



Planning Statement

Demolition of Easton Cottages and Erection of Replacement Dwelling (Self-Build)
Easton Cottages, Berwick St John, Salisbury, Wiltshire, SP7 0HS

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the demolition of the existing dwelling known as Easton Cottages and the erection of a replacement self-build dwelling on a similar footprint at Berwick St John, Salisbury.

The site lies within the Cranborne Chase Area of Outstanding Natural Beauty, and regard is therefore given to national and local policies relating to landscape protection and high-quality design.

2. Site and Planning History

The site comprises an existing residential dwelling located within the rural settlement of Berwick St John.

Planning permission was previously granted under reference PL/2022/03238 for extensions and alterations to the existing property. A material start was made; however, during construction it became clear that the building was structurally unsound.

As a result:

Works were halted

The structure was partially demolished for safety reasons

The site has remained in a semi-demolished condition pending a revised scheme

The approved scheme is no longer deliverable due to the condition of the building.

SWAY DESIGNS

Durdle Door, Littledown, Shaftesbury, Dorset, SP7 9HD
07786 894586 | stephen@sbway.co.uk



3. Proposed Development

The application seeks full planning permission for:

The demolition of the remaining structure

The erection of a replacement self-build dwelling on a broadly similar footprint

The dwelling will be occupied by the applicant and has been designed to:

Reflect the scale, form, and rural character of the original cottage

Deliver a safe, structurally sound, and energy-efficient home

Integrate sensitively within the surrounding AONB landscape

4. Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF (2023) is a key material consideration.

Relevant sections include:

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 84 – Supports isolated homes in the countryside where appropriate (including replacement dwellings)

Paragraph 130 – Achieving well-designed places

SWAY DESIGNS

Durdle Door, Littledown, Shaftesbury, Dorset, SP7 9HD

07786 894586 | stephen@sbway.co.uk



Paragraph 176 – Great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs

The proposal accords with the NPPF by maintaining an existing residential use and delivering a high-quality replacement dwelling.

Wiltshire Core Strategy

Core Policy 1 (Settlement Strategy)

Core Policy 2 (Delivery Strategy)

Core Policy 51 (Landscape)

Core Policy 57 (High Quality Design and Place Shaping)

Core Policy 58 (Historic Environment)

The proposal complies with the above policies through its sensitive design, appropriate scale, and retention of residential use.

Cranborne Chase AONB Management Plan

The site lies within the Cranborne Chase Area of Outstanding Natural Beauty, which is afforded the highest level of protection.

The proposal:

Retains the established footprint and siting

Reflects traditional rural form and character

Avoids additional visual intrusion

Accordingly, it conserves the natural beauty of the AONB.

5. Biodiversity Net Gain (BNG)

Under the requirements of the Environment Act 2021, Biodiversity Net Gain (BNG) became mandatory for most developments from February 2024.

However, the proposed development qualifies for an exemption.

SWAY DESIGNS

Durdle Door, Littledown, Shaftesbury, Dorset, SP7 9HD
07786 894586 | stephen@sbway.co.uk



The development constitutes a self-build/custom build dwelling, and as such falls within the category of “self-build and custom housebuilding”, which is exempt from mandatory BNG requirements, subject to meeting the relevant criteria and submission of the appropriate exemption declaration.

Furthermore:

The proposal relates to a replacement dwelling on an existing residential footprint

There is no material intensification of land use

The site is currently in a disturbed, semi-demolished condition

As such, the proposal does not trigger the requirement to deliver measurable biodiversity net gain.

6. Assessment

Principle of Development

The site benefits from an established lawful residential use. The proposal represents a replacement dwelling and is acceptable in principle.

A strong fallback position exists via permission PL/2022/03238, which is a material consideration of significant weight.

Landscape and AONB Impact

In line with NPPF paragraph 176 and Core Policy 51, the proposal conserves the landscape by:

Maintaining footprint and siting

Respecting rural character

Avoiding increased visual harm

Design and Character

The proposal:

Reflects local vernacular

SWAY DESIGNS

Durdle Door, Littledown, Shaftesbury, Dorset, SP7 9HD

07786 894586 | stephen@sbway.co.uk



Maintains a modest and appropriate scale

Enhances the visual quality of the site

Compliant with Core Policy 57 and NPPF Chapter 12.

Heritage Considerations

The development preserves (and enhances where applicable) the character of the area and replaces a currently harmful semi-demolished structure.

Residential Amenity

No material adverse impacts will arise due to the comparable siting and scale.

Justification for Demolition

The existing structure is unsafe and unsuitable for retention. Demolition is necessary and justified.

7. Planning Balance and Conclusion

The proposal represents sustainable development in accordance with the NPPF and the Wiltshire Core Strategy, while conserving the character of the Cranborne Chase Area of Outstanding Natural Beauty.

Key benefits include:

Retention of lawful residential use

Delivery of a high-quality self-build dwelling

Visual enhancement of the site

No requirement for Biodiversity Net Gain due to exemption

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

8. Recommendation

It is respectfully requested that planning permission be granted.

SWAY DESIGNS

Durdle Door, Littledown, Shaftesbury, Dorset, SP7 9HD

07786 894586 | stephen@sbway.co.uk