



Planning Statement

Proposal: Change of use of land to residential use
Site: Marsh Farm Stables; Startley, Chippenham. SN15 5HG
Our Reference: 2454B_Planning Statement_v1

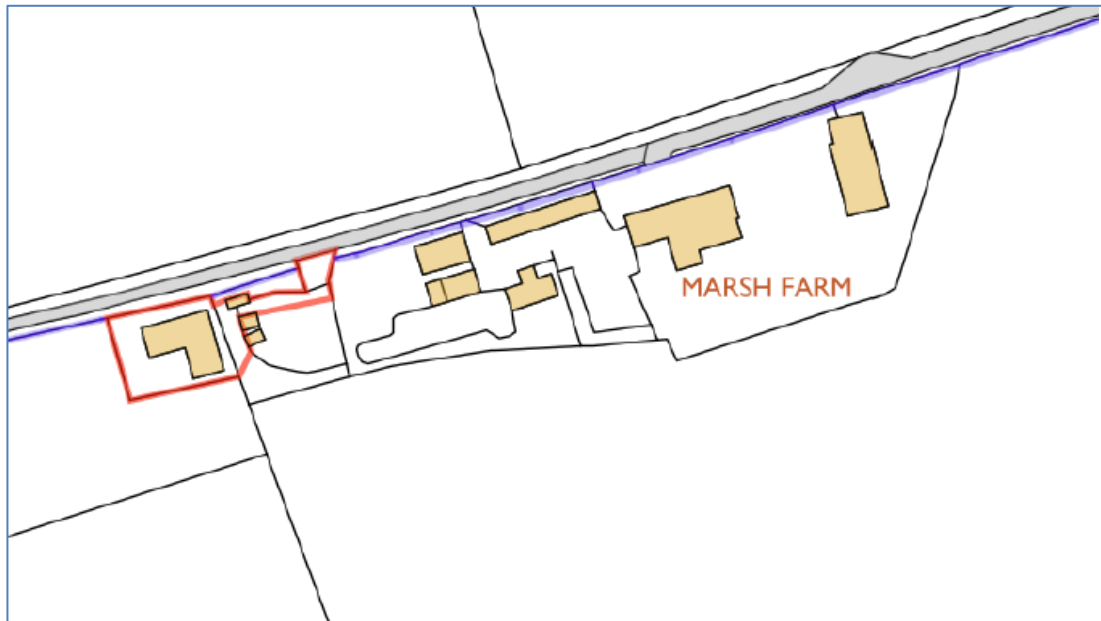
Land Development and Planning Consultants Ltd. is a Rural Planning Practice based in Corsham, Wiltshire. The Practice was established in 1989 to provide advice and representation on the range of town and country planning issues relating primarily to the countryside, villages and the market towns of Wessex. Clients include individuals, developers, legal and land agencies, commercial and residential developers, local authorities and amenity groups.

1.0 Introduction

- 1.1 Land Development and Planning Consultants Ltd. have been instructed by Mr Ian Nurden, the freehold owner of Marsh Farm and Marsh Farm Stables to prepare and present an application for change of use of land to a residential ancillary to the dwelling known as 'The Stables'.

2.0 Context

- 2.1 Under reference PL/2025/04874 a Certificate of Lawful Development was issued confirming the use of the building known as Marsh Farm Stables as a dwelling house was lawful. The decision referred drawing LDC_2454_01A Site Location Plan, which outlined in red the site area to which the decision related; an extract is produced below;



2.2

2.3 The curtilage to the dwelling is tightly drawn around the dwelling and Of the three structures indicated to the east of The Stables and associated gravelled area, which also contains a pond under a timber pergola; shown below.



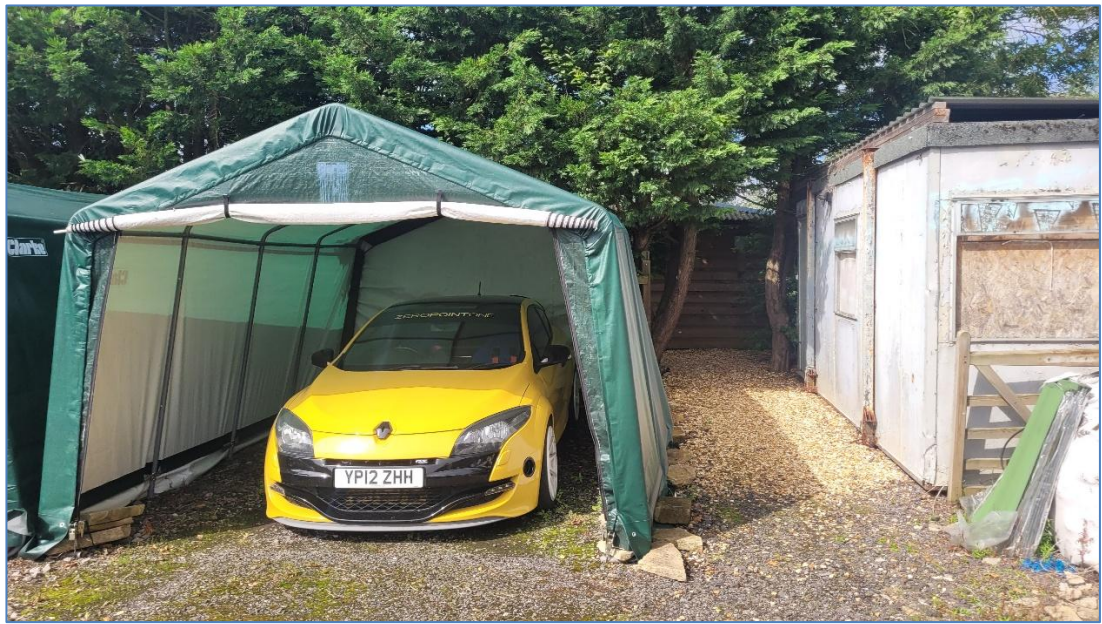
2.4



2.5 The remainder of the paddock to the west of the dwelling is mown grass and has been planted with a number of small native and fruit trees that are currently becoming established. Immediately behind the dwelling, the northern boundary is formed by close board fence in front of a mature native hedge, the fence stops at the edge of the gavelled area where the paddock boundary is formed solely by the hedge. The

remaining west and south boundaries are similarly formed by strong, native hedges. The east boundary with the access and parking area is demarked by a Leylandii hedge.

- 2.6 The smaller parcel of land to the east of the dwelling contains the access and parking space the northernmost was a small porta-kabin that was destroyed by fire in January 2026, the other two structures are, in fact temporary car tents which have since been removed due to fire damage; image below;



- 2.7
- 2.8 The remainder of the area through which access to The Stables passes has been used to store construction materials and provides an access to the agricultural land to the south. It is entirely enclosed by fencing, of various condition, on the internal face, and with a native hedge to the northern external boundary and a mature Lleyandii to the south and west.
- 2.9 Bridleway GSOM10 runs east to west along the northern boundary of the application site. The site does not fall within a designated landscape, or Conservation Area, nor an area of special biodiversity protection. Neither The Stables nor Marsh Farm itself are designated heritage assets.

3.0 Proposed development

- 3.1 Planning permission is now sought for the change of use of the additional land to a residential use in association with the dwelling. No operational development is proposed.

4.0 Policy Context

- 4.1 The starting point for the determination of this application is the provisions of the Development Plan. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states determination must be made in accordance with the Plan unless material consideration indicates otherwise. The relevant Development Plan for this form and scale of proposal comprises Wiltshire Core Strategy 2015 (WCS) and the Great Somerford (incorporating Startley) Neighbourhood Plan 2016 – 2026 (GSNP).
- 4.2 Of primary relevance to this scale and form of development proposal is **Core Policy 51; 'Landscape'** of the WCS which states that 'development should protect, converse and where possible enhance the landscape and must not have a harmful impact on landscape character'. The policy provides a number of aspects of landscape character that should be considered and conserved through sensitive design, and where necessary landscape mitigation.
- 4.3 **Policy GSNP1; 'proposed new development'** of the GSNP refers to new housing allocations within the neighbourhood plan area; indeed para.2.3 of the GSNP confirms that the primary purpose of the plan is to identify sites for additional housing and to protect currently undeveloped sites which the parish wishes to remain as local green spaces. The application site, subject of this statement is neither an allocated housing site nor designated green space under the GSNP.
- 4.4 The **National Planning Policy Framework (December 2024)** is a material consideration to decision making, promoting protection of the countryside for its intrinsic value and good design.

5.0 Planning Assessment

- 5.1 The proposed development represents an extension to the residential land associated with Marsh Farm Stables. The proposed use will be visually contained and there will be no perceived extension of the residential uses into the wider agricultural landscape. Within the existing mature boundaries the paddock has been managed as an amenity space ancillary to the dwelling.
- 5.2 The parking area is equally well screened from public vantage points and extending the lawful residential use of the area to the immediate boundaries will have no material impact on the character or appearance of the wider landscape.
- 5.3 The application is supported by a Biodiversity Net Gain assessment which has confirmed that the proposed development falls under the de minimis exemption as there will be no material change or impacts on the existing habitat units on site.

6.0 Concluding notes and planning balance

- 6.1 The proposed change of use will be easily assimilated within the rural setting and will have no material impact on the character or appearance of the wider landscape. As such the proposed change of use will not conflict with the most relevant policies of the local Development Plan and the NPPF.
- 6.2 The Applicant would welcome the opportunity to discuss the matter with Officers, and review any conditions that may be considered as necessary to a planning consent.
- 6.3 It is trusted that the local planning authority will be able to support the application in its submitted form. The Applicant would welcome the opportunity to discuss in detail the proposals and to provide further information as required to enable a comprehensive assessment to be undertaken. Please contact the Agent at the earliest opportunity should such details be necessary.