

Planning Statement

relating to

Proposed Rural Worker's Dwelling

On behalf of

Mr T and Mrs P Blanchard

at

**Land North of Forest Road,
Wootton Rivers, Marlborough**

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May 2026

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Introduction

This Planning Statement has been prepared by Dolman on behalf of Tom and Pippa Blanchard to support a planning application for the development of a permanent rural worker's dwelling on land north of Forest Road, Wootton Rivers, Marlborough.

The description of development is:

Erection of 1no. Rural Worker's Dwelling including garage with associated parking area. Use existing highways access from Forest Road.

The dwelling is proposed to the north of existing agricultural barns that are used for cattle housing and storage. The barns are part of a wider farm business where the principal farms are located at New Barn Farm and Wolfhall Farm. The principal farm falls within a high-risk area for bovine tuberculosis (TB) and has suffered with regular TB outbreaks for the past 10 years. The barns at the site are set up as a TB isolation unit to house calves until they are ready to be sold. Without this arrangement, the calves must be sold at a loss under TB restrictions, which impacts the viability of the farm business.

There is therefore an essential need for a new dwelling on the site to accommodate a rural worker that can supervise the young stock cattle away from the principal farm.

This statement accompanies, and should be read alongside, the suite of technical reports and drawings that have been submitted with the planning application including:

- Application Form
- Design and Access Statement
- Assessment of Essential Need for a Permanent Rural Worker's Dwelling
- Preliminary Ecological Appraisal
- Nutrient Neutrality Exemption Note
- Landscape Visual Appraisal

The remainder of this statement sets out the site context and assesses the key planning policy considerations relevant to the proposed development.

Site Context and the Proposal

Site Context

The site of the proposed dwelling comprises part of an arable field that is part of a wider agricultural unit. Three existing agricultural barns are located to the south and a small plantation known as 'The Pit Plantation' falls to the north and east. The rest of the field falls to the west. The field gently slopes from Forest Road up to the northwest.

Access to the site is via an existing highways access along Forest Road to the south of the barns. A bridleway (WRIV5) runs from Forest Road north through the plantation to the east of the site, separated by a mature hedgerow.

The site is approximately 220 metres from the northern edge of the small village of Wootton Rivers. This is also the edge of the designated Wootton Rivers Conservation Area. The wider surroundings are characterised by open countryside and the North Wessex Downs Area of Outstanding Natural Beauty (now known as 'National Landscape').

Planning History

We have reviewed the site's planning history and note the following:

- 16/05166/APD - Proposed Steel Portal Framed Building – Prior approval not required
- 20/03798/APD - Prior notification for an agricultural steel framed building for storage of straw – Prior approval not required
- PL/2022/05565 - Change of use of existing buildings on site, from restricted agricultural use, which includes cattle housing to full agricultural use, including cattle housing - Approved with conditions
- PL/2023/05141 - Full planning permission for construction of an additional cattle building – Approved with conditions

Proposed Development

The site is part of a wider farm business that is operated by the applicants, Tom and Pippa Blanchard. The proposal is for 1 no. 4-bed dwelling that is to be occupied by a rural worker employed by the farm business, and their family.

The proposed dwelling includes a two-storey element with ground floor living accommodation and 4 bedrooms and a family bathroom at first floor. A single storey extension includes a farm office and meeting room together with a garage. The proposal has been carefully designed to provide for a rural worker and their family.

The elevations are proposed as a mix of brick and timber cladding. The two-storey roof element is proposed to be tiled, and the single storey elements are proposed in zinc. The design is examined in more detail within the submitted Design and Access Statement.

Relevant Planning Policy

The Development Plan for the application site comprises:

- Wiltshire Core Strategy 2015
- Wootton Rivers Neighbourhood Development Plan 2017 – 2026
- Saved policies from the Kennet District Local Plan 2011

Material considerations also include the National Planning Policy Framework 2024 and relevant Supplementary Planning Documents and Guidance.

We have reviewed saved policies within the Kennet District Local Plan, and these are not relevant to the proposed development. The Kennet District Local Plan is therefore not considered further within this report.

National Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated in December 2024 and provides the Government's overarching policy framework for decision making. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. Planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraphs 82 – 84 deal with the provision of rural housing. Paragraph 82 states that *“in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs”*. Paragraph 83 goes on to state that housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 84 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply, including where:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside

Paragraph 88 is clear that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas as well as the development and diversification of agricultural businesses. Paragraph 89 goes on to confirm that planning decisions should recognise that sites to meet local business

needs in rural areas may have to be found beyond existing settlements. In these circumstances, development should be sensitive to its surroundings and not have an unacceptable impact on local roads.

Chapter 9 promotes sustainable transport. Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts would be severe.

Chapter 12 sets out policies to achieve well-designed places, encouraging high quality, beautiful and sustainable buildings. Paragraph 139 states that development that is not well-designed should be refused, especially where it fails to reflect local design policies. It also places significant weight on development that reflects local design policies and government guidance on design as well as outstanding or innovative designs that promote high levels of sustainability.

Paragraph 189 states that great weight should be given to conserving and enhancing landscape and scenic beauty within National Landscapes. It goes on to clarify that the conservation and enhancement of wildlife and cultural heritage are also important considerations.

Paragraph 193 sets out policies for the protection and enhancement of biodiversity. It seeks to avoid significant harm to biodiversity resulting from development. It also encourages development to integrate biodiversity improvements.

Planning Practice Guidance

Planning Practice Guidance (PPG) is an online resource that provides guidance to support the interpretation of policies in the NPPF. In relation to rural housing, PPG sets out considerations that may be relevant to the assessment of need for isolated homes in the countryside for essential rural workers as follows:

- *evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);*
- *the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;*
- *whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;*
- *whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and*

- *in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.*

It goes on to state that: *“Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings”.*

Local Planning Policy

Wiltshire Core Strategy

The Wiltshire Core Strategy 2015 sets out policies to guide development across Wiltshire. The following policies are of relevance to the proposed development.

Core Policy 34 relates to additional employment land. This policy confirms that development outside of built-up areas is supported where:

- It would support sustainable farming and food production through allowing development to adapt and diversify; or
- It is for new and existing rural based businesses adjacent to small villages.

Paragraph 6.10 confirms that agriculture and land-based industries are target sectors for Wiltshire to promote the move towards a higher-value economy.

Core Policy 41 encourages new development to incorporate design measures to reduce energy demand. It seeks for development to be well insulated and take advantage of natural light and heat from the sun and use natural air movement for ventilation.

Core Policy 48 (CP48) relates to ‘supporting rural life’ and sets out that outside of defined limits of settlements and built areas (i.e. in the countryside), proposals for residential development will be supported where these *“meet the accommodation needs required to enable workers to live at or in the immediate vicinity of their place of work in the interests of agriculture or forestry or other employment essential to the countryside”*. It states that such proposals should be supported by functional and financial evidence.

The supporting text to CP48 states that applications will be scrutinised thoroughly and opportunities for accommodation within nearby settlements must be considered initially (paragraph 6.67).

The site falls within the North Wessex Downs. **Core Policy 51** sets out that development should protect, conserve and where possible enhance landscape character. It states that proposals for development affecting Areas of Outstanding Natural Beauty should demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas.

Core Policy 57 provides the overarching policy approach to design and place shaping. It sets out an expectation for a high standard of design and seeks for proposals to be

accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire against 14 specific criteria.

Core Policies 60 and 61 relate to transport. These policies encourage sustainable, safe and efficient movement of people and goods within Wiltshire and seek for development to be in accessible locations, promote sustainable transport options and consider the needs of all transport users. CP61 requires that development is capable of being served by safe access to the highway network and that fit for purpose and safe loading/unloading facilities can be provided where these are required.

Core Policy 64 promotes demand management measures to reduce the reliance on the car including minimum parking standards for new residential development.

Wootton Rivers Neighbourhood Development Plan 2017 – 2026

The Wootton Rivers Neighbourhood Development Plan was made in January 2018. It sets out policies for managing the development of the Plan area (including the application site) until the end of 2026. It includes core policies together with a suite of recommendations that relate to issues and aspirations for the village.

Policy H1 states that any new development will be limited to in-fill and will only be acceptable if it is within the built-up area of Wootton Rivers.

Policy D1 requires that development takes account of core design and heritage policies within the Wiltshire Core Strategy as well as the Conservation Area Statement and the Wootton Rivers Village Design Statement.

Policy NRD1 supports development that provides employment, services and facilities within the settlement boundary. It also supports the change of use of buildings provided the proposal conforms with policies in the Wiltshire Core Strategy.

Emerging Policy

Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for independent examination in November 2024. Following a letter from the Inspectors, at a full council meeting on 19th May 2026, Councillors voted to withdraw the Plan from examination.

Notwithstanding, the policies related to this application provide useful context in terms of the direction of travel for how such applications would be assessed.

Emerging Policy 82 ‘housing in the countryside’ sets out a presumption against housing development outside of defined settlement boundaries or built areas, unless it meets certain criteria. The criteria include:

1. The proposal would deliver onsite housing to accommodate employees that are essential for the viable operation of a rural business. In such circumstances, applicants will be expected to submit clear evidence to show:

- i. the functional need for permanent onsite accommodation, including an assessment of alternative options at nearby settlements and/or as part of existing onsite accommodation; and*
- ii. that the enterprise will remain financially viable for the foreseeable future, to justify the development of permanent accommodation.*

Planning Assessment

This section analyses the key planning considerations for the proposed development, which are:

- Principle of development
- Access and parking
- Design and local character
- Landscape impact
- Biodiversity

Principle of Development

The proposal is for a permanent rural worker's dwelling. The NPPF (Paragraph 84) and Core Policy 48 of the Wiltshire Core Strategy support new rural worker accommodation where functional and financial evidence is provided to demonstrate a need.

An Assessment of Essential Need has been submitted alongside the planning application. The site is a TB isolation unit, and the report concludes there is an essential need for a new dwelling for the following reasons:

- The calves in the barns at Forest Road need to be reared away from the main herd (located at the principal farm) from a very young age. This requires constant care and monitoring to:
 - Be able to attend to emergencies at short notice which, if not dealt with quickly by a skilled stock attendant, could result in the loss of young stock;
 - Tend to young stock on a regular basis to ensure that statutory animal health and welfare requirements are met;
 - Be available on a 24-hour basis to supervise all aspects of calf rearing over the course of the 'filling' period and subsequent months;
 - Maintain separation from the principal farm and ensure compliance as a TB Isolation Unit with strict biosecurity to be implemented.
- There is a lack of suitable accommodation in the area to house a farm worker within sight and sound of the barns;
- The farm business is viable, however, TB restrictions impact upon the financial returns of the main herd. The isolation unit means that calves can be reared and sold at market value, supporting the viability of the business.

Planning Practice Guidance sets out some considerations to determine if a proposal meets with Paragraph 84 of the NPPF. These are assessed in the table below.

Consideration	Assessment
<i>Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products)</i>	As set out above and within the accompanying Assessment of Essential Need, the young stock cattle on-site will require 24-hour a day attention to ensure good standards of animal welfare are maintained and to deal quickly with any emergencies that may occur.
<i>The degree to which there is confidence that the enterprise will remain viable for the foreseeable future</i>	The submitted viability evidence (and accounts that can be provided on request) demonstrates that the farm business is viable. In addition, the proposed dwelling will support a TB isolation unit that is important so that cattle can be reared and sold at market value without TB restrictions.
<i>Whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process</i>	The TB isolation unit is important to support the viability of the farm business as it will allow calves to be sold without TB restrictions.
<i>Whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context</i>	The dwelling needs to be in proximity to the existing barns that house young stock cattle away from the principal farm. There are no other buildings on or near to the site that are suitable for conversion to residential accommodation.
<i>In the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period</i>	The proposal is for an established farm business that has been operating in the area for decades. A temporary dwelling would not be appropriate as TB is a consistent issue facing the farm business and a long-term solution is required to ensure that the business is sustainable into the future.

In addition, the proposal is for a dwelling for a rural worker, employed by a significant and longstanding farm business in the area. It therefore complies with Core Policy 34 in terms of its support for the rural way of life and diversification of the rural economy. Of relevance is part (ii) as the proposed dwelling will support the creation and operation of a TB isolation unit that is required as part of modern agricultural practice to manage TB in cattle.

The development therefore complies with Core Policies 34 and 48 and the NPPF paragraph 84 and is considered to be acceptable in principle.

We note that Policy H1 of the Wootton Rivers Neighbourhood Plan restricts development to the built-up area of the village. The site falls outside of the built-up area and there is therefore a conflict with Policy H1.

Planning law requires that applications are determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, there is a conflict between Core Strategy policies, which allow for the provision of rural worker accommodation where justified, and the Neighbourhood Plan. Paragraph 13 of the NPPF confirms that Neighbourhood Plans should support the delivery of strategic policies contained in local plans. The fact that the proposal complies with the Core Strategy is therefore a material consideration that weighs in favour of the proposal despite its conflict with Policy H1.

Access

Access to the proposed dwelling will be via the existing access from Forest Road. The access will remain as existing and lead to an area for parking and turning away from the highway. The development therefore complies with Core Policy 61 and provides safe access from the highway.

Parking is provided for 4no. cars within a garage and an external parking area. The Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy sets out minimum parking standards for new development and seeks for a 4+ bed dwelling to provide at least 3 car parking spaces plus 0.2 spaces per dwelling for visitors. The proposal therefore complies with local parking standards.

Design and local character

The proposal has been well-designed to reflect local character and consider the criteria set out within Core Policy 57. The proposed design is described within the accompanying Design and Access Statement. Policy D1 of the Wootton Rivers Neighbourhood Plan seeks for development to take account of Wiltshire Core Strategy policies, the Conservation Area Statement and the Wootton Rivers Village Design Statement.

Due regard has been had for local heritage assets including the conservation area. The proposal will be located approximately 220 metres north of the conservation area boundary and there is therefore some separation from the site.

The proposal will utilise features that form part of the essential character and charm of the village, including:

- Use of brick on the elevations;
- Use of local materials including tiles and timber weather boarding;
- Small window panes and timber framed windows;
- Provision of additional planting and an access track to reflect and integrate with local landscape character.

The proposed dwelling will also be designed to reduce energy demand in line with Building Regulations and Core Policy 41. Renewable energy generation is proposed on site with the use of an air source heat pump.

The development therefore complies with Core Policies 41 and 57 and Policy D1 of the Wootton Rivers Neighbourhood Plan.

Landscape impact

Core Policy 51 in the Wiltshire Core Strategy seeks for development to protect, conserve and where possible enhance landscape character. It states that development must not have a harmful impact upon landscape character, while negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

The site falls within the North Wessex Downs. A Landscape Character Assessment for was published in July 2025. This shows that the site falls within the Berkshire and Marlborough Downs National Character Area and at the transition point of the Severnake Plateau ('Wooded Plateau') and Vale of Pewsey ('Vales') Landscape Character Areas. This edge is defined by a steep scarp where the topography declines from north to south.

The Severnake Plateau is distinguished by its dense, continuously wooded character. A key valued quality is the distinctive mosaic of woodland and farmland pattern with hedgerows and smaller woodland blocks. The Management Plan 2019 – 2024 sets out key issues, objectives and policies.

Key issues include:

- The need for viable agriculture and forestry to continue to contribute to AONB (now National Landscape) purposes.
- The need to maintain the pattern of discrete villages set within a quiet rural landscape, ensuring that the views to the surrounding dramatic scarps are undamaged.
- Intense pressure for development throughout the National Landscape and its setting that threatens the character and quality of its landscape and risks merging of small settlements, encroachment by larger settlements and changes to the scale and nature of development boundaries.

Strategic objectives are:

- Maintain and enhance the tranquility and distinctive landscape character of the North Wessex Downs and its setting with a focus on the contribution from agriculture and forestry, development and infrastructure.
- Promote understanding, appreciation and participation in the National Landscape by local communities, visitors and those making decisions affecting its distinctive character

Policies include:

- Use the North Wessex Downs Integrated Landscape Character Assessment to inform policy and decision making across the National Landscape and its setting.
- Ensure that all development in or affecting the setting of the National Landscape conserves and enhances the character, qualities and heritage of the North Wessex Downs landscape.

A Landscape and Visual Appraisal accompanies the planning application. It sets out the landscape and visual effects associated with the proposed development, including a study of the landscape and visual context and an appraisal of the likely effects from key viewpoints.

The report concludes that the overall nature of visual effect of the proposed development would be neutral. The visual sensitivity of the study area, in respect of the proposed development, is considered high-medium. However, the effect on the visual amenity and character of the area would be limited as the proposals would be well contained within the landscape and read as part of the existing built form. It also notes that planting would assist with softening the development and enhancing the association between the proposed dwelling and existing buildings.

The report assesses that the nature of landscape effect of the proposed development would be slight adverse. There would be a change to the baseline condition of the site but this represents only a minor alteration to the landscape resource as a whole. There will be a loss of grazing pasture, however, there will be no loss of any larger vegetation to facilitate the development. The proposed dwelling and landscaping, together with the adjacent agricultural barns, would be read as part of the pattern of *“sparse settlement of scattered farmsteads”*. This is a positive landscape feature of significance of the Savernake Plateau within the Wiltshire Landscape Character Assessment. The overall magnitude of landscape effect is assessed as moderate-slight with an overall level of landscape effect of moderate-moderate/minor.

Overall, the landscape and visual effects of the proposed development would not be significant and can be appropriately mitigated with targeted planting and landscape management. Taken as a whole, the proposed development including mitigation will have a moderate/minor effect, with adverse effects successfully mitigated.

The proposed development incorporates soft landscaping in key areas that would mitigate the landscape impact of the proposed development. This includes a new mixed species hedgerow along the western boundary of the site and access track to establish a strong landscape boundary and create distinction between the wider field and the agricultural buildings. The applicant would be willing to provide further details to secure the landscape scheme at technical specification stage through an appropriately worded planning condition.

The proposed development is therefore in accordance with the NPPF and Core Policy 51 of the Wiltshire Core Strategy.

Biodiversity

Core Policy 50 of the Wiltshire Core Strategy sets out that development proposals must demonstrate how they protect features of nature conservation value. It states that all development should incorporate measures to avoid and reduce disturbance of sensitive wildlife species and habitats. Development should also seek opportunities to enhance biodiversity.

A Preliminary Ecological Appraisal (PEA) is submitted with the application that assesses the ecological importance of the site's habitats and sets out whether protected or notable species are likely to use the site. The report concludes:

- Potential significant effects on Salisbury Plain SAC, Pewsey Downs SAC, Jone's Mill SSSI, Kennet & Lambourne Floodplain SAC and the River Avon SAC can be ruled out.
- There are no records of the SPA species within the 2km data search and the site lies outside of the recreational impact zone for the SPA.
- Potential impacts on protected species from designated sites can be managed and addressed with a detailed Construction Environmental Management Plan, which can be conditioned.
- Enhancement would include the provision of an ecotone habitat, two bird nesting boxes, tree planting and plug-planting for invertebrates and the Duke of Burgundy butterfly.

Enhancement measures are proposed as shown on the Indicative Landscape and Drainage Plan submitted with the application. These can be secured by planning condition.

The site falls within the Hampshire Avon nutrient neutrality catchment. A separate Nutrient Neutrality Exemption Note is also submitted that sets out how the proposed development qualifies as an insignificant discharge to ground for phosphorus and therefore does not require nutrient offsetting.

In relation to Biodiversity Net Gain (BNG), the proposed development falls under an

exemption for statutory BNG as it is self-build.

Planning Practice Guidance defines self-build and custom build housing as follows: *“The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals”* (Paragraph: 016 Reference ID: 57-016-20210208, emphasis added).

It goes on to confirm that *“Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation (‘turnkey’)”*. The Wiltshire Core Strategy contains no policies relevant to the definition or categorisation of Self Build and the Development Plan is therefore silent as to what constitutes self-build.

The guidance does not preclude a rural worker’s dwelling from being self-build, indeed it *“covers a wide spectrum”* as long as that house is a home that has been designed, built and will be occupied by individuals involved. We are aware that Wiltshire Council policy would require a Unilateral Undertaking to secure the self-build nature of the development, which the applicant is willing to provide prior to determination.

The proposed development is therefore in accordance with the NPPF and Core Policy 50 of the Wiltshire Core Strategy.

Summary

This Planning Statement has been prepared by Dolman on behalf of Tom and Pippa Blanchard to support a planning application for the development of a permanent rural worker's dwelling on land north of Forest Road, Wootton Rivers, Marlborough.

The description of development is:

Erection of 1no. Rural Worker's Dwelling including garage with associated parking area. Use existing highways access from Forest Road.

This Statement sets out the site context and assesses the key planning considerations against relevant planning policy.

It is concluded that:

- The development is acceptable in principle as it complies with Core Policies 34 and 48 and paragraph 84 of the NPPF;
- Whilst the proposal is not wholly in compliance with Policy H1 of the Wootton Rivers Neighbourhood Plan, there are material considerations that indicate that the proposed development should be approved;
- The proposed dwelling is well-designed, reflects local character and demonstrates high standards of sustainability in line with Core Policies 41 and 57 and Policy D1 of the Wootton Rivers Neighbourhood Plan;
- The proposal will not have a detrimental impact on the local highway network as it will be served via an existing access and adequate car parking is provided and therefore complies with Core Policies 60, 61 and 64 and the NPPF paragraph 116;
- Due regard has been had for local landscape character and the proposed development, including mitigation measures, will not lead to adverse landscape impacts in accordance with Core Policy 51;
- A Preliminary Ecological Appraisal has been submitted that details how the proposed development would impact upon protected species and designated habitats, concluding that there will be no adverse impacts subject to a detailed Construction Environmental Management Plan. Enhancement measures are proposed in accordance with Core Policy 50.

The proposed development is therefore in accordance with the Development Plan and the NPPF and should be approved accordingly.