding landscape.

8. Access

All elements of the development will utilise the existing access track serving the site.

The track has already been improved using road scalpings to provide a more stable surface for:

- Agricultural vehicles
- Maintenance vehicles
- Residents
- Walkers and horse riders.

No new access points are required.

9. Sustainability

The proposal supports sustainable rural development through:

- Provision of modern foul drainage infrastructure
 - Continued agricultural land management
 - Efficient use of existing access and hardstanding
 - Minimal landscape impact.
-

10. Conclusion

The proposed development represents a modest and functional addition required to support the lawful implementation of the previously approved Class Q dwelling.

The application provides a policy-compliant solution to the drainage requirements of the dwelling by securing the necessary infrastructure through a full planning permission.

The change of use of agricultural land is minimal, necessary, and ancillary to the dwelling and does not prejudice the continued agricultural use of the wider landholding.

The proposals are therefore considered appropriate in scale, design, and environmental impact, and planning permission is respectfully sought.