

PLANNING, DESIGN AND ACCESS STATEMENT

**LAND OFF MEADOW VIEW, WINTERBOURNE STOKE,
SALISBURY SP3 4SS**

ON BEHALF OF MRS F. TURNER



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

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APPENDIX 1: EXAMPLES OF BARN STYLE HOUSE DESIGNS AS PRECEDENT

1. INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared by RAW Planning Ltd to accompany a full planning application for the construction of a single residential dwelling, garage, associated access and landscaping. The application is submitted on behalf of Mrs F Turner ("The Applicant") and relates to land at Winterbourne Stoke SP3 4SS (the "Application Site").
- 1.2 The Applicant is a long-established resident of the village and owner of the nearby Manor House, which now operates as a successful wedding venue and contributes to the local economy.
- 1.3 As the Manor House has transitioned into a commercial use, Mrs Turner seeks to downsize into a more proportionate dwelling within the village. The proposed development will enable her to remain within the community, maintain family connections, and continue to support local activity and services.
- 1.4 The proposal seeks to deliver a carefully considered form of residential development that responds directly to the established character of the locality.
- 1.5 The development has been designed with particular regard to its edge-of-settlement context, ensuring that it integrates appropriately with the existing cluster of built form while maintaining the rural qualities that define the area.

2. THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The site is located in a central position within the village of Winterbourne Stoke which is a small rural village located within the River Till valley, approximately 6km west of Amesbury. The settlement has a linear form, historically focused along the former A303 corridor, and is characterised by a mix of traditional vernacular buildings and later 20th century development.
- 2.2 Vehicular access to the site is via New Street, off Church Street which is the linear road through the village. New Street currently provides vehicular access to 11 dwellings, including 1-8 Meadow View; 28 and 30 New Street and (via track which flows from New Street) and Manor Cottage.
- 2.3 The site is bounded by residential properties to the south at Meadow View lie, a modern detached dwelling ('Timberlea') to the east, and Manor Cottage to the north. Further to the north is the Manor Estate which is a Grade II listed dwelling with outbuildings within large grounds. The Manor Estate is owned by the applicant and is a privately run events venue.



Figure 1: Aerial photograph of application site

- 2.4 The site is laid to grass and has a topography which gently rises from north to south. It is bounded by a native hedge which provides an established boundary between the site and the track which leads to Manor Cottage.



Figure 2: View of the site from the north (from Manor Cottage looking towards Meadow View)

- 2.5 The site falls outside of the National Landscape. It lies within the Winterbourne Stoke Conservation Area. There are c. six listed buildings in the village, none of which affect the site context. Image 2 below shows the location of the site in the context of the Winterbourne Stoke Conservation Area and the listed buildings in the village.

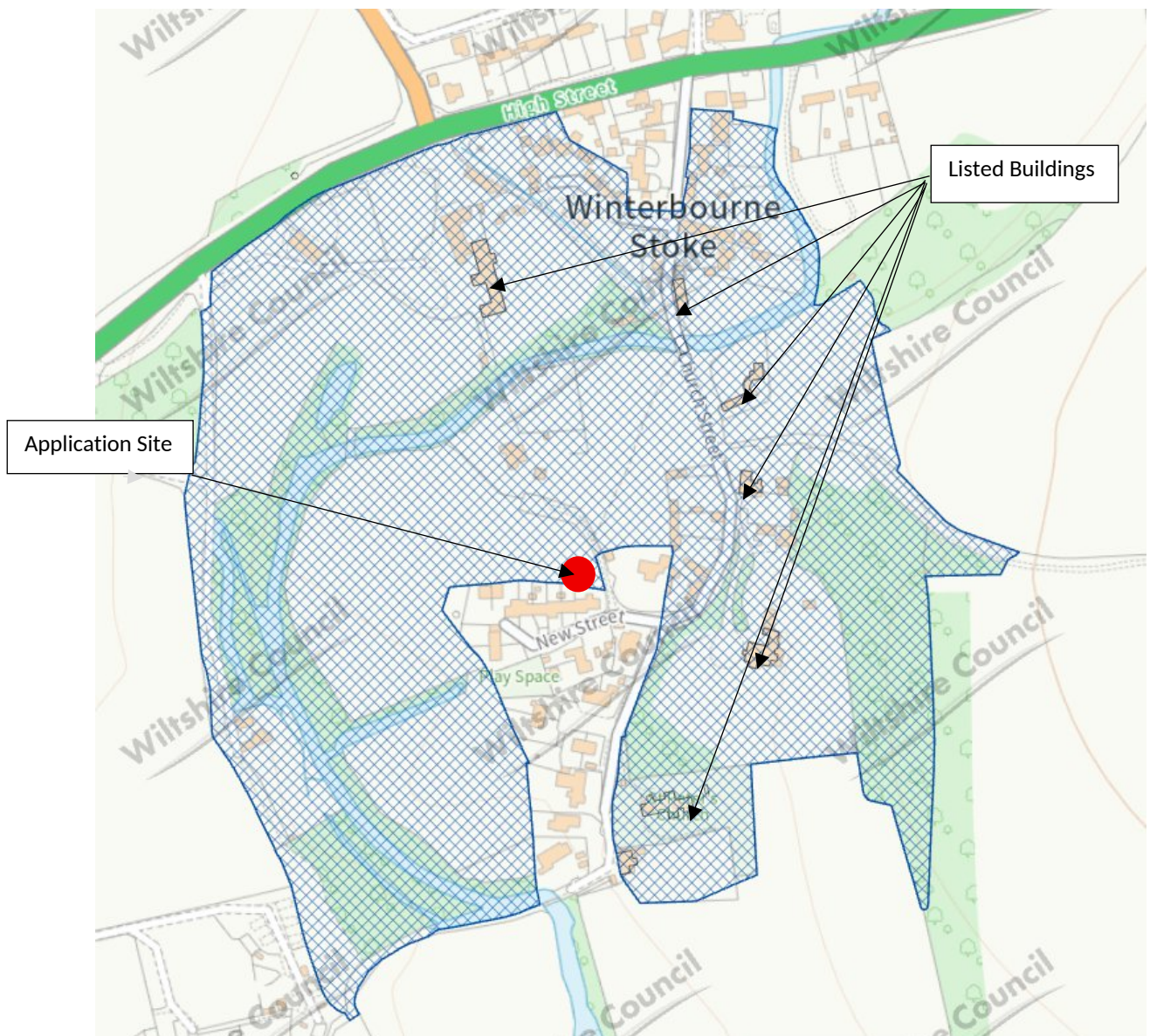


Figure 3: Extract from Wiltshire Council Planning Explorer

- 2.6 There are no Tree Preservation Orders on or anywhere near the site.
- 2.7 Public Right of Way WSTO8 runs to the east of the site. It starts where New Street meets the access track adjacent to Meadow View then runs past the application site before turning north east through a field towards Church Street and the river.

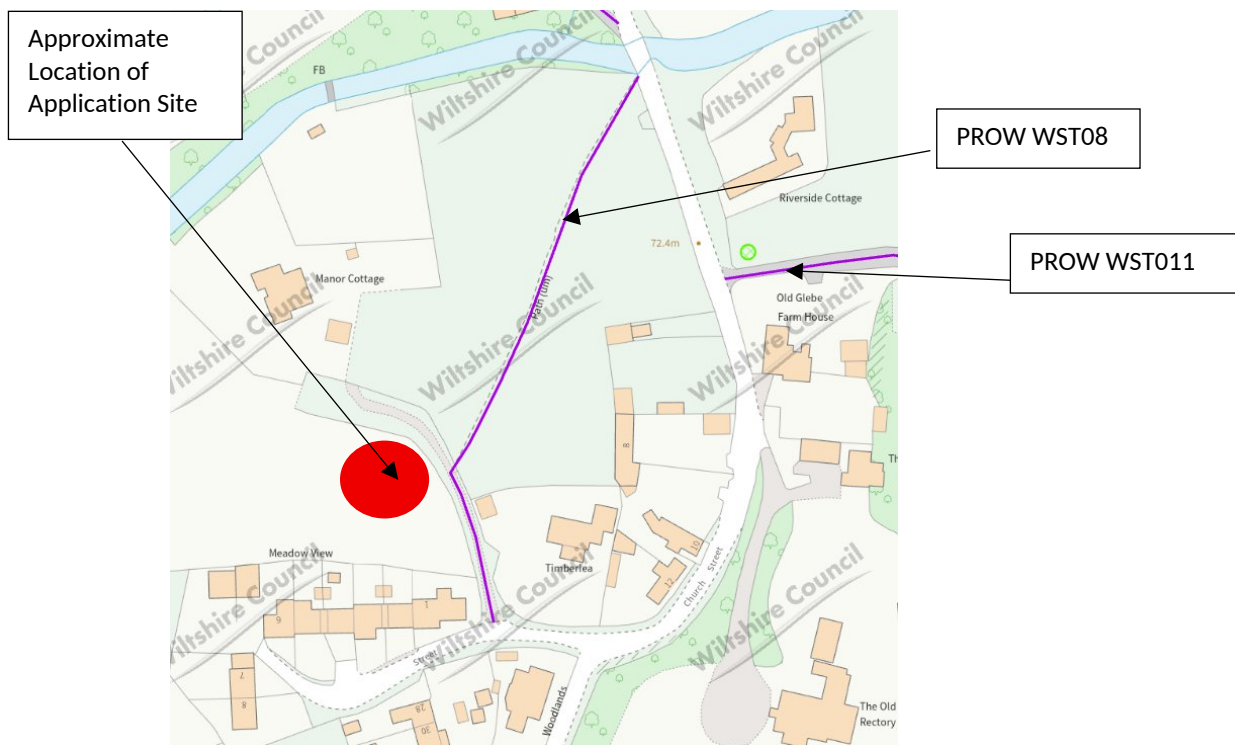


Figure 4: Extract from Wiltshire Council Planning Explorer (PROW)

2.8 The site is located within Flood Zone 1 as seen in the Environment Agency extract below.

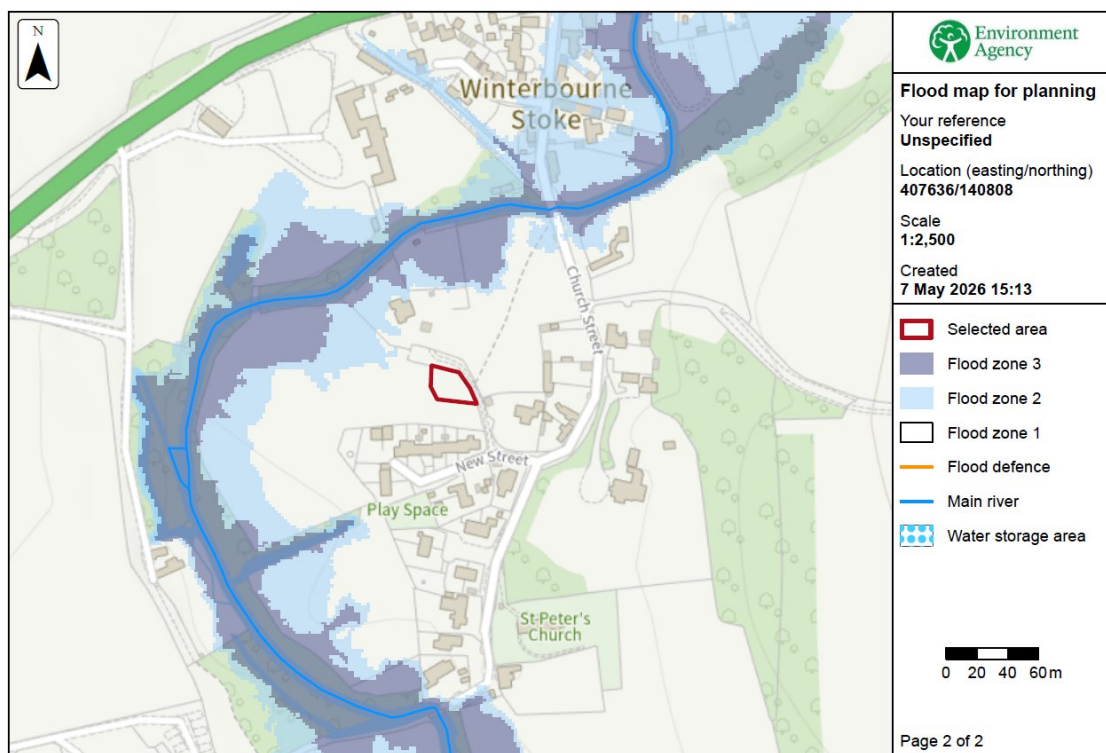


Figure 5: Extract from Environment Agency's Flood Map for Planning

3. THE PROPOSALS

- 3.1 The proposal is for three-bedroom dwelling of contemporary but agricultural form, together with a access, and a landscaped garden. The proposal is for a highly sustainable, compact dwelling with a simple form to allow for maximum thermal efficiency. It will be super insulated, following a 'fabric first' approach to sustainability.
- 3.2 The plot is c.0.08 ha which reflects that of Timberlea (0.13 ha) and Manor Cottage (0.18 ha) which are located to the south east and north of the site, respectively.
- 3.3 The dwelling is expressed as a series of barn-like volumes with simple pitched roofs, allowing the building to sit comfortably within its rural edge-of-village setting without appearing overly domestic or suburban in character.
- 3.4 The dwelling will be positioned on the lower northern part of the site to integrate into the landscape, and provide a visual gap between dwellings at Meadow View and the proposed garden.
- 3.5 The proposed arrangement of built form and garden area creates a clear sense of enclosure whilst preserving openness to the surrounding countryside.
- 3.6 The location of the fenestration has been designed to respond to the site context. The double height glazed gable end is orientated to the west to focus on the open views and maximise natural light.
- 3.7 The south elevation has limited windows to avoid overlooking and minimise perceived visual impact. A landscaped boundary to the south will ensure that the windows on the ground floor would not be seen to or from the neighbours at Meadow View.
- 3.8 Vertical metal cladding together with render to unify wall and roof planes, reinforcing the simple of traditional rural buildings interpreted in a contemporary manner.

Employment Benefits

- 3.9 As the applicant will be leaving the Manor, this will create a number of full time positions within the property for security, cleaning and maintaining the Manor for the events use.
- 3.10 This is a benefit weighing in favour of the proposed development.

4. RELEVANT PLANNING POLICIES

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 enquiry that should be considered. It deals with the following layers of policy and guidance:

- National Planning Policy Framework (NPPF); and
- The Development Plan (including Neighbourhood Plans).

4.3 National Planning Policy Framework (NPPF)

4.4 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. The latest version of the NPPF was published in December 2024.

4.5 Paragraph 60 sets out Central Government's objective to significantly boost the supply of homes, identifying that to support this objective it is important that a sufficient amount and variety of land can come forward where it is needed.

4.6 Paragraph 70 recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

4.7 Paragraph 83 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

4.8 Paragraph 123 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.9 Section 12 is entitled "Achieving well-designed places". Paragraph 131 explains that good design is a key aspect of sustainable development. Paragraph 135 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

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- 4.10 Section 16 is entitled "Conserving and enhancing the historic environment". Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
- 4.11 Paragraph 208 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.
- 4.12 **The Development Plan**
- 4.13 The Statutory Development Plan covering the application site comprises the Wiltshire Core Strategy (2015). The most relevant policies in the consideration of this application are as follows:
- 4.14 **Core Policy 1 (Settlement Strategy)** sets out the settlement strategy for Wiltshire stating development at small villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 4.15 **Core Policy 2 (Delivery Strategy)** sets out a housing requirement for Wiltshire of 42,000 homes over the Plan Period (2006 to 2026). The Policy states that in Small Villages, development will be limited to infill within the existing built area, and goes on to state that proposals will be supported where they seek to meet the housing needs of settlements. New development must meet three criteria: a) respect the existing character and form of the settlement; b) not to elongate the village or impose development in sensitive landscape areas, or c) not to consolidate an existing sporadic loose knit area of development related to the settlement.
- 4.16 **Core Policy 4 (Amesbury Community Area)** identifies Winterbourne as a 'Small Village' in the settlement hierarchy. Small Villages do not have a settlement boundary.
- 4.17 **Core Policy 51 (Landscape)** requires development to protect, conserve and where possible enhance landscape character and to not have a harmful impact upon landscape character with any negative impacts mitigated as far as possible through sensitive design and landscape measures.
- 4.18 **Core Policy 57 (Ensuring high quality design and place shaping)** sets out 14 criteria which all new developments must meet, including alterations to existing buildings. Specifically, criterion (iv) requires development to be sympathetic to, and conserve historic buildings, and criterion (xii) requires the use of high standards of building materials and finishes.

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- 4.19 **Core Policy 58 (Ensuring the conservation of the historic environment)** states that development should protect, conserve and enhance the historic environment. Designated heritage assets should be appropriately enhanced in a manner appropriate to their significance.

Material Considerations

- 4.20 Paragraph 11(d) of the National Planning Policy Framework establishes the so-called “tilted balance.” This applies where a local planning authority cannot demonstrate a five-year supply of deliverable housing land, rendering its relevant housing policies out-of-date.
- 4.21 In such circumstances, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 4.22 Wiltshire Council's latest published position (recently reinforced in the appeal decision for Land off Woodrow Road, Melksham ref: APP/Y3940/W/25/3374421) confirms that it can only demonstrate a 2.42 year supply of housing land. This very substantial shortfall means that the tilted balance is engaged in this case, requiring the application to be determined positively unless material harm is identified that clearly and demonstrably outweighs the benefits.

5. PLANNING ASSESSMENT

Principle of Development

- 5.1 Winterbourne Stoke is identified as a 'Small Village' within Core Policy 14 of the Wiltshire Core Strategy. Small Villages do not have settlement boundaries, and Core Policy 2 states that new development should constitute infill within the existing built area.
- 5.2 The application site is located on the edge of Winterbourne Stoke and sits within a transitional zone between the defined built form of the village and the wider rural landscape. The site is not isolated, but instead forms part of a contained parcel of land that is physically related to existing development.
- 5.3 The surrounding pattern of development is characterised by a mix of historic properties and later 20th century infill, often arranged in a loose grain with buildings set within generous plots. This pattern reflects a gradual evolution of the settlement rather than a singular planned form.
- 5.4 The site itself represents a small parcel of land that has become visually and functionally separated from the wider agricultural landscape. As identified within comparable heritage assessments, such areas often arise as a consequence of incremental infill and boundary formation, resulting in land that is perceived as part of the village edge rather than the open countryside.
- 5.5 Whilst the site lies beyond any defined settlement boundary, the Council's inability to demonstrate a five-year housing land supply is a significant material consideration. In these circumstances, the tilted balance in paragraph 11(d) of the NPPF is engaged.
- 5.6 The proposal for a single dwelling represents a modest and proportionate form of development which would contribute to housing supply without materially altering the settlement pattern.

Heritage Assessment

- 5.7 The Site lies within the Winterbourne Stoke Conservation Area and within the setting of a number of designated heritage assets, including listed buildings within the village.
- 5.8 This section assesses the significance of those assets and the contribution made by the Site to that significance, before considering the impact of the proposed development.

Historic Development of the Village

- 5.9 Winterbourne Stoke has historic origins as a linear settlement within the River Till valley, with development focused along the historic route through the village. The settlement pattern reflects its

agricultural origins, with farmsteads, cottages and associated buildings forming a loose arrangement along the route.

- 5.10 Over time, the village has experienced incremental change, including the introduction of 20th century infill development and alterations to historic properties. This has resulted in a mixed character in which traditional and modern elements coexist.
- 5.11 The reconfiguration of the A303 has altered the function and character of the village, reducing traffic through the historic core and reinforcing its rural qualities.

Heritage Assets and Their Significance

- 5.12 There is no Conservation Area Statement for Winterbourne Stoke.
- 5.13 The Winterbourne Stoke Conservation Area derives its significance from its historic settlement pattern, its relationship with the surrounding landscape and the presence of a range of historic buildings.
- 5.14 Key characteristics contributing to its significance include the linear form of development, the use of traditional materials, the presence of mature vegetation and the relationship between built form and the surrounding countryside.
- 5.15 Listed buildings within the village are primarily of vernacular character, constructed in flint, brick and thatch, and derive their significance from their architectural and historic interest as well as their contribution to the wider streetscene.

Contribution of the Site

- 5.16 The site does not contain any designated or non-designated heritage assets.
- 5.17 Its contribution to the significance of the Conservation Area is limited. Whilst it forms part of the wider village setting, it does not represent a key open space, nor does it play an important role in views or in the appreciation of heritage assets.
- 5.18 The site has a limited historical association with the agricultural origins of the village, and its relationship with the wider countryside has been diminished through the presence of surrounding development.
- 5.19 As a result, the site is as a transitional area between built form and open land, rather than as a defining component of the historic environment.

Impact of the Proposed Development

- 5.20 The proposed dwelling has been designed to respond to the local context, including scale, form and materials. It would sit comfortably within the existing pattern of development as the experience of walking down the access track is already characterised by the presence of dwellings on either side and ahead. As such the proposed dwelling would not appear incongruous.
- 5.21 The development would not interrupt or obscure important views within the Conservation Area. Where visible, it would be seen in the context of existing buildings and vegetation.
- 5.22 The proposal would not affect the fabric, setting or significance of nearby listed buildings. Their appreciation would remain unchanged. The proposed dwelling would not be seen within the setting of the Manor. The photographs below illustrates the views from the Manor and Manor Cottage.



Only the gable end of
Meadow View visible

Manor Cottage



Figure 6: View from the Manor

Figure 7: View south from the garden of the Manor

The introduction of a dwelling would result in a change to the character of the site itself. As seen in Figure 6 above, only the gable end of Meadow View is visible from the ground of the Manor. The proposed dwelling would be located to the right of the gable and as such would not be visible.

Level of Harm

- 5.23 The proposed development would result in no harm, or at worst less than substantial harm, to the significance of the Conservation Area and nearby heritage assets.

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- 5.24 Any harm would be limited and at the lower end of the spectrum, arising from the change in use of a small parcel of land rather than from any direct impact on heritage assets.

Public Benefits and Planning Balance

- 5.25 The proposal would deliver a number of public benefits, including the provision of an additional dwelling in a sustainable rural location and a contribution to housing supply.
- 5.26 These benefits should be weighed against any limited heritage harm in accordance with paragraph 208 of the NPPF.
- 5.27 It is considered that the public benefits clearly outweigh any less than substantial harm identified.

Landscape and Visual Impact

- 5.28 The Site occupies a contained position at the edge of the village and is not visually prominent in the wider landscape. It is enclosed by existing development and vegetation, which limits both inward and outward views.
- 5.29 The Site does not contribute to important long-distance views across the surrounding downland, nor does it form part of any visually sensitive skyline. Its role in the landscape is therefore limited to its immediate context.
- 5.30 The introduction of a single dwelling would result in a localised and modest change. Given the existing pattern of development and the enclosed nature of the Site, the proposal would be perceived as a logical extension of the settlement rather than an encroachment into open countryside.
- 5.31 Through appropriate siting, scale and landscaping, the development would integrate effectively with its surroundings and would not give rise to unacceptable landscape or visual harm.

Flood Risk

- 5.32 The site is located within Flood Zone 1, an area with a low probability of flooding as identified in the extract in section 2 from the Environment Agency's Flood Map for Planning.
- 5.33 Surface water arising from the proposed development will be managed on site through the use of appropriately designed soakaways, in accordance with sustainable drainage principles.

Highways

- 5.34 Vehicular access to the site is obtained from Church Street via New Street and the existing access track. This is an established access arrangement which already serves approximately 11 existing properties within the locality. The access track itself also serves Manor Cottage, which is owned and occupied by the applicants' daughter.



Figure 8: Existing vehicular entrance off Church Street

- 5.35 The proposal therefore utilises an existing and well-established route, with no requirement for the creation of a new junction onto the public highway. In addition, there is good visibility in both directions at the junction with Church Street, such that the proposal is not considered to give rise to any adverse highway safety implications.

Ecology

- 5.36 A Preliminary Ecological Appraisal (PEA) has been undertaken by Pro Vision. The assessment included a desk study and site survey to identify habitats, protected species potential and any ecological constraints associated with the development.
- 5.37 The site comprises predominantly modified grassland with native and ornamental hedgerows along the boundaries. The surrounding landscape is rural in character and includes agricultural land, woodland and the nearby River Avon SAC, located approximately 70 metres to the north of the site.
- 5.38 The appraisal found that the site provides some limited suitability for commuting and foraging bats, nesting birds and reptiles, although the majority of higher quality habitat within the wider landholding

will be retained. No evidence of badgers, great crested newts or dormice was identified and no further surveys were considered necessary.

5.39 Appropriate mitigation measures are recommended, including sensitive lighting design to minimise impacts on bats, timing restrictions on vegetation clearance to avoid the bird nesting season, and a precautionary “trim and push” approach to vegetation clearance for reptiles. A Construction Environmental Management Plan (CEMP) will also be implemented to protect the nearby River Avon SAC during construction.

5.40 The report concludes that, subject to the recommended mitigation and enhancement measures, the proposal can be implemented without significant ecological harm. Ecological enhancements including native planting and installation of bat and bird boxes are also proposed in accordance with local and national planning policy.

5.41 Nutrient Neutrality

5.42 A Nutrient Neutrality Statement has been prepared by Holbury Consulting. The assessment has been undertaken in accordance with Natural England and Wiltshire Council guidance using the River Avon Phosphorus Calculator.

5.43 The proposed dwelling would be served by a Graf One2Clean Package Treatment Plant due to the absence of a mains sewer connection. The nutrient calculations identify that the development would generate a phosphorus loading of 0.38kg TP/year, including the required precautionary buffer and accounting for the change in land use from pasture to residential use.

5.44 Mitigation is proposed through the replacement of an existing sewage treatment plant serving the nearby Manor House, which currently contributes approximately 1.28kg TP/year to the water environment. The upgraded treatment system would significantly reduce phosphorus output, such that the combined loading from both the existing and proposed dwellings would reduce to 0.63kg TP/year overall.

5.45 The proposed mitigation would therefore achieve a net reduction in phosphorus loading and deliver a better than neutral outcome, ensuring that the development would not adversely affect the integrity of the River Avon SAC.

Sustainability

5.46 The proposed dwelling has been designed to achieve a high standard of environmental performance in accordance with Core Policy 41 of the Wiltshire Core Strategy and the sustainability objectives of the NPPF. A fabric-first approach ensures high levels of insulation and airtightness, supported by roof-

mounted solar panels, battery storage and a heat recovery ventilation system to reduce energy demand and carbon emissions. The dwelling will also be supported by an air source heat pump.

- 5.47 Sustainable drainage measures will manage surface water on site, while native planting, bird and bat boxes and other ecological features will enhance biodiversity in line with Core Policy 50. The scheme therefore represents a sustainable and energy-efficient form of development appropriate to its rural setting.

Planning Balance

- 5.48 The Council has a housing land supply position of 2.42 years. Therefore, there is a very significant shortfall against the requirement to demonstrate a five-year supply of deliverable housing land, as set out at paragraph 78 of the NPPF.
- 5.49 In this circumstance, paragraph 11 of the Framework is engaged, whereby planning permission should be granted unless (i) policies in the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development, and (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, and having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 5.50 The proposed development would be located on the edge of the village's built area, in walking and cycling distance of local services. The proposed development would not be isolated, and the development would be in an accessible location with opportunities for travel by public transport. Whilst future occupiers would be likely to use a private car to access services located in larger settlements, paragraph 110 of the NPPF acknowledges that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Paragraph 83 of the NPPF recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby. The proposal would therefore accord with paragraphs 84 and 110. Limited weight should be attributed to the possible conflict with the Wiltshire Core Strategy policies CP1, CP2 and CP14 as the interpretation of infill is subjective.
- 5.51 The proposed development would not harm the character and appearance of the area, and therefore would satisfy the NPPF's key policies at paragraphs 129, 135 and 139 which together support development that is well-designed and makes efficient use of land taking into account the desirability of maintaining an areas prevailing character and setting, and is sympathetic to local character and history, including the surrounding built environment and landscape setting.

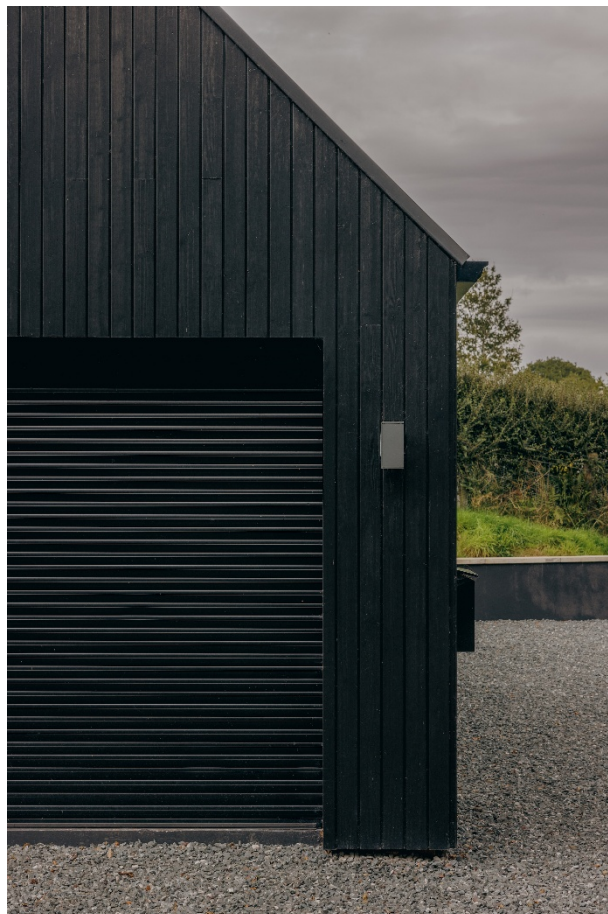
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- 5.52 In addition to those key policies, paragraph 73 of the NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The proposal would provide one additional dwelling, thus making a small but important contribution toward the area's housing requirement. In light of the magnitude of shortfall in the area's housing supply, the provision of one dwelling carries moderate weight in favour of the proposal. Modest weight should also be attributed to the scheme's economic and environmental benefits.
- 5.53 Whilst in our view, the site's location amounts to infill development, any perceived adverse impacts of the proposal associated with its location not being classed as infill (by the decision maker) would not significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF when taken as a whole. Therefore, the presumption in favour of sustainable development applies towards the grant of planning permission.

6. CONCLUSION

- 6.1 This Planning, Design and Access Statement demonstrates that the proposed development of a single dwelling at Land at Winterbourne Stoke represents an appropriate form of development in a sustainable village location.
- 6.2 The proposal would provide a modest addition to the village housing stock whilst enabling the applicant, a long-established local resident and owner of the Manor House estate, to downsize and remain within the community. The development would therefore deliver both social and economic benefits through supporting the continued operation of the Manor House wedding venue which would result in additional employment and contributing toward local housing supply.
- 6.3 The proposed dwelling has been designed to reflect the character of the surrounding area through its simple agricultural form, high quality materials and rustic contemporary appearance. The scale, siting and landscaping of the scheme will integrate the dwelling with the existing pattern of development without causing unacceptable impacts on landscape character, visual amenity or neighbouring properties.
- 6.4 The proposal would preserve the character and appearance of the Winterbourne Stoke Conservation Area and would not adversely affect the significance or setting of nearby heritage assets. Any perceived heritage harm would, at worst, amount to less than substantial harm at the very lowest end of the spectrum and would be clearly outweighed by the public benefits of the scheme which involve provision of a dwelling and assist in creating employment at the Manor.
- 6.5 Technical assessments accompanying the application confirm that there would be no unacceptable impacts in relation to highways, flood risk, ecology or nutrient neutrality. Appropriate mitigation and enhancement measures are proposed where necessary, including biodiversity enhancements and a better than neutral nutrient outcome for the River Avon SAC catchment.
- 6.6 The proposal accords with the overarching objectives of the National Planning Policy Framework and the relevant policies of the Wiltshire Core Strategy, particularly those relating to sustainable development, good design, landscape protection and heritage conservation. Furthermore, in the context of Wiltshire Council's significant housing land supply shortfall, the tilted balance in paragraph 11(d) of the NPPF is engaged and weighs substantially in favour of the proposal.
- 6.7 For all of the above reasons, it is respectfully concluded that the proposed development constitutes sustainable development and that planning permission should be granted.

APPENDIX 1

EXAMPLES OF BARN STYLE HOUSES AS DESIGN PRECEDENT





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