

**CONVERSION OF BARN TO 1NO. DWELLING, CREATION
OF GARDEN, PARKING, INSTALLATION OF PACKAGE
TREATMENT PLANT AND ASSOCIATED WORKS
(PART RETROSPECTIVE)**



PLANNING, DESIGN & ACCESS STATEMENT

BARN AT NETTON, SALISBURY

ON BEHALF OF HEALE FARMS

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 RAW Planning Ltd has been instructed by Heale Farms (the 'Applicant') to prepare this Planning, Design & Access Statement in support of a full planning application for the conversion of a barn to residential use including associated garden, parking, access and installation of a package treatment plant (part retrospective) at Netton Barn, Netton, Salisbury (the 'Application Site').
- 1.2 Prior approval was granted under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (ref: PL/2024/10916) for the change of use of the building to a single dwellinghouse. The approved scheme has been implemented and works have commenced.
- 1.3 This application does not seek to alter the approved barn conversion, which remains entirely as approved under Class Q in terms of its form, layout, scale and appearance.
- 1.4 Instead, planning permission is required for two specific reasons:
- To allow for a larger residential curtilage (garden area) than is reasonably permitted under Class Q; and
 - To enable the installation of a package treatment plant, which requires express planning permission and is necessary to address nutrient neutrality requirements.
- 1.5 This application therefore seeks to regularise and extend the development beyond the limitations of permitted development and to enable compliance with the Habitats Regulations.
- 1.6 This Statement should be read alongside the submitted plans and supporting documentation.

2. APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site is located in Netton, on the outskirts of the Woodford Valley. To the north of the site is a detached dwelling (a replacement dwelling under construction), and to the south, east and west of the site is open countryside and views to the Woodford Valley villages. Further to the east of the site is the large employer 'Chemring', and the A345 beyond which provides easy access to both Amesbury to the north (5 miles) and Salisbury to the south (7 miles).
- 2.2 The application site currently comprises a barn which was originally built to house poultry but has subsequently been subject to building works pursuant to the aforementioned Class Q consent.



Figure 1: Site Location in village context

- 2.3 A public right of way (ref: DURN20) shares the vehicular access which is where the footpath starts, and it continues east to the A345. This can be seen on Figure 2, overleaf. The other two barns which are visible in Figure 2 have been demolished.

- 2.4 The site is not affected by any strategic planning policy designations. The site falls outside the Area of Outstanding Natural Beauty; it is not within a Conservation Area or near any listed buildings. The site is not within an area at risk of flooding (it falls comfortably within Flood Zone 1), and it is not in close proximity to the River Avon SAC/SSSI.



Figure 2: Location of public right of way DURN20



Figure 3: The barn under construction (in accordance with Class Q consent)

3. THE APPLICATION PROPOSALS

- 3.1 Planning permission is sought for the conversion of the existing barn to a single dwellinghouse together with associated works, including the provision of a residential curtilage, parking, access and the installation of a package treatment plant (part retrospective).
- 3.2 It is important to emphasise at the outset that the conversion of the barn itself has already been approved under Class Q prior approval (ref: PL/2024/10916) and that this approval has been implemented. The building works associated with that consent are underway and the form, scale, layout and appearance of the dwelling remain entirely as approved.
- 3.3 This application does not seek to amend or revisit any aspect of the approved conversion. Instead, it is required to move beyond the limitations of permitted development in two specific respects.
- 3.4 Firstly, the application seeks to provide a residential curtilage that is slightly larger than that reasonably permitted under Class Q. The extent of curtilage under permitted development is necessarily constrained and does not always provide a practical or functional level of amenity space. As drawn, the curtilage allowed only for a very shallow depth of amenity space around the barn which would not allow for sitting out or the general expectations of the enjoyment of a garden.
- 3.5 The proposed curtilage responds to the need for a usable garden area that is proportionate to the dwelling and capable of accommodating modest outdoor amenity space to sit out, parking, bin/cycle storage and associated domestic activity.
- 3.6 Secondly, the application seeks permission for the installation of a package treatment plant and associated drainage infrastructure. Whilst drainage is a necessary component of any residential use, the proposed system falls outside the scope of what can be reasonably undertaken under Class Q and therefore requires express planning permission. The installation of this system is also fundamental to addressing nutrient neutrality requirements arising from the site's location within the River Avon SAC catchment.
- 3.7 The system proposed is a Graf One2Clean package treatment plant which has a 80.2% phosphorus removal efficiency. The residential use will result in a residual phosphorus load requiring mitigation of 0.22 kg TP/year. This PTP is non chemical dosing and therefore meets with the requirements. In all other respects, the development remains exactly as approved and currently being implemented.

4. PLANNING POLICY FRAMEWORK

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration which attracts significant weight.

4.2 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this application that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF)
- The Development Plan

National Planning Policy Framework (NPPF)

4.3 The National Planning Policy Framework (NPPF) (December 2023) sets out the Government's planning policies for England and is a material consideration of significant weight in the determination of planning applications.

4.4 Paragraph 2 confirms that planning law requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.5 At the heart of the Framework is the presumption in favour of sustainable development, set out at paragraph 11. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay, or, where policies are out-of-date, granting permission unless any adverse impacts would significantly and demonstrably outweigh the benefits.

4.6 The Framework supports the efficient use of land and buildings. Paragraph 124 states that planning decisions should promote the effective use of land in meeting the need for homes, while making as much use as possible of previously developed or underutilised land and buildings.

4.7 In relation to rural areas, paragraph 84 is of particular relevance. This confirms that planning decisions should enable the sustainable growth and diversification of the rural economy, including through the re-use of redundant or disused buildings, and supports development that would enhance the immediate setting of such buildings.

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- 4.8 The Framework also places significant emphasis on achieving well-designed places. Paragraph 135 confirms that development should be visually attractive, sympathetic to local character, and establish or maintain a strong sense of place.
- 4.9 In respect of the natural environment, paragraph 180 seeks to protect and enhance biodiversity, whilst paragraph 185 confirms that development likely to have a significant effect on internationally designated sites, including Special Areas of Conservation, should be subject to the requirements of the Habitats Regulations.
- 4.10 Importantly, the Framework does not seek to restrict the re-use of existing rural buildings in principle, recognising that such development can represent a sustainable form of development, particularly where it makes efficient use of existing structures and avoids the need for new build development in the countryside.
- 4.11 In this case, the proposal involves the re-use of an existing building, the principle of which has already been established through prior approval, together with modest associated works that improve its functionality and environmental performance. As such, the proposal is consistent with the overarching objectives of the Framework.

The Development Plan

- 4.12 The Statutory Development Plan covering the application site comprises the:
- Wiltshire Core Strategy (2015); and
 - Saved Policies of the Salisbury District Local Plan (adopted in 2003).
- 4.13 The application site is not subject to any land based policy designations or constraints.
- 4.14 The most relevant Core Strategy policies are identified below.
- 4.15 **Core Policy 48 (Supporting Rural Life)** supports the conversion and re-use of rural buildings to residential purposes where justified by special circumstances, in line with national policy.
- 4.16 **Core Policy 50 (Biodiversity and Geodiversity)** sets out ways in which development proposals protect and enhance features of nature conservation and geological value.
- 4.17 **Core Policy 57 (Ensuring high quality place design and place shaping)** sets out a series of criteria that relates to design for new developments. This policy relates to changes of use of existing buildings as well as new builds, extensions and alterations.

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- 4.18 **Core Policy 60 (Sustainable Transport)** states that the Council will use its planning and transport powers to help reduce the need to travel, particularly by private car, by planning developments in accessible locations; promoting sustainable transport alternatives to the use of the private car, and other more strategic objectives.
- 4.19 **Core Policy 61 (Transport and New Development)** states that new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives. The policy goes on to state what is required within a Transport Assessment.
- 4.20 **Core Policy 69 (Protection of the River Avon SAC)** seeks to avoid and reduce potential environmental effects on the River Avon SAC.

Saved Salisbury District Local Plan applicable to this proposal.

- 4.21 **Saved Policy C6** states that proposals in the countryside within the Special Landscape Area should ensure the siting and scale of development is sympathetic to the landscape, and that high standards of landscaping are design are used, along with materials which are appropriate to the locality and reflect the setting of the area. The Special Landscape Area was designated in 2003 when the District Plan was adopted, and appears to cover all land within the District that does not form part of the Cranborne Chase AONB.

Wiltshire's Five Year Housing Land Supply

- 4.22 It is widely accepted that Wiltshire Council cannot demonstrate a 5 year housing land supply. In such circumstances NPPF paragraph 11(d) requires planning permission to be granted unless (outside protected areas) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. The application site is not located within a "Protected Area" and for the reasons set out below there are no adverse impacts associated with the proposals that would outweigh the benefits of the delivery of a new family dwelling when assessed against the Framework as a whole. NPPF paragraph 11(d) is a further material consideration that weighs in favour of the proposal.

5. PLANNING ASSESSMENT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2 A similar planning application for the conversion of the barn was refused by Wiltshire Council, and subsequently dismissed at appeal in 2021. The reasons by which the Inspector dismissed the appeal were not entirely in line with the officer's reasons for refusal. Careful consideration to officers comments and the Inspector's decision have been given, and led to amendments to the proposal which is now presented to Wiltshire Council.

Principle of Development

- 5.3 The principle of the development has already been firmly established through the granting and implementation of Class Q prior approval. That consent confirms that the building is suitable for conversion, that the residential use is acceptable in this location, and that the design and form of the development are appropriate.
- 5.4 The fallback position is therefore a material consideration which carries great weight in the decision making process. It establishes that, irrespective of the outcome of this application, a dwelling can and will be completed on the site in accordance with the approved Class Q scheme. Unfortunately, due to the limitations of the lawful curtilage that can be created under Class Q, there is no way in which foul drainage can be created without obtaining planning permission.
- 5.5 In this context, the assessment of the current application is narrow in scope. The Local Planning Authority is not being asked to reconsider the acceptability of a dwelling in this location, nor the design or impact of the building itself. Instead, the key issues are limited to whether the proposed extent of residential curtilage is acceptable, and whether the installation of the package treatment plant represents an appropriate and sustainable form of development.
- 5.6 This distinction is critical, as it reframes the decision-making exercise away from the principle of development and towards a more focused consideration of these specific elements.

Residential Curtilage

- 5.7 The existing and proposed elevations of the building will be largely unchanged. Under Class Q, the extent of residential curtilage is limited to that which is reasonably necessary for the use of the building as a dwelling. In practice, this generally results in constrained and sometimes impractical garden areas that do not fully reflect the needs of future occupiers.

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- 5.8 The proposed curtilage extends modestly to provide a functional and proportionate level of outdoor amenity space. The extent of the garden has been designed to ensure that it remains closely related to the building, and is visually contained within its immediate setting. The proposed garden area abuts the public footpath as a logical southern boundary, but it visually screened by a fence and hedge planting, not uncommon in Wiltshire.
- 5.9 The proposed curtilage remains modest in scale and does not extend unreasonably into the wider countryside. It will be capable of being landscaped in a manner that reinforces the rural character of the site and avoids any visual intrusion. There are no landscape designations affecting the site, and the proposal would not result in any material harm to the character or appearance of the area.
- 5.10 Accordingly, the proposed curtilage is considered to be entirely appropriate in both functional and visual terms.

Drainage and Package Treatment Plant / Nutrient Neutrality

- 5.11 The site lies within the catchment of the River Avon Special Area of Conservation, and as such the development must demonstrate that it will not adversely affect the integrity of this designated habitat.
- 5.12 A Nutrient Budget has been prepared which confirms that, following the installation of the package treatment plant, the development will result in a small residual phosphorus load. This will be mitigated through a the installation of a package treatment plant, together with a financial contribution secured via a Unilateral Undertaking, in accordance with Wiltshire Council's established approach.
- 5.13 The provision of a suitable foul drainage solution is an essential requirement for the lawful occupation of the dwelling. The proposed package treatment plant has been selected as an efficient and sustainable solution that accords with current environmental and regulatory requirements.
- 5.14 The proposed Graf One2Clean system delivers a high level of treatment efficiency, including significant phosphorus reduction. This is particularly important given the site's location within the River Avon SAC catchment, where nutrient loading is a key concern.
- 5.15 The siting of the treatment plant has been designed to ensure compliance with standard separation distances from buildings and boundaries, and to integrate the system discreetly within the site. It will not give rise to any visual harm, noise or odour impacts that would affect the amenity of future occupiers or the surrounding area.

5.16 It is also relevant to note that a drainage solution would be required under the fallback Class Q development in any event, however due to the limited curtilage, the standard separation distances from the building could not be achieved.

5.17 It can therefore be concluded that the proposal will achieve nutrient neutrality and will not give rise to any adverse effects on the SAC.

Ecology and Biodiversity Net Gain

5.18 The ecology survey found that the on-site habitats are not intrinsically ecologically valuable and in their current condition provide few opportunities for protected species.

5.19 The proposals for the site include the removal of the concrete pad which formed the base of the chicken shed which has already been demolished and its replacement with Vegetated Garden habitat. Some of the Bare Ground habitat surrounding the chicken shed which is in the process of being converted to a dwelling will become Developed Land; Sealed Surface (providing pathways and a patio) but all remaining areas of Bare Ground will also become Vegetated Garden.

5.20 The Biodiversity Net Gain Metric submitted as a separate document in support of this application confirms that there will be an increase of 0.02 Habitat Units (20.63%) as a result of these proposals.

Highways and Access

5.21 The site benefits from an established vehicular access which has already been accepted as part of the Class Q prior approval. The use of the site as a single dwelling will not result in any material increase in traffic or adverse impact on highway safety.

Residential Amenity

5.22 The proposal provides a suitable standard of accommodation for future occupiers, including adequate internal space, natural light and access to private outdoor amenity space. There are no nearby uses that would give rise to unacceptable levels of noise, disturbance or loss of amenity.

6. CONCLUSION

- 6.1 Planning permission is sought for the conversion of the barn to a dwelling, together with associated curtilage, parking, access and drainage infrastructure.
- 6.2 The conversion of the building has already been approved and implemented under Class Q, and therefore carries substantial weight as a fallback position. This application does not seek to revisit that approval, but instead to extend and regularise the development in a limited and proportionate manner.
- 6.3 The proposed curtilage provides a more functional and appropriate setting for the dwelling without giving rise to harm, and the package treatment plant represents a necessary and sustainable drainage solution that enables compliance with the Habitats Regulations.
- 6.4 The proposal accords with the Development Plan when read as a whole and is supported by material considerations, including the strong fallback position and the environmental improvements associated with the drainage strategy.
- 6.5 It is therefore respectfully requested that planning permission is granted.

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