

PLANNING, DESIGN AND ACCESS STATEMENT

Full Planning Application for change of use of additional land to Residential (C3) and retrospective application for low garden walling, fencing and gates between car parking and garden areas at the barns.

at

Manor Barns, Norton
Malmesbury
Wiltshire
SN160JR

Prepared on behalf of Mr Peter and Mrs Pagan Hopkinson

Prepared by Peter Hopkinson Chartered Architect (RIBA)

Date: 08/05/26

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1.0. APPLICATION

On behalf of myself and my wife Pagan Hopkinson (the applicant) I have prepared and submitted a Full Planning Application (the submission) to Wiltshire Council (the Planning Authority) for change of use of additional land to Residential (C3) and a retrospective application for low garden walling, fencing and gates between car parking and garden areas at the barns at: Manor Barns, Norton, Malmesbury, Wiltshire, SN16 0JR (the site).

Planning Permission was granted in April 2026 for the change of use of land to residential (C3) around the barns and the retrospective installation of the Klargester Biodisc sewage treatment plant, under application Ref: PL/2026/00387.

Condition No 4 states “Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans – REASON: To safeguard the character and appearance of the area.

This follows the granting of Planning Permission in June 2025 for works to the Barn Conversion in accordance with approved plans and documents, under application Ref:PL/2025/00811.

This follows the granting of Prior Approval in August 2019 for the conversion of two large barns at Norton Farm, into three dwellings, utilising the Part Q Permitted Development Rights, under the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended), under application Ref: 19/06326/PNCOU.

The following Planning, Design and Access Statement has been produced to support this application and demonstrate how the further extension to the residential curtilage and siting of garden walls and fencing between parking and garden areas comply with the relevant national and local planning policies.

This Planning Application is further supported by the following:-

- Application Form.
- Consented April 2026 - Site Location Plan annotated with areas - PH / NMB / 001 Rev C – scale 1:1250.
- Consented April 2026 - Site Plan showing extended curtilage areas and Biodisc location – PH / NMB / 002 Rev A – 1:500.
- Consented April 2026 - Site Plan – PH / NMB / 005 Rev B – scale 1:500.
- Site Location Plan Proposed Residential Area - **PH / NMB / 100** – scale 1:1250.
- Proposed Site Plan showing extended curtilage areas – **PH / NMB / 200** – scale 1:500.
- Proposed Site Plan – **PH / NMB / 300** – scale 1:500.
- Exterior Walls and Fences Elevations - **PH / NMB / 400** – 1:50.

- Proposed Site Plan – Key to Photographs – **PH / NMB / 500** – scale 1:500.

2.0. THE SITE

The application site is Manor Barns, located within the vicinity of an agricultural pastoral farm. The barns that have been converted under the approved scheme were replaced with more modern facilities, larger barns constructed of blockwork and corrugated metal cladding, more suitable for the safe and hygienic running of a large dairy farm. Therefore, the redundant barns were prime for development into residential dwellings, enabling the sensitive reuse of previously developed rural buildings. The barn complex is predominantly single storey. There is a 3-storey element – the former water tower - to the west end of the barns, that is utilised as the secondary entrance. The main living space of the barns runs south west to north east, with two protruding wings, that extend out south east off the main elevation. The longest wing is single storey and the shorter, at the north east of the site, is two storey, the second storey being accommodated within the roof space.

The wider site is within a small group of structures related to the operation of the farm. These include a large, circa 800m², modern barn, a dutch barn of circa 250m² and other smaller covered sheds, and open fronted barns, all to the immediate north of the application site. To the east are the residential elements previously related to the farm and include farmhouse and agricultural worker accommodation. This is an agrarian and rural area, characterised by small clusters of settlement structures, accessed along smaller lanes, bounded by hedgerows. The farm, and the site are accessed by a private lane, that was upgraded to include passing places as a condition of the granting of prior approval, from the C Classified road further to the east. This road links to the hamlet of Norton and village of Hullavington to the south. The nearest service town is Malmesbury, approximately 5 km to the north east. The area has a long history of occupation in small settlements, benefitting from the access that is the Roman Road, The Fosse Way, as well as Norton Manor House, that the farm serviced with arable crops as well as its livestock of meat from cattle, pigs and latterly dairy.

3.0. PLANNING HISTORY

The planning history of the site is held on Wiltshire Council's planning search website, and is brief, comprising:

PL/2026/00387

Manor Barns, Norton, Malmesbury, Wiltshire, SN16 0JR

Change of use of land to residential (C3) and (retrospective) installation of package sewage treatment plant.

Validated: 13/02/2026 Decision: Approved 07/04/2026

PL/2025/00811

Manor Barns, Norton, Malmesbury, Wiltshire, SN16 0JR

Proposed alterations to barn conversion (plots 1 and 2) permitted by Prior Approval.

Validated: 26/03/2025 Decision: Approved 06/06/2025

19/06326/PNCOU

Norton Manor Farm, Malmesbury, Wiltshire, SN16 0JR

Notification for Prior Approval for a Proposed Change of Use of Agricultural Buildings to 3 no. Dwellinghouses (Class C3), and for Associated Operational Development.

Validated: 02/07/2019 Decision: Prior Approval Required and Given 19/08/2019

19/08430/DOC

Norton Manor Farm, Malmesbury, Wiltshire, SN16 0JR

Discharge of condition 2 of application 19/06326/PNCOU

Validated: 02/09/2019 Decision: Condition Discharged 07/10/2019

4.0. PROPOSED DEVELOPMENT

This planning application is submitted to both approve a further extension to the residential (C3) land, as well as regularise the completed installation of a fieldstone wall and timber 5 bar gate, a low level stone gabion wall, and a hazel hurdle fence and gate between car parking and garden areas. These are required to improve safety by creating a clear physical separation between the vehicular parking / driveway area and the garden space.

4.1. RESIDENTIAL (C3) LAND / CURTILAGE

The relevant areas including the residential (C3) land as per **PL/2026/00387** approved 07/04/2026 as shown on drawings PH/NMB/001Rev C and 002 Rev A are:-

Footprint area of Manor Barns	451 sq metres
Area of residential (C3) land	1470 sq metres
Area of Manor Barns plot	3667 sq metres
Area of grazing pasture to the south	7014 sq metres

This application seeks to extend the approved residential land in areas to the south of the barns from the line consented to the barns plot boundary existing fence line to the south increasing the total area of residential (C3) land from 1470 to 2212 sq metres.

The proposed extension to residential land is shown on drawing PH/NMB/200 and 300, and comprises re-established grass with an area of native flora to the south

east. The aim has been to maximise the extensive 180 degree views to the south, with a low-intervention landscape approach comprising retained pasture grassland and native planting connecting seamlessly with the grazing pasture to the south of the plot, the deciduous treeline and the agricultural fields beyond. (Photos 1,2,3,4&6).

In summary we consider the extension to residential land to be modest, justified as a natural flow to the consented garden space, with no change to the existing pasture grass or native flora proposed, and following an established enclosure line.

4.2 GARDEN WALLS AND FENCING

2 No low walls a fence and gates have been built in three locations – W1, W2 and F1 as shown on Site Plan drawing PH / NMB / 300, and in elevational detail on drawing PH / NMB / 400.

These are required to improve safety by creating a clear physical separation between the vehicular parking/driveway area and the garden space.

Previously, the garden area was directly accessible from the driveway, where vehicles regularly manoeuvre, including reversing and turning movements.

In the spirit of the Condition No 4 of planning consent **PL/2026/00387**, and in order to safeguard the character and appearance of the area, these low key elements have been carefully designed using local / traditional materials. The design has been kept proportionate and appropriate to its setting, ensuring that it does not adversely impact visibility for neighbours / drivers / walkers or the character of the barns themselves and the open surrounding landscape and distant views.

The garden is intended as a safe recreational space, and the absence of a barrier previously allows direct access to areas used by vehicles. The wall and fences also help prevent unauthorised access to both the front and rear garden, contributing to both personal safety and property security.

Overall, the proposal represents a reasonable and necessary safety measure that enhances the safe use of the property.

Wall W1 – Elevation A – A.

From the south end of the centrally protruding wing of the barns a fieldstone wall has been constructed from Cotswold stone with a cock and hen capping detail to match the existing barns. The wall steps down from 1080mm high in sections to match the slope of the ground and separates the gravel car parking area with the garden, and disappears into the dense native flora to the south.

A timber five bar pedestrian gate provides access from the parking area, with an additional openable section to provide access for the servicing of the Klargester Biodisc.

Elevation A-A shows the wall visually blending in very well with the grassed foreground, the gravel parking area, and the shrub and tree line beyond. When viewed from the eastern portion of the parking area – Photo 5 on Drawing No PH / NMB / 500 shows the wall to merge into the foreground very well and have no impact on the views beyond.

Wall W2 – Elevation B – B.

A low stone wall has been constructed to separate the external space outside the yoga studio from the vehicle access area beyond. A Cotswold stone gabion wall 600mm high and a hazel picket gate as indicated by Elevation B – B shows how this blends in well with both the gravel foreground and Cotswold stone of the barns behind.

Fence F1 – Elevation C - C.

A hazel hurdle fence 1000mm high with a wooden picket gate has been constructed to provide separation between the gravel parking area and the rear garden, allowing pedestrian access between the two. Elevation C – C shows this to be a low key and contextually appropriate element within the back drop of the Cotswold stone barn walls and rear boundary fencing separating the barns from the Farm behind.

5.0. PLANNING POLICY ASSESSMENT

This section assesses the proposed extension to the residential curtilage and the retrospective regularisation of low garden walls, fencing and gates against relevant national and local planning policy.

The following are considered material to the determination of this application:

- National Planning Policy Framework (NPPF) December 2024
- National Planning Practice Guidance (PPG)
- Wiltshire Core Strategy (Adopted January 2015)
- Wiltshire Design Guide (Adopted 2024)

The proposal comprises:

- a modest extension to the approved residential curtilage associated with the lawful residential use of Manor Barns; and
- the retention of low-level boundary treatments required to safely and appropriately define the relationship between parking, access and residential garden areas.

The proposal does not involve additional residential units, additional built floorspace, or any material encroachment into the wider open countryside.

5.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The proposal accords with the overarching objectives of the NPPF, particularly those relating to sustainable development, good design, and the protection of landscape character.

Sustainable Development

Paragraphs 8 and 11 of the NPPF establish a presumption in favour of sustainable development.

The proposal supports the continued and effective occupation of lawful dwellings created through the conversion of redundant agricultural buildings. The development is modest in scale and directly related to the established residential use of the site.

No additional built form is proposed beyond the low-key boundary features already constructed, and the proposal does not undermine the intrinsic rural character of the area.

Achieving Well-Designed Places

Section 12 of the NPPF places significant weight on achieving well-designed places that are visually attractive, sympathetic to local character, and responsive to their surroundings.

The proposed curtilage extension remains closely associated with the existing barn conversion and is contained within the established farmstead setting and ownership boundary. The proposal does not project into the wider agricultural landscape in a manner that would appear visually intrusive or result in harmful suburbanisation of the countryside.

The proposed walls, fencing and gates are modest in height and use locally appropriate and traditional materials including Cotswold stone, timber field gates and hazel fencing. These elements are visually recessive within the wider setting and reinforce the rural character of the site.

Conserving and Enhancing the Natural Environment

Paragraph 187 of the NPPF recognises the intrinsic character and beauty of the countryside.

The proposal retains the open pastoral character of the land to the south of the barns and introduces no engineered landscaping, ornamental suburban features, external lighting, or additional structures that would erode the rural character of the site.

The extended curtilage area remains perceived as part of the existing farmstead grouping and retains a strong visual relationship with the surrounding grazing land and wider agricultural landscape.

5.2 WILTSHIRE CORE STRATEGY

Core Policy 1 – Settlement Strategy

Although the site lies outside defined settlement limits, the proposal does not constitute new isolated residential development within the countryside.

Instead, the application relates to the continued functioning and appropriate use of existing lawful dwellings and their associated residential curtilage. The proposal therefore accords with the broad objectives of Core Policy 1.

Core Policy 2 – Delivery Strategy

Core Policy 2 supports development outside settlement boundaries where this relates to an existing use and does not adversely affect the character of the countryside.

The proposed curtilage extension is modest in scale and remains physically and visually contained within the established barn plot and ownership boundary. The proposal does not result in the fragmentation of agricultural land or the creation of a detached domestic enclave within the wider countryside.

The proposed walls and fences are directly associated with the residential use of the site and provide an appropriate and proportionate means of defining the relationship between parking, access and private amenity areas.

Core Policy 51 – Landscape

Core Policy 51 seeks to protect, conserve and where possible enhance landscape character.

The proposal has been carefully designed to preserve the rural character and visual openness of the site. The extended curtilage comprises retained pasture grassland with minimal intervention and no significant alteration to landform, vegetation or landscape character. The proposal does not extend beyond the established barn boundary plot, and the extended curtilage remains visually associated with the converted barns, with the land being read as part of the existing farmstead cluster. No engineered terraces, ornamental planting, lighting columns, outbuildings, or urbanising elements are proposed.

The boundary treatments are low in height, constructed from locally appropriate materials, and visually subservient within the wider landscape setting. Public views from the footpath to the south remain largely unchanged, as demonstrated within the submitted photographs and drawings.

The proposal therefore conserves the character and appearance of the countryside in accordance with Core Policy 51.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

The proposal responds positively to the established character of the converted farmstead and surrounding rural landscape.

The boundary treatments are modest, functional and informed by traditional rural forms and materials. The use of natural Cotswold stone walling, timber field gates and hazel fencing reflects the local vernacular and ensures the development integrates appropriately within its agricultural setting.

The proposal improves the functionality and legibility of the residential environment through the appropriate separation of vehicular and garden areas, whilst maintaining a visually discreet appearance.

The development therefore accords with the design and placemaking objectives of Core Policy 57.

5.3 WILTSHIRE DESIGN GUIDE (ADOPTED 2024)

The proposal has been informed by the principles of the Wiltshire Design Guide, particularly those relating to local identity, landscape integration and rural character.

The application responds positively to the existing farmstead context through the use of simple and restrained landscape treatment, retention of open pasture character, and the use of locally distinctive materials.

The extended curtilage has been deliberately designed to avoid formal suburban domestication of the landscape. The area will remain predominantly open grassland with limited intervention, maintaining visual continuity with the adjoining grazing pasture and wider agricultural setting.

The proposal therefore accords with the Design Guide objectives relating to contextual design, landscape sensitivity and local distinctiveness.

The proposal has additionally been informed by the National Planning Practice Guidance relating to design quality and landscape character, which emphasises the importance of context-led design, local distinctiveness, and development that responds positively to landscape setting and rural character.

6.0 OTHER MATERIAL CONSIDERATIONS

The planning history of the site establishes the lawful residential use of Manor Barns through both the prior approval process and subsequent planning permissions.

The proposal represents a proportionate and logical evolution of the established residential curtilage and does not alter the fundamental rural character of the site.

The application does not result in:

- additional residential units;

- material harm to neighbouring amenity;
- adverse highway safety impacts;
- harm to agricultural operations; or
- unacceptable visual impact within the wider countryside.

The proposed walls, fencing and gates additionally provide a clear and appropriate distinction between vehicular and residential amenity areas, improving the safe and practical operation of the site whilst remaining visually low-key and contextually appropriate.

7.0. PERMITTED DEVELOPMENT CONTEXT

The residential use of Manor Barns was lawfully established through the prior approval process under Part Q of the Town and Country Planning (General Permitted Development) (England) Order 2015, with subsequent planning permission granted under application ref. PL/2026/00387 extending the approved residential curtilage around the barns.

The current proposal represents a modest and proportionate extension to the established residential curtilage associated with the lawful use of the site. Importantly, the proposed curtilage extension remains visually and physically contained within the existing barn plot and ownership boundary and does not result in harmful encroachment into the wider countryside.

The extended curtilage area retains the appearance of open pasture grassland and has been deliberately designed to avoid the introduction of suburban or urbanising features. No additional buildings, engineered landscaping, ornamental boundary treatments, or other forms of domestic paraphernalia are proposed within the wider landscape setting.

In respect of Condition 4 attached to planning permission PL/2026/00387, the proposed walls, fencing and gates have been carefully designed to safeguard the character and appearance of the area through the use of locally appropriate and traditional materials, including natural Cotswold stone, timber field gates and hazel fencing. The structures are modest in scale, low in height, and visually recessive within the wider rural setting.

The boundary treatments perform an important functional role by appropriately defining the relationship between vehicular access, parking and private residential amenity space, thereby improving the safe and practical operation of the site. At the same time, they preserve the open and agricultural character of the wider landscape and do not adversely affect public views, neighbouring amenity, or the character of the converted barns themselves.

Taken as a whole, the proposal represents a sensitive and proportionate form of development that preserves the character and appearance of the countryside in accordance with the objectives of the NPPF and Wiltshire Core Policies 51 and 57.

8.0. CONCLUSION

When assessed against the Development Plan, the National Planning Policy Framework, and other material considerations, the proposal is considered to represent a modest and proportionate form of development associated with the lawful residential use of Manor Barns.

The proposed extension to the residential curtilage remains visually and physically contained within the established farmstead setting and preserves the character and appearance of the surrounding countryside. The proposed boundary treatments are low-key, functional and contextually appropriate, utilising traditional materials that respond positively to the rural character of the site.

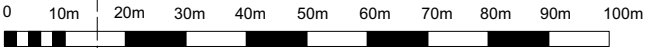
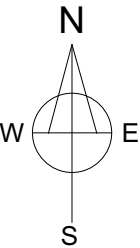
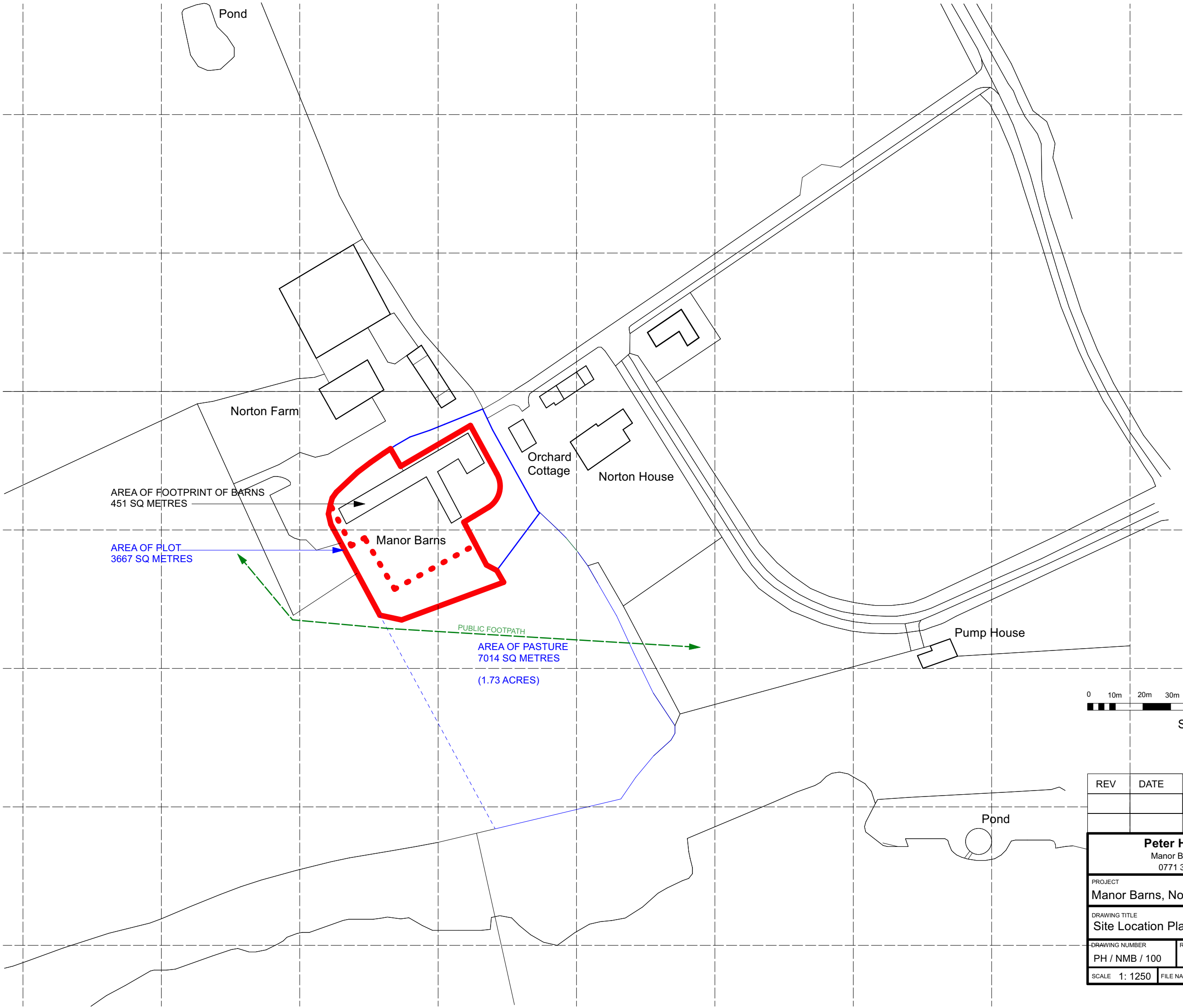
Importantly, the proposal does not result in harmful encroachment into the wider countryside, nor does it introduce urbanising features that would adversely affect landscape character, visual amenity, neighbouring occupiers, agricultural operations, or highway safety.

The proposal accords with the relevant provisions of the National Planning Policy Framework, the Wiltshire Core Strategy, and the Wiltshire Design Guide, and there are no material considerations that indicate planning permission should be withheld.

Accordingly, planning permission is respectfully requested.

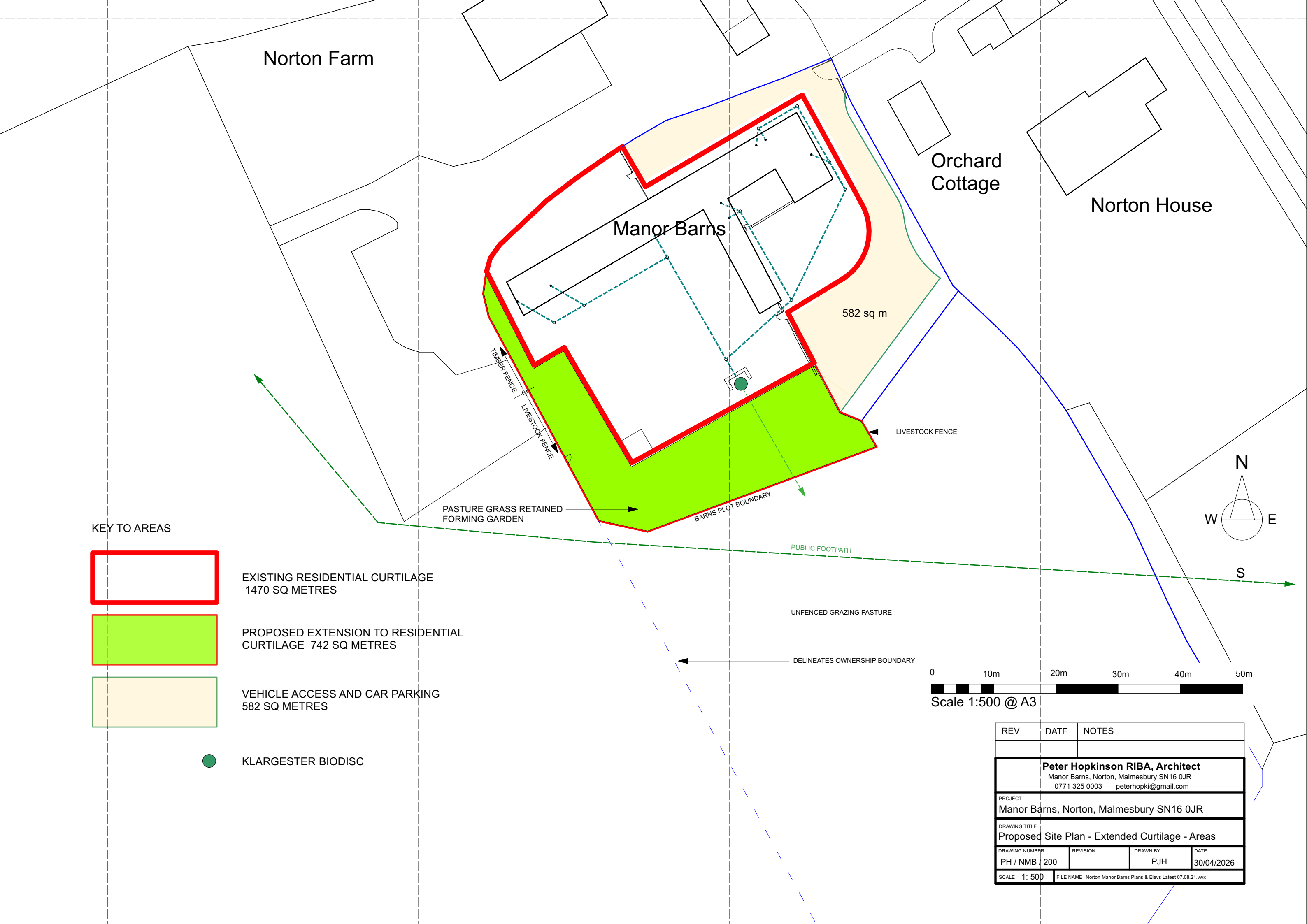
Should the Local Planning Authority identify any matters requiring clarification during the determination process, the applicant would welcome the opportunity to engage positively with the Case Officer prior to the issuing of any formal decision.

9.0. APPENDICES



Scale 1:1250 @ A3

REV	DATE	NOTES
Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com		
PROJECT Manor Barns, Norton, Malmesbury SN16 0JR		
DRAWING TITLE Site Location Plan - Proposed Residential Area		
DRAWING NUMBER PH / NMB / 100	REVISION	DRAWN BY PJH
SCALE 1: 1250		DATE 30/04/26
FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		



KEY TO AREAS



EXISTING RESIDENTIAL CURTILAGE
1470 SQ METRES



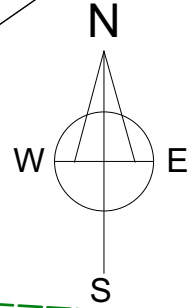
PROPOSED EXTENSION TO RESIDENTIAL
CURTILAGE 742 SQ METRES



VEHICLE ACCESS AND CAR PARKING
582 SQ METRES



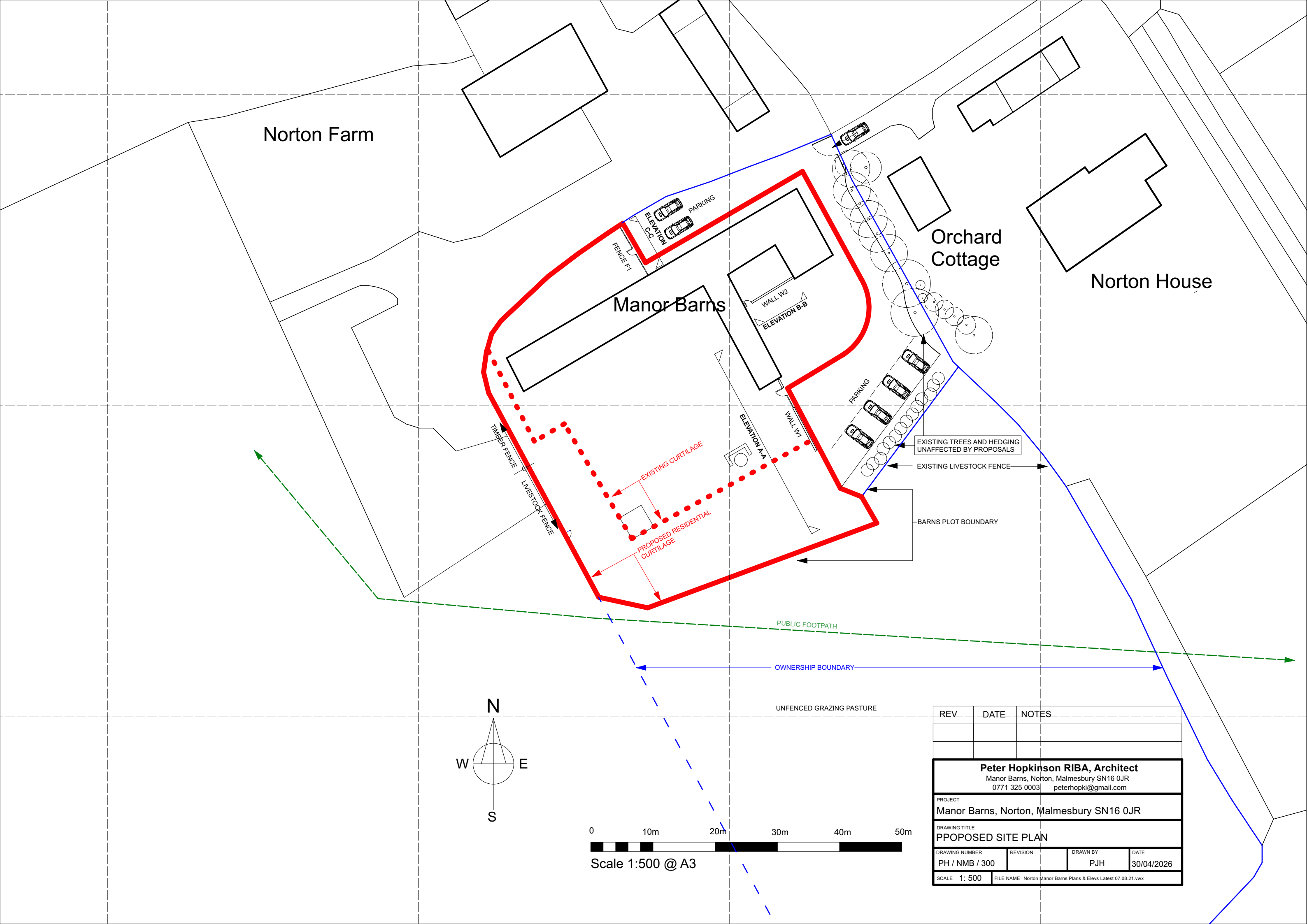
KLARGESTER BIODISC



0 10m 20m 30m 40m 50m

Scale 1:500 @ A3

REV	DATE	NOTES
PROJECT		
Manor Barns, Norton, Malmesbury SN16 0JR		
DRAWING TITLE		
Proposed Site Plan - Extended Curtilage - Areas		
DRAWING NUMBER	REVISION	DRAWN BY
PH / NMB / 200		PJH
DATE	30/04/2026	
SCALE	1: 500	FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx



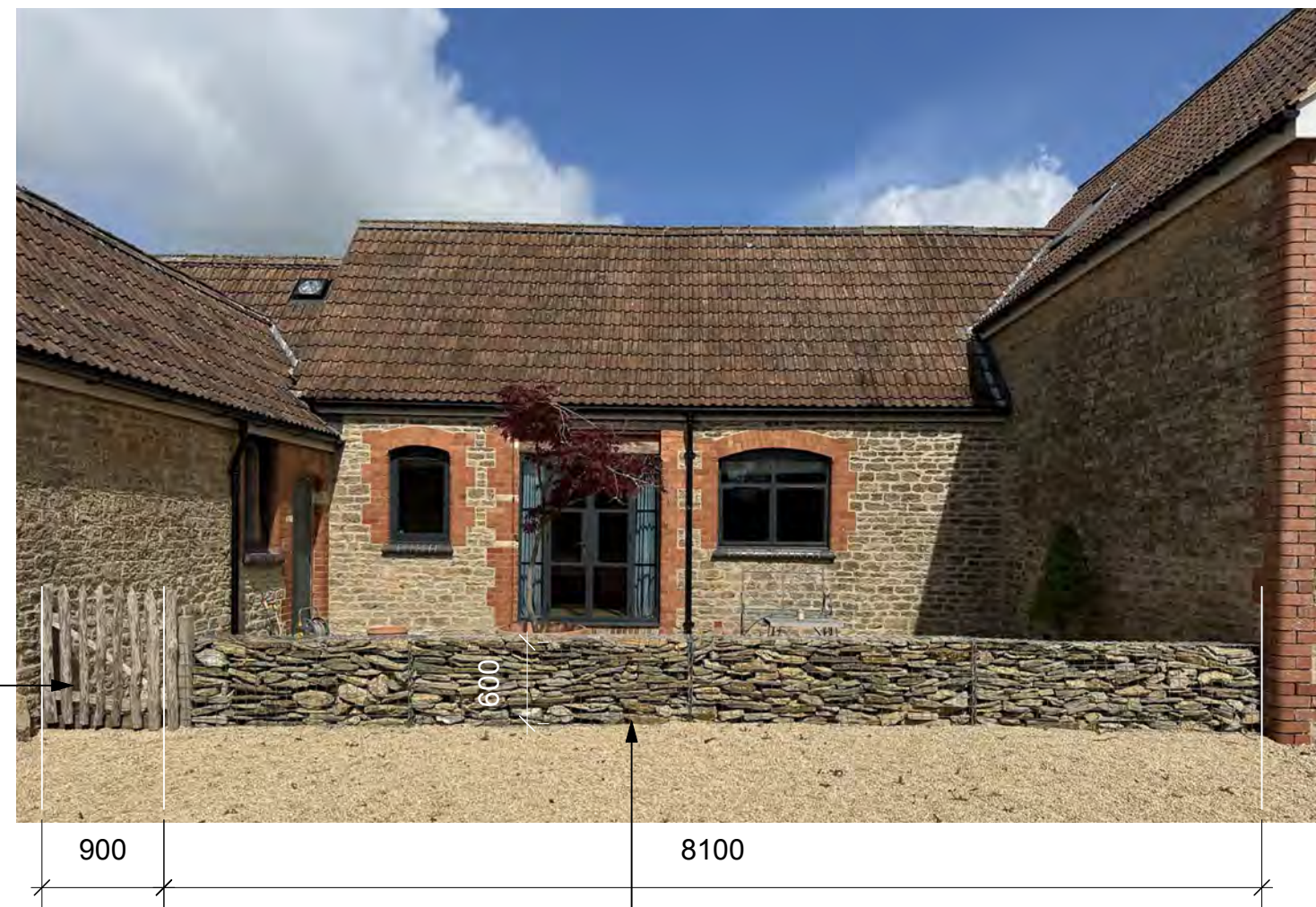


TIMBER FIVE BAR FIELD GATE WITH PEDESTRIAN GATE

1000mm HIGH TIMBER TRELLIS ENCLOSING COMPOST STORE AND RUNNING DOWN THROUGH WILDSCAPE TO BOUNDARY

COTSWOLD STONE WALL WITH COCK AND HEN CAPPING STEPPING DOWN IN HEIGHT - 1080mm / 1000mm / 950mm SEPARATING GARDEN FROM PARKING

ELEVATION A-A - WALL W1



HAZEL WOODEN PICKET GATE 900mm WIDE

COTSWOLD STONE GABION WALL 600mm HIGH TO SEPARATE OPTSIDE OPEN SPACE FROM CAR PARKING

ELEVATION B-B - WALL W2



HAZEL HURDLE WOVEN FENCING 1000mm HIGH TO SEPARATE REAR GARDEN FROM CAR PARKING

HAZEL WOOD PICKET GATE 900mm WIDE

ELEVATION C-C - FENCE F1

PROJECT Manor Barns, Norton, Malmesbury SN16 0JR	Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury, Wiltshire, SN16 0JR 0771 325 0003 peterhopki@gmail.com			DRAWING TITLE EXTERIOR WALLS AND FENCES - ELEVATIONS	Rev	Date	Notes
	DATE 05/05/2026	DRAWN BY PJH	REVISION	DRAWING NUMBER PH / NMB / 400			
	Manor Barns Plans & Elevations 15.12.21 vwx			FILE NAME			
				SCALE 1:50 @ A1			

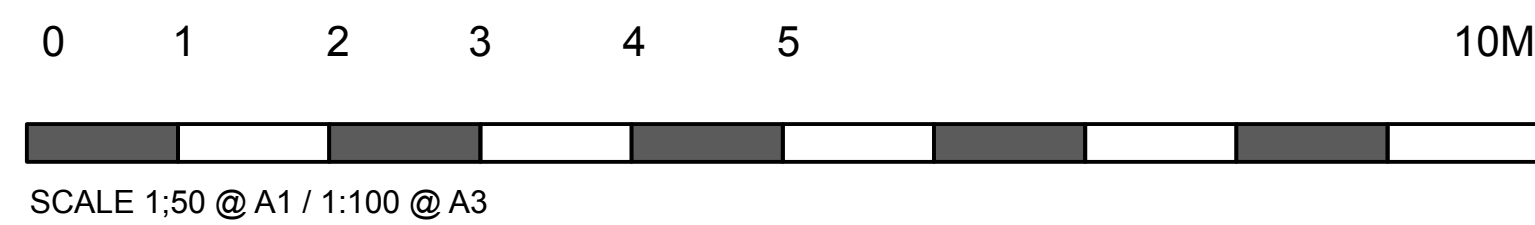


PHOTO 1 - VIEWS TO THE SOUTH



PHOTO 2 - VIEWS TO THE SOUTH



PHOTO 3 - VIEW FROM SOUTH WEST PUBLIC FOOTPATH



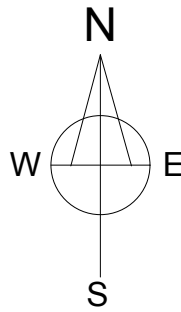
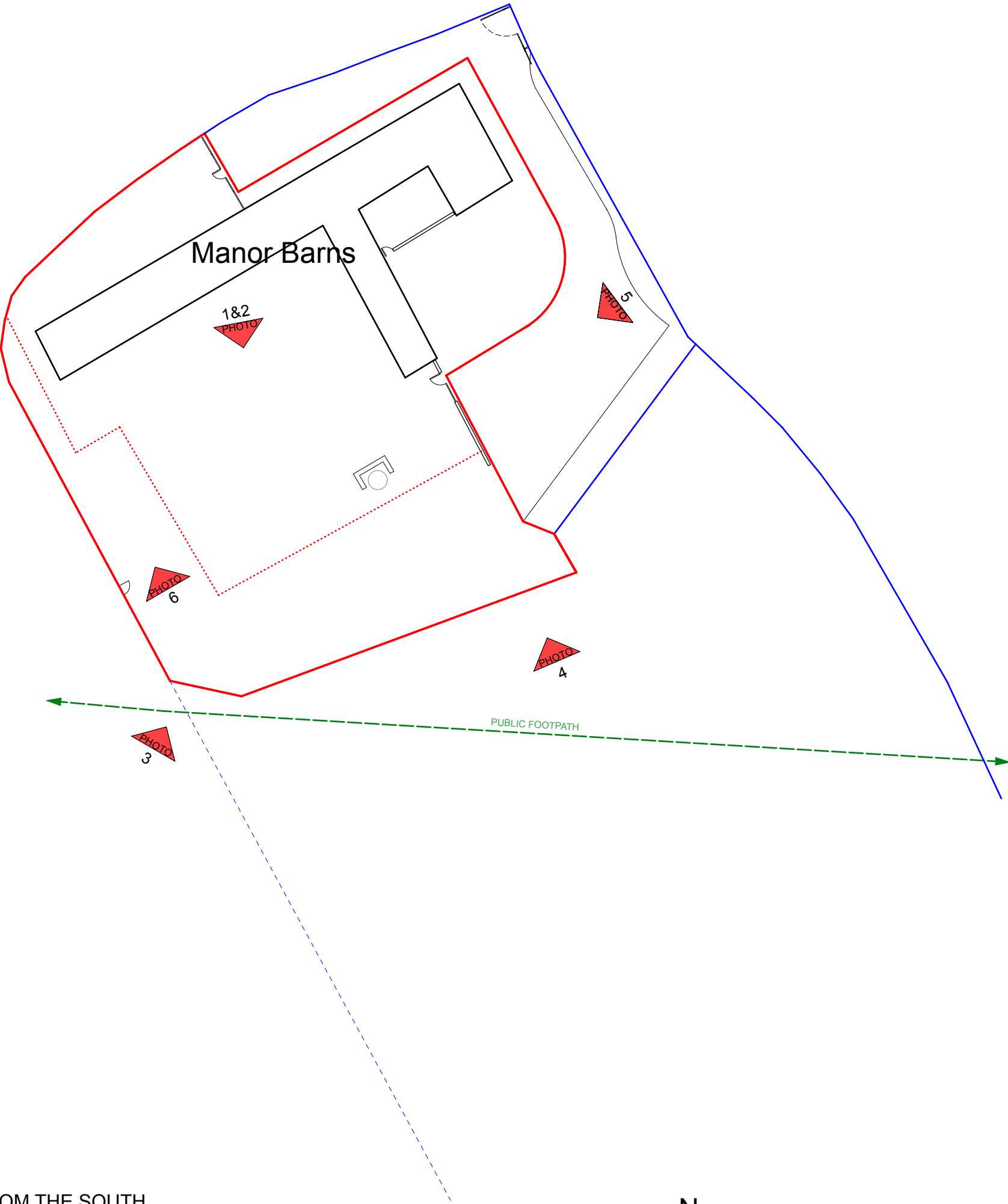
PHOTO 4 - VIEW FROM SOUTH PUBLIC FOOTPATH



PHOTO 5 - VIEW OF COTSWOLD STONE WALL FROM PARKING AREA



PHOTO 6 - VIEW TO WATER TOWER FROM THE SOUTH



Scale 1:500 @ A2

REV	DATE	NOTES
Peter Hopkinson RIBA, Architect Manor Barns, Norton, Malmesbury SN16 0JR 0771 325 0003 peterhopki@gmail.com		
PROJECT Manor Barns, Norton, Malmesbury SN16 0JR		
DRAWING TITLE Proposed Site Plan - Key to Photographs		
DRAWING NUMBER PH / NMB / 500	REVISION	DRAWN BY PJH
		DATE 30/04/26
SCALE 1: 500 FILE NAME Norton Manor Barns Plans & Elevs Latest 07.08.21.vwx		