

Our Ref: ST/251014/P1

22 April 2026

Development Services Central Area
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Town & Country Planning Act 1990

Proposal: Erection of agricultural store

At: Bitham House, Cutting Hill, Ham, Wiltshire RG17 0RW

PP-14810809

Fowler Architecture & Planning Ltd have been instructed by Mr & Mrs J Bladon to submit a Full Planning Application to Wiltshire Council for the above development at Bitham House. The application has been submitted via the Planning Portal and comprises:

- Completed application form and certificates;
- Planning application fee of £127.00;
- Drawing No.251014-01: Location Plan;
- Drawing No.251014-02: Site Plan;
- Drawing No.251014-03: Block Plan;
- Drawing No.251014-10: Proposed Design Scheme;
- Drawing No.MFbithamTOPO: Topographical Survey;
- Preliminary Ecological Appraisal by All Ecology Ltd;
- Biodiversity Net Gain Assessment by All Ecology Ltd;
- Appendix 1 – The Statutory Metric by All Ecology Ltd;
- Appendix 2 – Statutory Biodiversity Metric Condition Assessment by All Ecology Ltd;
- Appendix 3 – UKHab Baseline Habitat Plan; and
- CIL Form 1: Additional Information.

1. Site and Surroundings

The Proposal Site (the 'Site') is located to the north-west of the village of Ham, Wiltshire. The site lies approximately 3.1 miles south of Hungerford and 10.5 miles east of Pewsey.

The site extends to approximately 567sqm, and lies to the west of Cutting Hill, to the north-west of Ham. The application site comprises an agricultural paddock associated with the residential dwelling of Bitham House.

The Applicants own an additional 10 acres of land (excluding the residential dwelling and associated curtilage), which is laid to pasture and is used for the grazing of animals – including pigs, sheep and chickens. The paddocks are enclosed with fencing and hedging for security.

The existing dwelling of Bitham House is located to the north of the application site, with access taken directly off Cutting Hill to the east. To the south and west of the site lies further agricultural land within the Applicant's ownership. To the far south lies a row of six residential dwellings, and beyond that (to the south-east) is the village of Ham.

The site is not in the close vicinity of any listed buildings, and is approximately 0.45 miles (740m) from Ham Conservation Area. The site is located within Flood Zone 1 (low chance of flooding) and is also within the North Wessex Downs National Landscape.

2. Planning History

The following planning history is related to the residential dwelling of Bitham House. There is no planning history associated with the paddock.

PL/2023/07800	30.11.2023	Construction of a hard surfaced tennis court and surround fencing with associated change of land use.	Approved
18/10047/FUL	20.12.2018	Construction of an Outdoor Swimming Pool (11m x 5m) and construct a timber shed upon a concrete base within the area behind the existing garage and behind two 2.3M high retaining walls.	Approved
14/09033/FUL	18.11.2014	Demolition of existing house and construction of a replacement four-bedroom dwelling and garage (pursuant to permission 14/03739/VAR) - amendments to include; the stopping up of existing vehicular access point, the creation of new vehicular access point, formation of new driveway with adjoining field access, changes to hard and soft landscaping scheme, alterations to proposed garage, and external changes to eastern elevation of replacement dwelling.	Approved
13/00542/FUL	03.07.2013	Demolition of existing house and construction of a replacement four-bedroom dwelling and garage	Approved
E/2013/0199/FUL	02.04.2013	Demolition of existing house and construction of a replacement four-bedroom dwelling and garage (resubmission of E/2012/1507/FUL)	Withdrawn

E/2012/1507/FUL	21.01.2013	Demolition of existing house and construction of replacement 4-bedroom dwelling and garage	Withdrawn
-----------------	------------	--	-----------

3. Proposed Development

The proposed development is for the '*erection of agricultural store*'.

The proposed agricultural store will be used for storage purposes for the husbandry of the land in connection with Bitham House. The agricultural land at Bitham House requires constant maintenance, and the proposed store will facilitate this by allowing the required machinery to be in close proximity on site.

The following machinery comprises (but is not limited to): tractor, grass topper, lawnmowers, trailers, ladders, wheelbarrows, hedge cutters and other relevant equipment.

The proposed building will also house a workshop for the essential maintenance of the above equipment.

The proposed building will be located within the paddock to the south of Bitham House, and will utilise the same access off Cutting Hill.

The agricultural store will be a single-storey, 'T-shaped' structure, and will comprise a store and workshop. The store will measure 9m by 6m, whilst the workshop will measure 6.5m by 12m. The overall height of the building will be 2.9m to the eaves and 5.3m to the ridge.

The proposed GIA of the agricultural store is 111sqm (GIA).

The proposed building will be of a traditional agricultural design, finished with local materials – brick plinth, oak frame and timber cladding, under a slate tile roof.

4. Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

For the purpose of this application, the development plan includes the **Wiltshire Core Strategy** (CS) adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011** (LP) adopted in 2004.

Within this plan, the following policies are considered relevant:

- Policy CP1: Settlement Strategy;
- CP18: Spatial Strategy for the Pewsey Community Area;

- CP50: Biodiversity and Geodiversity;
- CP51: Landscape; and
- CP57: Ensuring High Quality Design and Place Shaping.

The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged, The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Analysis

The matter for consideration within this planning application is the erection of an agricultural store. The agricultural store is proposed to be located to the south of the residential dwellinghouse of Bitham House, upon an area of agricultural paddock land. The agricultural store is to be used for storage purposes for the husbandry of the land, including the storage of large tractor mowers and land maintenance equipment, along with a workshop.

It is proposed to located the agricultural building on site at Bitham House, within an existing paddock to the south of the dwellinghouse. The building will be utilised for the storage of equipment that is required for the maintenance of the land.

The site forms a logical location for this store to be located, and is in close proximity to the land it is to serve, and also within an appropriate distance to Bitham House for security purposes.

Policy CP57 states: *'a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality'*.

The proposed design has been carefully considered to be consistent with the traditional styles within Wiltshire. The materials for the agricultural store will be: oak frame and timber cladding with a slate roof. It is considered that the proposal would integrate, respect and complement the character and appearance of the area.

The size and scale of the building has also been carefully considered to ensure it sits comfortably within the site, whilst providing the required space for the equipment needed to maintain the land. The agricultural store has been designed to be a single-storey, low-key building of an agricultural appearance.

Policy CP51 is concerned with the protection of the landscape. The policy states *'development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures'*.

There are limited glimpses of the site from Cutting Hill, and the immediate site is bound by established hedgerow planting. There are opportunities on site for further landscape planting, if necessary.

The application site is large enough to accommodate the erection of an agricultural store. There are no immediate neighbours that would be affected by the development through overlooking, loss of privacy or overbearing nature. The proposed agricultural store will not have a materially detrimental impact, either visually or in terms of amenity.

In terms of biodiversity, a Preliminary Ecological Assessment has been undertaken by All Ecology Ltd, along with a Biodiversity Net Gain Assessment.

The habitats on site have limited potential to support protected or notable species. The following species/groups are either present, potentially present, or could be encouraged onto the site and the recommended actions are as follows:

- Bats – There are no buildings on site and no suitable roosting features were recorded in trees and therefore roosting bats are absent. The site is dominated by short grassland which is poor foraging habitat but small trees and field boundary hedgerows provide potential for foraging. The loss of low value habitat in the form of grassland and removal of a low number of small trees is not deemed significant. Boundary habitats may provide potential flight lines for bats; provided that lighting of the hedgerows and trees is avoided, no impact is predicted and no further surveys for bats are required.
- Badgers and other mammals – The grassland which dominates the site is of low value and no evidence of presence was limited to Rabbit droppings. Precautionary methods of working are advised.
- Birds – Nesting opportunities in field boundary hedgerows and trees. Any works to suitable nesting habitat to be carried out outside the bird nesting season of March – August unless a nesting bird survey confirms absence.

In terms of BNG, the proposed development and proposed landscape will result in a habitat net percentage change of + 11.12% and a hedgerow net percentage change of + 943.39%. This exceeds the required 10% gain. As sufficient gain would be demonstrated, no further Biodiversity Offsetting will be required. The proposed hedgerow and tree planting are shown on the submitted block plan (251014-03).

As a result, the proposal is considered to accord with the development plan. The relevant design, layout, amenity, biodiversity and landscape considerations have been considered in the development of the proposed agricultural store. The proposal is considered to accord with policies CP50, CP51 and CP57.

6. Conclusion

Overall, the Applicant contends that, due to the location of the proposed development coupled with the sympathetic nature of the scheme, the development can be successfully integrated into the site. Consequently, the scheme represents high quality design in-keeping with the character and appearance of the locality. As such the proposed development is in accordance with policies CP50, CP51 and CP57.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information or if you wish to make arrangements to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

Encs

cc: Clients