



Poulsom Architectural Design and Planning Services

Planning Statement for Land at Home Farm, no.26 Shaw Hill, Shaw, Melksham, SN12 8EU

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1.0 Introduction and Background

- 1.1 This Planning Statement has been prepared by Poulson Architectural Design and Planning Services Limited. It should be read in conjunction with the submitted application forms and other supporting documentation, including the accompanying drawings.
- 1.2 The application seeks reserved matters consent, following the approval of outline consent (planning reference: PL/2025/00965). The outline application sought consent for two units, with all matters reserved except for highways.



Map one: the indicative block plan submitted with the outline consent.

- 1.3 The proposed siting of the two dwellings is within the northern part of the site to ensure a strong relationship with the remainder of the village of Shaw. Furthermore, the presence of various outbuildings on the southern side of the site will help to partially obscure views of the new dwellings from the south, assisting with the transition in character from the built-up settlement to the open countryside.

- 1.4 The approval of the outline application has confirmed that the principle of development has been accepted by the Local Planning Authority.

2.0 Relevant Planning History

- 2.1 As previously mentioned, outline planning has been obtained (PL/2025/00965), which has confirmed that the principle of development exists.

IN RELATION TO THE SITE

- PL/2025/00965 outline planning application for the erection of 2No. dwellings with all matters reserved apart from access and layout APPROVED 29/04/2026.
 - 17/08957/FUL conversion of former agricultural buildings to 3 units of holiday accommodation APPROVED 28/11/2017.
 - W/97/00097/FUL use of land for storage of touring caravans (renewal) APPROVED 03/10/1997
 - W/91/00321/FUL conversion of dairy and agricultural building to a dwelling APPROVED 06/04/1991.
- 2.2 The site has had several other positive planning applications over the years, including consent for the conversion of an agricultural building to a dwelling. It is acknowledged that policy has changed since the 1991 approval and the application site would no longer qualify under any Class Q provisions.

3.0 The Application Proposal

- 3.1 The proposal seeks the approval of reserved matter for the erection of two dwellings. The approved outline application has confirmed the access and layout details for the two units, with the external appearance, scale and massing to be approved.

LAYOUT

- 3.2 The site benefits from a variety of outbuildings associated with its former use as a farm. The proposed layout utilises the existing siting of two barns located to the north and east of the site, positioned perpendicular to one another. Whilst the existing outbuildings are not suitable for conversion to residential units, using their established footprint ensures that the built form remains close to the Settlement Boundary of Shaw and maintains a strong spatial relationship with the remainder of the village.

DESIGN

- 3.3 The existing barns are constructed of red brick beneath natural slate roofs. It is proposed to broaden the palette of materials to articulate the façades and create architectural interest. The proposed materials include red brick, natural stone, black waney-edge timber cladding, oak framing, and slate and terracotta coloured roof coverings. These materials are characteristic of barn conversions within the local area and will contribute to a high-quality design solution for the site.

The design draws upon the architectural form and detailing of traditional barns and farm-style conversions found across the county, combined with contemporary elements to provide flexible, multi-generational living accommodation for future occupants.

4.0 Planning Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan. It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG).
- 4.2 Moreover, Section 70 (as amended) of the Town and Country Planning Act states that Local Planning Authorities should have regard to:
- a) The provisions of the development plan, so far as material to the application;
 - b) Any local finance considerations, so far as material to the application; and
 - c) Any other material considerations.
- 4.3 The development plan consists of the Wiltshire Core Strategy (adopted January 2015).

PRINCIPLE OF DEVELOPMENT

- 4.4 Core Policy 1 'Settlement Strategy' and Core Policy 2 'Delivery Strategy' of the WCS outlines the Council's adopted strategy which identifies settlements where additional sustainable residential development should take place to improve the lives of all those who live and work in Wiltshire. Under CP15 Shaw is identified as a 'Large Village' in policy terms.

CP2 states that *'within the limits of developments, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages'*.

The approval of the outline scheme has confirmed that the principle of development is acceptable in this location.

FIVE YEAR HOUSING LAND SUPPLY

- 4.5 Wiltshire Council cannot demonstrate a 5-year supply of deliverable housing sites as required by paragraph 74 of the Framework. Recent planning decisions (PL/2025/06794) have indicated that the 5YHLS is currently at 2.42, compared to the required 5.25.

Under these circumstances, the decision-taking criteria contained in paragraph 11 of the Framework are engaged. The opening part of paragraph 10 also applies: "so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)". Paragraph 11(d) of the Framework states that where there are no relevant development plan

policies or the policies which are most important for determining the application are out-of-date, consent should be granted.

ACCESS

- 4.6 The Council's Highways Department raised no objection to the outline application, confirming that the proposed access and its width, including the provision of a passing place, met the required standards. The Highways Officer recommended two conditions, both of which can be accommodated as part of this application.

LAYOUT AND DESIGN

- 4.7 The proposed layout respects the existing built form on the site by utilising the positioning of two existing barns; however, the footprint of each has been expanded. The northern barn (Plot 1) currently has a footprint of 260m², while the eastern barn (Plot 2) has a slightly larger footprint of 285m².

The proposed footprint of Plot 1 has increased to 367m². Notably, the proposed building measures 38.6m in length, compared to 38.9m at its longest point in its current form. The additional floorspace has been achieved by increasing the depth of the building. This expansion has been directed away from neighbouring properties to the north to ensure that residential amenity is not adversely affected.

Plot 2 has increased in footprint by only 20m², resulting in a total footprint of 305m². It has largely retained its 'L-shaped' form, although the dimensions have been adjusted to meet the client's requirements. Overall, Plot 2 is not considered to result in any detriment to neighbouring amenity, by virtue of the separation distance between the proposed dwelling and the nearest neighbouring properties.

- 4.8 The design incorporates a mixed palette of materials, including brick, black timber cladding, glazing, and oak, to ensure a high-quality development with visual interest, reflective of contemporary barn conversions.
- 4.9 In terms of massing, the height of the buildings has increased, although the northern barn already features an undulating ridge height. The proposed dwelling to the north will have a ridge height varying between 6.19m and 7.78m, compared to the existing barn height, which ranges from 3.39m to 6.2m. The proposed dwelling to the east will have a ridge height varying between 5.3m and 7m, compared to the existing heights of between 4.02m and 4.81m. Given the distances between the main ridge increase on plot 1 and neighbouring properties, coupled with the fact that the site sits on lower ground than the adjoining neighbours, this increase in massing is not assessed as causing detriment to neighbour amenity.
- 4.10 Turning to policy considerations, the proposal has been prepared in accordance with Core Policy 57. Careful regard has been given to the design within its context and to the relationship between the proposed dwellings and neighbouring properties, ensuring that residential amenity and privacy are preserved as a result of the development.

ECOLOGY

- 4.11 Following consultation responses from the Council's Ecologist, the red line boundary of the site was amended to ensure that the required 10% Biodiversity Net Gain can be delivered through on-site measures. The scheme also incorporates a range of ecological enhancements, including a reptile hibernaculum, hedgehog highways, and new native hedgerow planting. The Council's Ecology Officer confirmed that the proposal complies with the relevant provisions of the National Planning Policy Framework and Core Policy 50 of the Wiltshire Core Strategy.

5.0 Conclusion

- 5.1 This application seeks the approval of reserved matters for the erection of two dwellings.
- 5.2 It has been demonstrated how the proposal accords with relevant policies of the development plan and other material considerations, such as compliance with the NPPF, which weigh in favour of the development.
- 5.3 In light of the foregoing, and in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 14 of the Framework, permission should be forthcoming for the development proposed.