



PLANNING, DESIGN & ACCESS STATEMENT

Application:	Temporary rural workers dwelling, associated parking & associated works - retrospective.
Property:	Land at White Hill, Pitton Road, Pitton, Salisbury, Wiltshire SP5 1DY - known as Houndwood Farm
Client:	Mr C Fielder
Date:	July 2026
Agent:	Chris Cary MRICS FAAV Associate Partner - Rural Surveyor & Planner



www.w-w.co.uk • planning@w-w.co.uk • 01672 515252

Neither the whole nor any part of this report nor any references to it should be included in any published document, circular or statement, nor published in any way without Woolley & Wallis having given prior written approval as to the form and context in which it may appear

4-5 Hughenden Yard, High Street, Marlborough, Wiltshire, SN8 1LT
01672 515252, marlborough@w-w.co.uk, w-w.co.uk

1.0 INTRODUCTION

- 1.1 Woolley & Wallis have been instructed by the owners of the property to submit an application for a temporary rural workers dwelling to service the agricultural holding now known as Houndwood Farm.
- 1.2 The purpose of this report is to identify and provide detail on planning considerations in respect to the application above.
- 1.6 Accompanying Documentation:
 - a) Location Plan
 - b) Existing & Proposed Block Plan
 - c) Proposed Elevations & Floorplan
 - d) Nitrate Assessment & Mitigation.
 - e) Agricultural Appraisal
 - f) Landscaping plan

2.0 BACKGROUND & RELEVANT PLANNING HISTORY

- 2.1 The applicant took over the family farming business in 2017, continuing an enterprise established by his parents in the early 1980s. Since then, the business has expanded and diversified to include pedigree sheep, game bird rearing and calf rearing.
- 2.2 Over recent years the business was located upon 45.6 ha (110 acre) rented holding near Romsey. Whilst this arrangement has operated satisfactorily, the reliance on rented land has constrained the long-term growth and security of the enterprise.
- 2.3 To address this, the applicant purchased Houndwood Farm in June 2025, extending to approx. 13.8 ha (34 acres), to provide a permanent and secure base from which to operate and develop the farming business.
- 2.4 The agricultural business and associated livestock were relocated to the holding. Given the essential need for 24-hour supervision and the ability to respond promptly to animal welfare issues, a temporary rural worker's dwelling has been positioned on site to support the effective management of the enterprise and is now subject to this retrospective application.
- 2.5 Relevant Planning History:
PL/2025/05618 – Agricultural Livestock building, yard & access track – Prior approval not required. Works completed.

3.0 SITE INFORMATION

General

- 3.1 The property known as Houndwood farm is an agricultural holding located within designated open countryside just outside Pitton, approximately 5 miles east of Salisbury and 7 miles west of Romsey.

The holding extends to approx. 34 acres and comprises agricultural land, a large agricultural building, and a temporary worker dwelling. This application looks to regularise the positioning of the temporary dwelling.

Access

- 3.2 The site is accessed directly off the council maintained highway White Hill, Pitton Road. An existing agricultural track leads to the dwelling.

There are no Rights of Way crossing the application area itself however footpath PIFA13 crosses North to South approx. 100m east of the application area.

Designations

- 3.3 Having reviewed the proposed application site; the following have been noted and considered.
- 3.4 According to gov.uk flood map for planning, the site does not lie with a River or Sea Flood Risk Area nor within a Surface Water Flood Risk Area.
- 3.5 The site is not within an AONB nor any other national landscape.

Heritage assets

- 3.6 Listed buildings – The nearest listed asset to the site is White Hill Cottage, Pitton (600m West). There are no sightlines of these assets from the subject property.
- 3.7 There are a few SSSI's within the wider landscape, including 'Bentley Wood SSSI' (2100m Southeast) & 'Porton Down SSSI' (3400m North). Sight lines are not available.

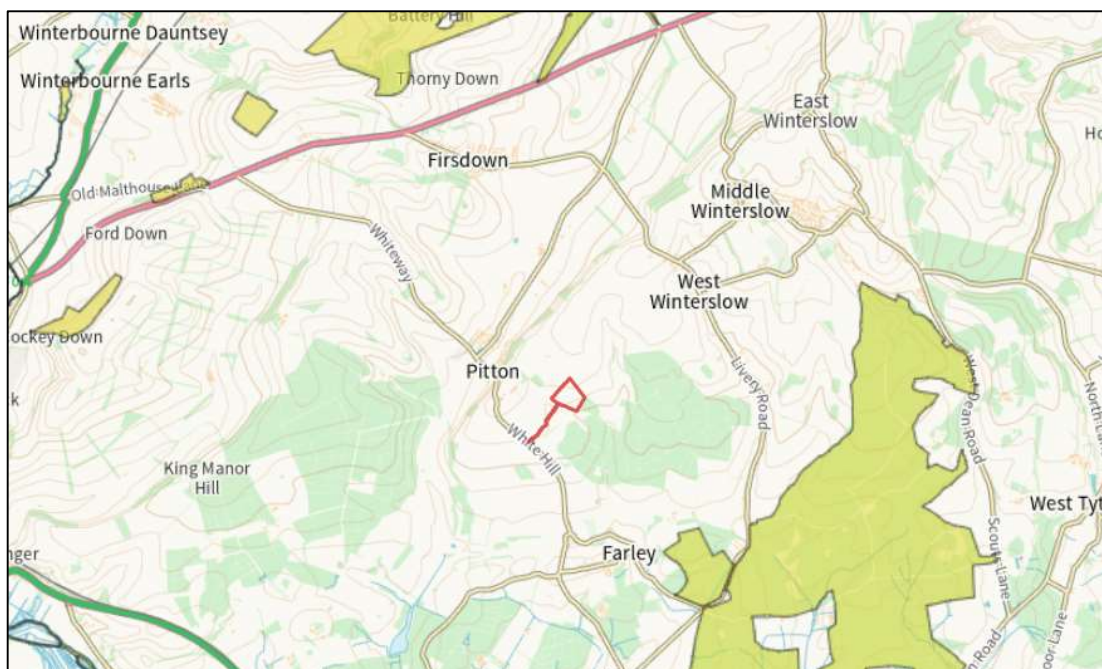


Image 1 – Map of SSSI's

- 3.8 Priority Habitats – There are no priority habitats onsite. There are a number of priority habitats in the wider landscape including numerous blocks of deciduous woodland & Lowland calcareous grassland.
- 3.9 Ellendale Ecology have inspected the property and considered local habitats and environmental designations in the area. A walkover and desktop survey of the land was undertaken which focused on present habitats and the presence and potential for protected species. The report notes that the land in question is arable cropland. No evidence of protected species was noted.

4.0 PROPOSAL

- 4.1 This application seeks to gain permission for the positioning of a temporary workers dwelling in the form of a mobile home, provide a garden for the enjoyment of its residents, parking and associated works.

Design & Scale

- 4.2 Elevations and floorplans of the mobile home accompany this application. The unit provides a modest internal floor area and is a standard, 'off-the-shelf' static caravan of a type commonly associated with agricultural holdings. It's simple and functional appearance reflects its temporary purpose, and it is not out of keeping with the character of a working farm environment.

- 4.3 A modest curtilage has been provided for the enjoyment of the dwelling.

Essential need for 24hr onsite presence

- 4.4 The essential need for a rural worker to live onsite is addressed in detail within the accompanying Agricultural Appraisal created by Mr R Sewill of Reading Agricultural Consultants. The essential need arises from the existing agricultural enterprises onsite which includes an established calf rearing enterprise and the applicant's management of his flock through an embryo transfer breeding system.
- 4.5 The theoretical Standard Work Day (SWD) calculation is used to determine whether an enterprise is full-time. The calculation assumes that a full-time rural worker (Full-Time Equivalent) provides 2,200 hours per annum (equivalent to 275 days at an 8-hour day). If the farm's collective tasks require more than 275 SWDs, in rural planning terms, the holding would be classified as a full-time holding. The keyworker's role is assessed to ensure it meets the full-time requirement of 275 SWDs.
- 4.6 Standard labour requirement figures from the Nix Farm Management Pocketbook indicates that the sheep and calf enterprise generates approximately 370 SWDs. This exceeds the 275 SWDs required for a full-time rural worker and demonstrates that the livestock enterprises alone meet the full-time labour requirement. This reflects the intensive nature of the livestock enterprises, particularly the embryo-transfer sheep system and young-calf rearing.
- 4.7 Accounts are confidentially available to the local authority and their agricultural consultant to review upon request.
- 4.8 There are no other dwellings onsite, nor are there any buildings onsite that could service as a dwelling. There are no dwellings available to purchase or rent in the immediate area that would be within sight and sound of the agricultural enterprise.
- 4.8 There is clearly an essential need for a rural worker to live onsite.

Drainage

- 4.9 The property will be serviced by a sewage treatment plant which will feed into a soakaway. All surface water off the roof of the mobile home will also feed into an appropriate soakaway.
- 4.9a Nicola French of Holbury Consultancy Service was instructed to assess the potential nitrate impact of the development. Their report accompanies this application and confirms that the proposed development is nitrate neutral.

Parking

- 4.10 Two parking spaces are required however there is space for four vehicle to park in front of the mobile home. There is sufficient room for vehicles to turn and exit the site in a forward manner.

5 PLANNING ASSESSMENT

- 5.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states 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".

- 5.2 At the current time the statutory development plan in respect of this application comprises the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the Salisbury District Council Local Plan (SDCLP) 2011. We are not aware of an adopted Neighbourhood Plan for the area.

- 5.4 The National Planning Policy Framework (NPPF) 2024 as amended in Feb 2025 is the current national level policy document. This has been considered. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

6 KEY POLICIES & GUIDANCE

- 6.1 Wiltshire's Core Strategy (WCS), *Core Policy (CP) 48 – Supporting rural life*

"Dwellings required to meet the employment needs of rural areas Outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages, and outside the existing built areas of Small Villages, 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. Proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence".

- 6.2 *Salisbury District Council's Local Plan (SDCLP) saved policy H28 states:*

"Applications for a temporary dwelling to support a new farming activity, whether on a newly created unit, or an established one, will be considered subject to the following criteria there is:

- i. clear evidence of a firm intention and ability to develop the enterprise concerned;*
- ii. a clearly established need for one or more workers to be accommodated on or near the holding;*
- iii. clear evidence that the proposed enterprise has been planned on a sound financial basis; and*

- iv. *the need cannot be fulfilled by another dwelling on the unit, or any other accommodation in the area which is suitable and available for the workers concerned.”*

6.3 *The NPPF states at para 84:*

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- 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;”*

6.4 *The NPPF states at para 88:*

“Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;”*

6.5 *NPPF Planning Practice Guidance - Paragraph: 010 Reference ID: 67-010-20190722:*

How can the need for isolated homes in the countryside for essential rural workers be assessed? Considerations that it may be relevant to take into account when applying paragraph 79a (now 84) of the NPPF could include:

- 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.*

7 PRINCIPLE OF DEVELOPMENT

- 7.1 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies tiers of settlement – Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 7.2 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, 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.
- 7.3 Core Policy 24 provides the community area-based policy in this instance. This is silent on rural development.
- 7.4 The application site does not lie within any settlement boundary and as such is located in the 'open countryside' for the purposes of the WCS. As such, residential development would need to rely on one of the exception policies as detailed within *Para 4.25 of Policy 2*. In this case, 'Supporting Rural Life' being *CP48*.
- 7.5 At a local level CP48 & SDCLP H28 as detailed above, support applications which can show an essential accommodation requirements for a rural worker to live at or in the immediate vicinity of their place of work in designated open countryside. CP48 requires applications to show evidence of the functional requirement and financial viability.
- 7.6 As set out above and within the independent third party agricultural appraisal, the nature and scale of the agricultural business, including sheep farming and calf rearing, gives rise to an essential need for a worker to be present on the holding at all times in order to ensure animal welfare and the effective operation of the enterprise. The additional bird rearing has not been taken into account of when calculating the essential need however this would further justify the essential need if included.
- 7.6a With regards to the financial viability of the business, the sheep enterprise has been running for a number of years and has proven to be financially viable. The financial projections with regards to the calf rearing also clearly show that the enterprise is financially viable.
- 7.7 Saved Policy H28 of the Salisbury District Local Plan relates primarily to the provision of temporary rural worker dwellings to support new or emerging agricultural enterprises. In this instance, the proposal does not relate to a new business, but to the relocation and expansion of an established and long-running agricultural enterprise onto a permanent holding.
- 7.8 The agricultural enterprise is well established and provides confidence in its ongoing viability. However, the application seeks permission for a temporary rural worker's dwelling in order to address an immediate and pressing need for on-site accommodation associated with livestock welfare, particularly during lambing and calf rearing which were and are currently taking place on the holding.
- 7.9 The temporary unit was capable of being delivered immediately to meet this essential need, whereas a permanent dwelling would not have addressed the urgent requirements of the enterprise at that time. The proposal therefore represents a pragmatic and proportionate response, and this application seeks to regularise the position.

- 7.10 Notwithstanding the above, the proposal satisfies the requirements of Saved Policy H28, which seeks clear evidence of a firm intention to establish and develop the enterprise. In this case, the agricultural activities are already established on site, demonstrating both commitment and ongoing operation.
- 7.11 At a National Level, the NPPF Para 88 states that planning policies should enable the growth of all types of business in rural area. The applicant's occupation onsite will have a direct correlation to the growth and success of the business.
- 7.12 Para 84 deals specifically with rural worker dwellings and states that isolated homes should be avoided unless:
- "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".*
- 7.13 As demonstrated above, the nature and scale of the agricultural enterprise give rise to an essential need for a rural worker to live at the site. The proposal therefore falls squarely within the exception set out in paragraph 84 of the NPPF.

8 IMPACT ON NEIGHBOURING AMENITY

- 8.1 The proposed temporary rural worker's dwelling is located within an established agricultural setting, positioned adjacent to the existing agricultural buildings which form part of the wider enterprise.
- 8.2 The site lies within open countryside and is well separated from third-party residential properties. There are no neighbouring dwellings in close proximity that would be negatively affected by the siting of the temporary unit.
- 8.3 The scale and nature of the proposed dwelling, being a modest single unit, ensures that it will not give rise to any adverse impacts in respect of noise, disturbance, overlooking or loss of privacy.
- 8.4 Accordingly, the proposal will have no unacceptable impact on neighbouring amenity and complies with Core Policy 57 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

9 IMPACT ON HIGHWAYS

- 9.1 The site is accessed via an established agricultural access onto Pitton Road, which currently serves the lawful agricultural use of the holding.
- 9.2 The proposal will not result in an increase in vehicle movements. In the absence of a dwelling on site, the applicant would be required to travel to and from the holding multiple times throughout the day and night to check livestock. The provision of on-site accommodation will therefore reduce the need for frequent vehicular movements, particularly during unsocial hours.
- 9.3 As such, the proposal is unlikely to result in any material intensification of the use of the existing access beyond that associated with the lawful agricultural use of the land. The site provides sufficient space for turning and parking within the holding.

- 9.5 Accordingly, the proposal would not give rise to any unacceptable impact on highway safety and should not be refused on highway grounds, in accordance with paragraph 116 of the National Planning Policy Framework.

10 IMPACT ON ECOLOGY

- 10.1 The application site comprises previously intensively farmed arable land of low ecological value, with limited habitat diversity present on site.
- 10.2 Ellendale Ecology have inspected the site and undertaken a walkover survey. The findings confirm that the land is of low ecological value and no notable or protected species were identified during the survey or within historic records.
- 10.3 The proposal will not result in the loss of any priority habitats or designated ecological features. The nature of the development, comprising the siting of a temporary rural worker's dwelling within an active agricultural holding, will not give rise to any significant adverse ecological impacts.
- 10.4 This application is submitted retrospectively and as such falls outside the BNG regulations. However, the proposed landscaping in the form of hedgerow planting with trees presents a net gain upon the holding over and above the loss of the area of intensive arable cropland.

11 IMPACT ON LANDSCAPE

- 11.1 The proposed temporary rural worker's dwelling is modest in scale and sited within an established agricultural setting, adjacent to existing farm buildings associated with the wider enterprise. There is a natural backdrop of existing mature hedgerows. The unit will be viewed in the context of the working farmstead and will not appear as an isolated or incongruous feature within the countryside.
- 11.2 As mentioned above, the unit provides a modest internal floor area and is a standard, off-the-shelf static caravan of a type commonly associated with agricultural holdings. Its simple and functional appearance reflects its temporary purpose, and it is not out of keeping with the character of a working farm environment.
- 11.3 In wider views, the low height and limited scale of the dwelling, together with intervening landform existing vegetation, will restrict its visibility. The proposal will not introduce any prominent or visually intrusive built form into the landscape.
- 11.4 The temporary nature of the development further limits any long-term landscape effects.
- 11.5 There are no heritage assets in close proximity that would be affected by the proposal. Given the scale, siting and limited visibility of the development, there will be no harm to the setting of any designated or non-designated heritage assets.
- 11.6 Footpath PIFA13 crosses North to South approx. 100m east of the application area, this is the only public viewpoint of the site. To mitigate the landscape impact of the development, the applicant is proposing to plant a native hedgerow with interspersed trees between the site and the footpath. See accompanying landscaping plan.
- 11.6 Accordingly, the proposal preserves the character and appearance of the countryside and accords with Core Policy 51 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework.

12 CONCLUSION

- 12.1 This application seeks permission for a temporary rural worker's dwelling to support the agricultural holding at Houndwood Farm.
- 12.2 The proposal is underpinned by a clear and evidenced essential need for a rural worker to reside on site in order to ensure the effective operation of the enterprise and to safeguard animal welfare, particularly in relation to sheep breeding and calf rearing.
- 12.3 The agricultural business is well established, financially viable and provides confidence in its ongoing operation. The provision of a temporary dwelling represents a pragmatic and proportionate response to an immediate need for on-site accommodation, allowing the enterprise to function effectively.
- 12.4 The proposal accords with the requirements of Core Policy 48 of the Wiltshire Core Strategy and Saved Policy H28 of the Salisbury District Local Plan. It also satisfies the tests set out within the Planning Practice Guidance and falls within the exception outlined in paragraph 84 of the National Planning Policy Framework.
- 12.5 The development will not give rise to any unacceptable impacts in respect of landscape character, neighbouring amenity, highway safety or ecology. The proposal is therefore considered to represent sustainable development.