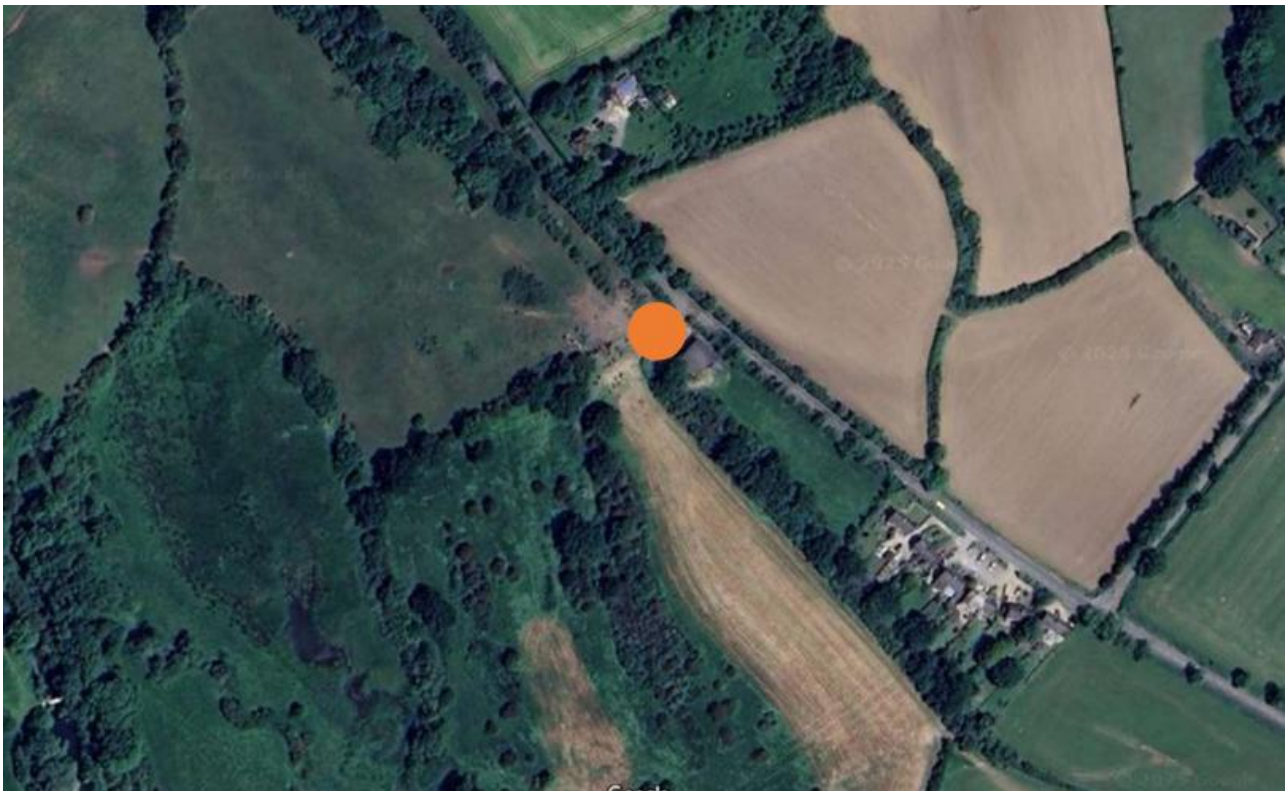

Planning Design and Access Statement

Applicant: Mr and Mrs Marsh

Date: August 2026

Site: Agricultural Barn at Maunditts Park Farm, Little Somerford, Chippenham, SN15 5BH

Proposal: Alterations to residential conversion of agricultural barn permitted under prior notification PL/2025/02369, extended residential curtilage and erection of ancillary stables and studio outbuildings, and associated works



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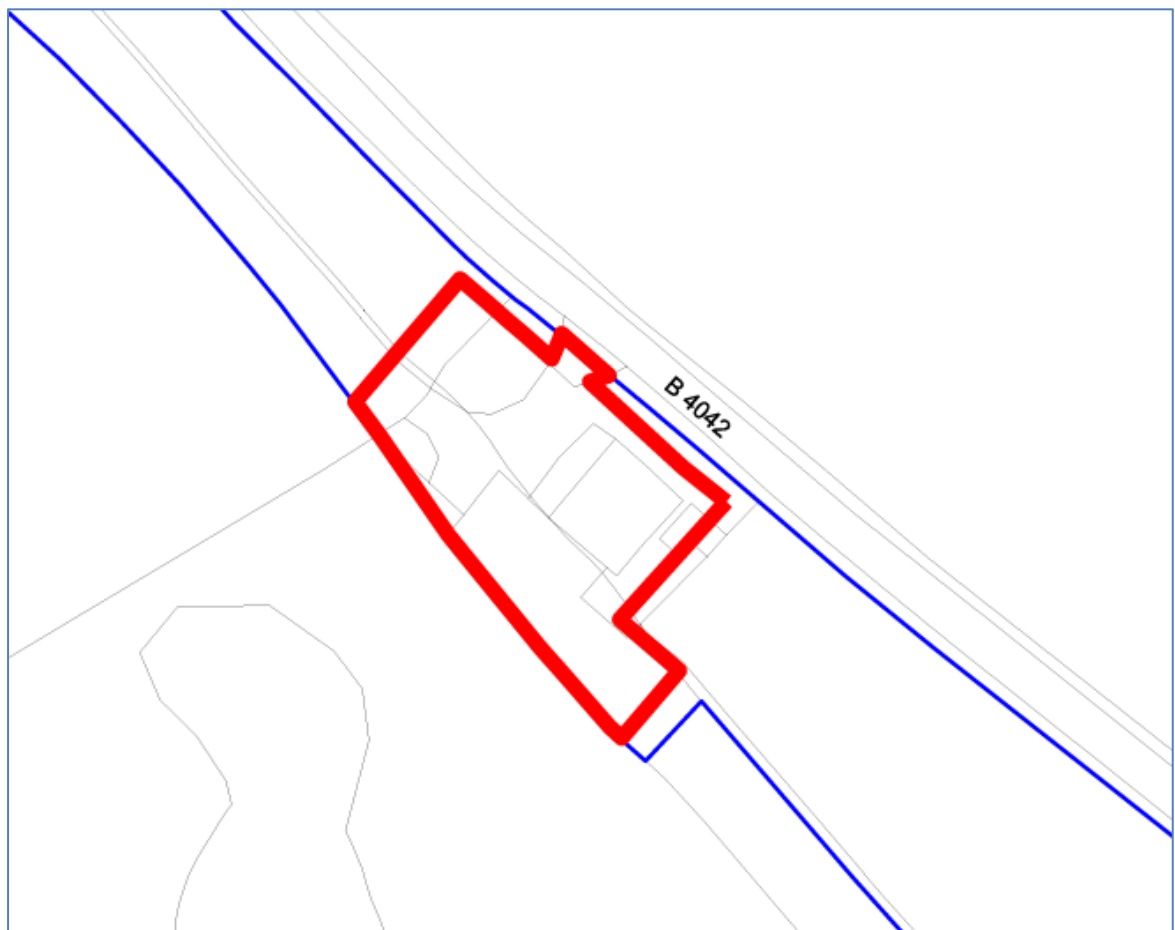
1.0 Introduction

- 1.1 PlanningSphere act for Mr and Mrs Marsh, the freehold owner of the application site.
- 1.2 We are instructed to submit a full planning application following the approval of 'Class Q' prior notification PL/2025/02369 in June 2025, which permitted the conversion of an existing agricultural building.
- 1.3 The applicants wish to convert the barn as their family home. The permitted conversion scheme has been revised to meet the applicant's occupational brief. This also includes a redefinition of the garden curtilage extent and the proposed erection of ancillary stables and a studio to facilitate home working. A detailed drainage scheme is also included in the proposals.
- 1.4 The full planning application submission comprises the following:
 - Planning application fee: £610.00 plus PP administration fee of £91.00
 - Application Form: PlanningSphere
 - Site Location Plan: MEG Architects
 - Architectural Drawing Pack (11 No. Drawings): MEG Architects
 - Drainage Statement: Giraffe Engineering
 - Ecological Impact Assessment: Ethos (NB. re-issue of previously submitted report)
 - Geo-Environmental Desk Study: EE & G
 - Noise Assessment: Ion Acoustics (NB. re-issue of previously submitted report)
 - Photosheet: PlanningSphere
 - Planning Design and Access Statement: PlanningSphere
 - PV Specification Sheet: Aiko Neostar SS54 Mono-Glass Module
 - Transport Technical Note: Miles White Transport (NB. re-issue of previously submitted report)

2.0 Planning Context

(i) Site Description and Surrounding Context

- 2.1 The application site of 0.19ha comprises a portal framed agricultural barn and its associated curtilage – refer to the enclosed annotated photosheet.
- 2.2 The site is accessed directly from the B4042 and lies approximately 1.6km southeast of Burton Hill roundabout, Malmesbury.



- 2.3 The site is located in the countryside outside any defined settlement in the development plan, however, 12 No. residential properties at Lea Crescent lie approximately 150m to the southeast. The nearby village of Lea has a primary school and public house.
- 2.4 Further services and facilities can be found in Malmesbury, approximately 2.5km to the north west. Several daily bus services to both Chippenham and Malmesbury are available from a bus stop at Lea Crescent.

(ii) Planning History

2.5 Relevant planning history is summarised below:

Reference	Description	Decision
PL/2025/02369	Class Q Prior Notification Application to create a single residential dwelling (change of use and building operations)	Permitted 18.06.2025

2.6 Prior notification PL/2025/02369 has established the principle of residential development and creates a planning fallback position against which the current full planning application can be assessed.

3.0 Design and Access Statement

3.1 This section of the PDAS has been prepared having regard to the Design Council best practice guide 'Design and Access Statements: How to write, read and use them'. As such it explains the evolution and design thinking that has developed the application proposals into the submission scheme.

3.2 National Planning Practice Guidance (NPPG) advises that:

“...a Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users”.

3.3 The NPPG states that:

“...the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long”.

(i) Design Brief and Approach

3.4 The proposal further develops the extant Class Q scheme by predominately altering the appearance of the building to be more suitable as a dwelling and for occupation by the applicant's family.

3.5 The lower level of the dwelling is formed from brick, and the upper storey is to be clad in natural timber, allowed to silver and embed itself into the natural landscape it is situated within.

3.6 The design takes inspiration from the Wiltshire agricultural vernacular, with brick arch-head openings reflecting the traditional brick arches of byres and barns and the timber cladding reminiscent of traditional timber Yorkshire boarding.

3.7 A number of minor internal amendments have also been made to improve usability and support everyday family life.

3.8 The garden wall extends to provide a secure forecourt and acts to anchor the dwelling and proposed stables. At the same time, the wall helps to establish a private front which connects to the living spaces. A rear garden is proposed and connects to the boots room to provide a secondary entrance. The rear garden will also provide a safe play area.

(ii) Sustainability

3.9 The building design will adopt a fabric-first approach, prioritising high levels of insulation and air-tightness to reduce heat loss and energy demand. Working within the footprint of the existing barn, the layout has been carefully considered to maximise natural ventilation, solar gains and site topography, reducing energy demand for heating while improving indoor air quality.

3.9 Photovoltaic (PV) panels and an Air Source Heat Pump (ASHP) are proposed to be installed to reduce the reliance on non-renewable energy.

(ii) **Use and Amount**

- 3.10 The proposal compromises a single residential dwelling (Class C3) with 4 bedrooms and 2 bathrooms at first floor level and living accommodation at ground floor level.
- 3.11 The quantum of proposed development is as follows:
- Proposed dwelling: 358 sqm GIA¹
 - Proposed ancillary stable: 50 sqm GIA (excluding open sided overhang)
 - Proposed ancillary studio: 38 sqm GIA

(iii) Layout

- 3.12 The only material amendment to the layout following on from the Class Q approval is the siting of the ancillary stables and studio, and the extended domestic curtilage to accommodate the proposed outbuildings, the entrance courtyard and parking area and private areas of amenity space.

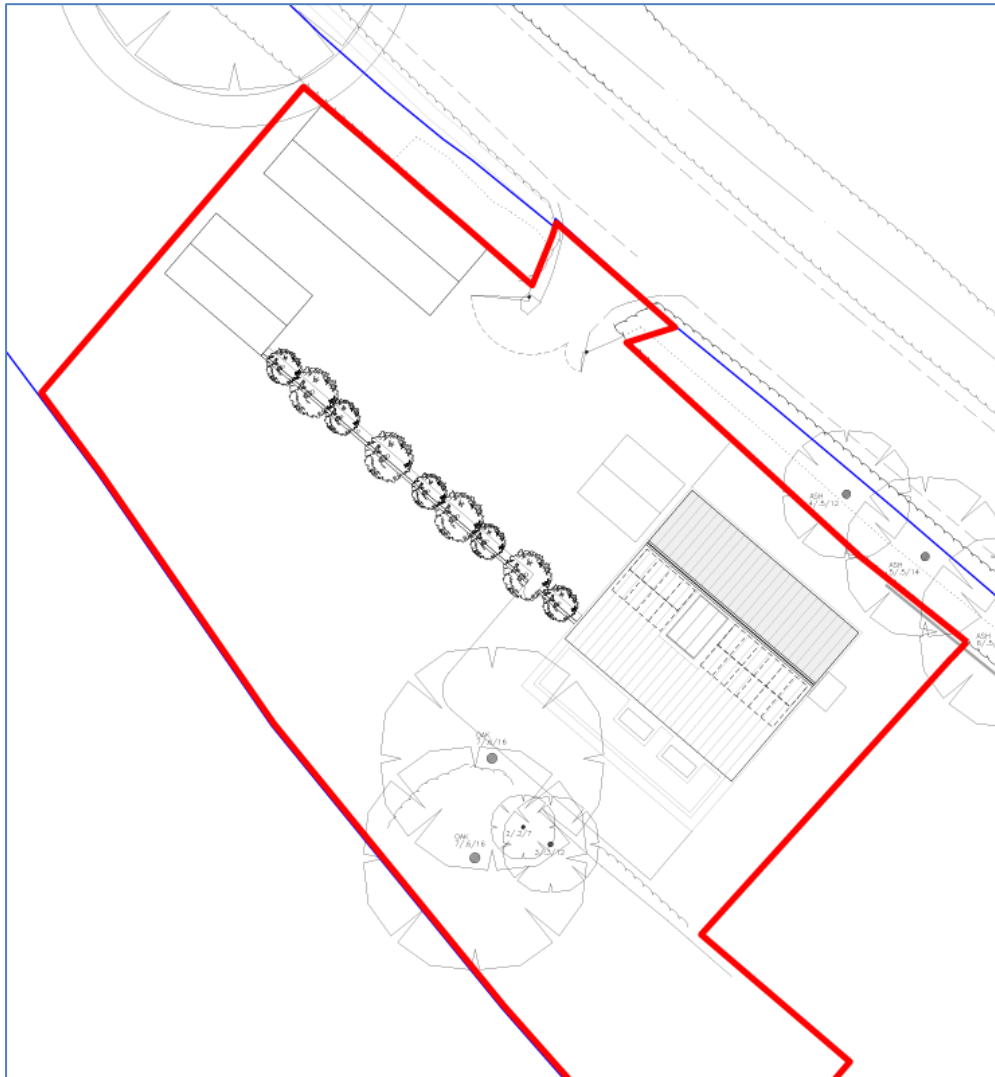


Figure 2. Extract from Proposed Site Plan

¹ The existing barn measures 207 sqm

(iv) External Appearance and materials

- 3.13 The proposal is conversion an alternation of the existing barn and is a development of the design approved under the Class Q proposal. The proposal will be supported by the existing structural elements and will not constitute a re-build.

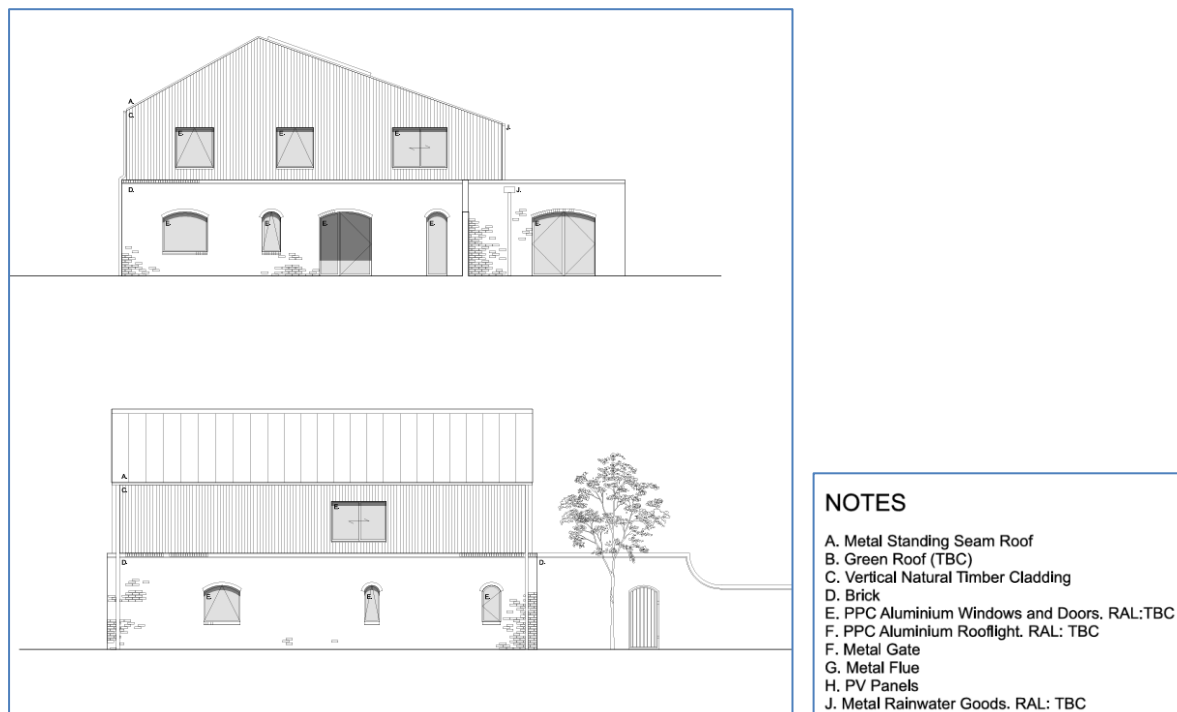


Figure 3. Extract from the proposed south east and south west elevations

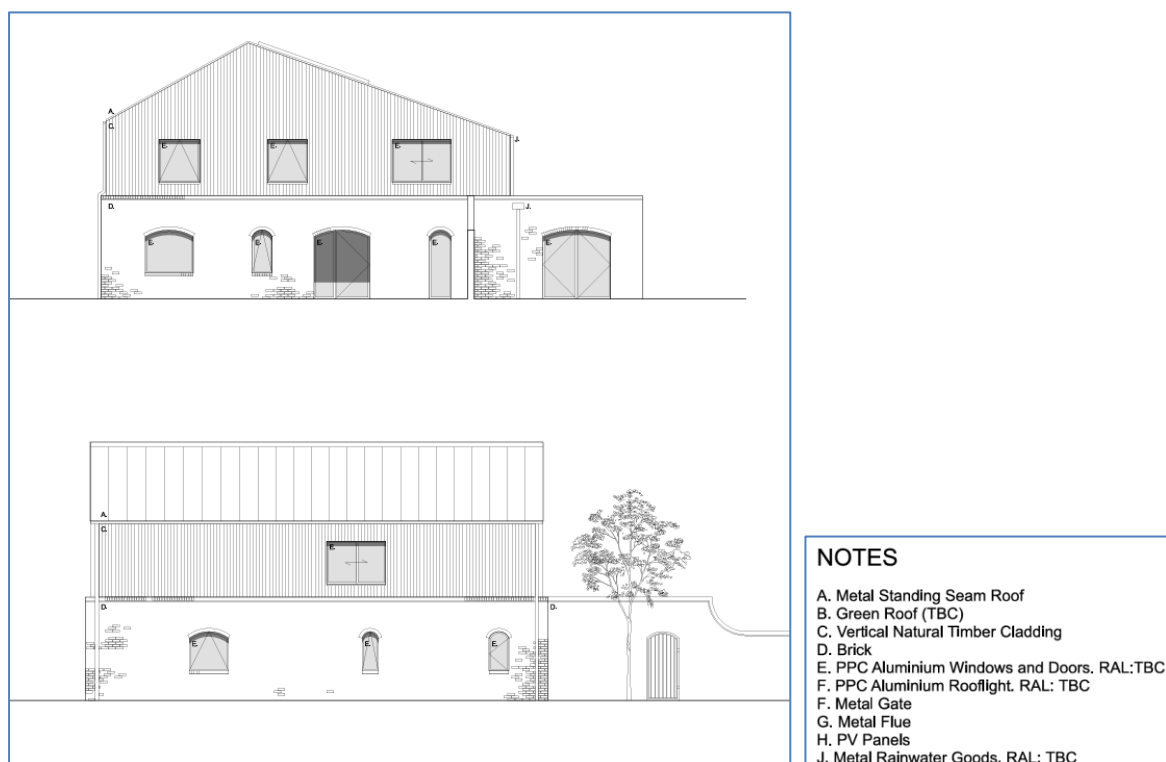


Figure 4. Extract from the proposed north east and north west elevations

3.14 The proposed ancillary stables and studio are single storey pre-manufactured outbuildings.

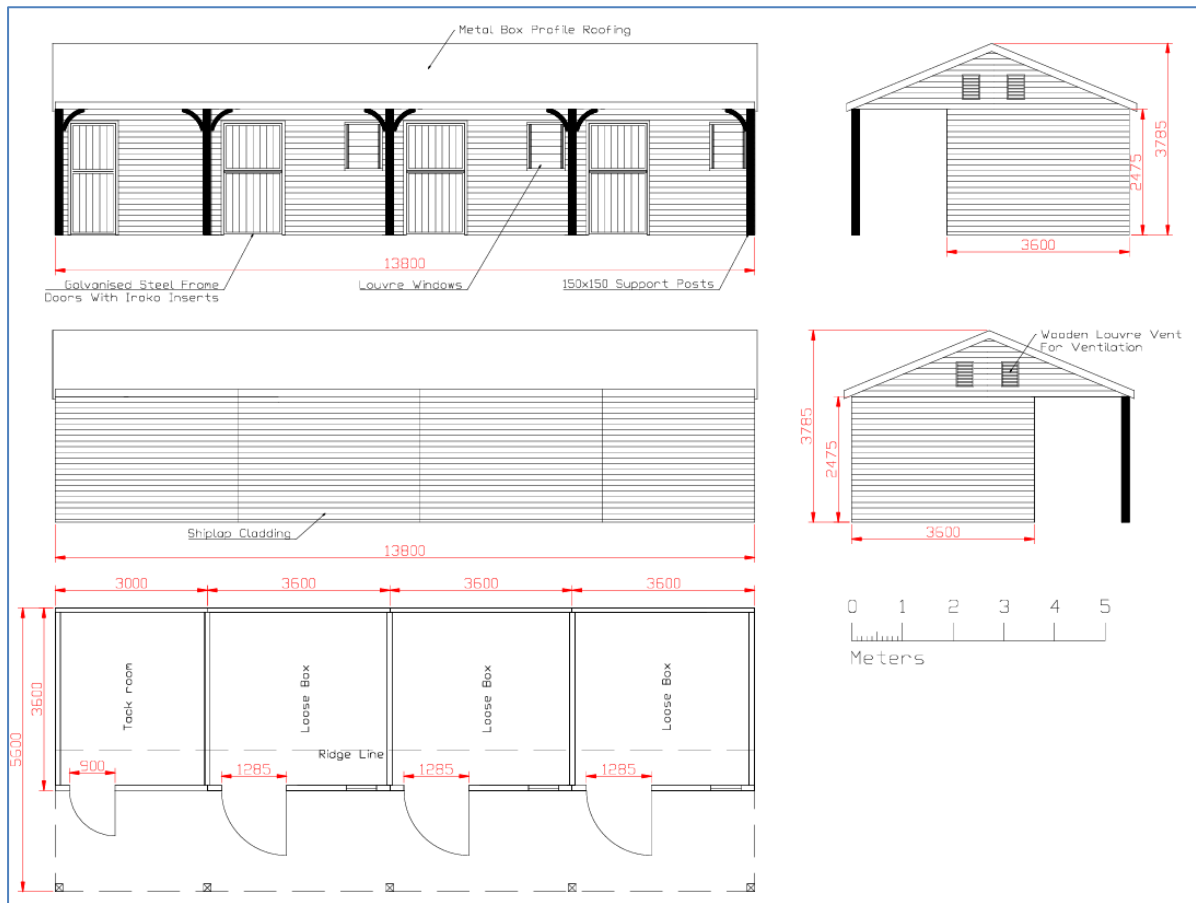


Figure 5. Extract from the proposed stables plan pack

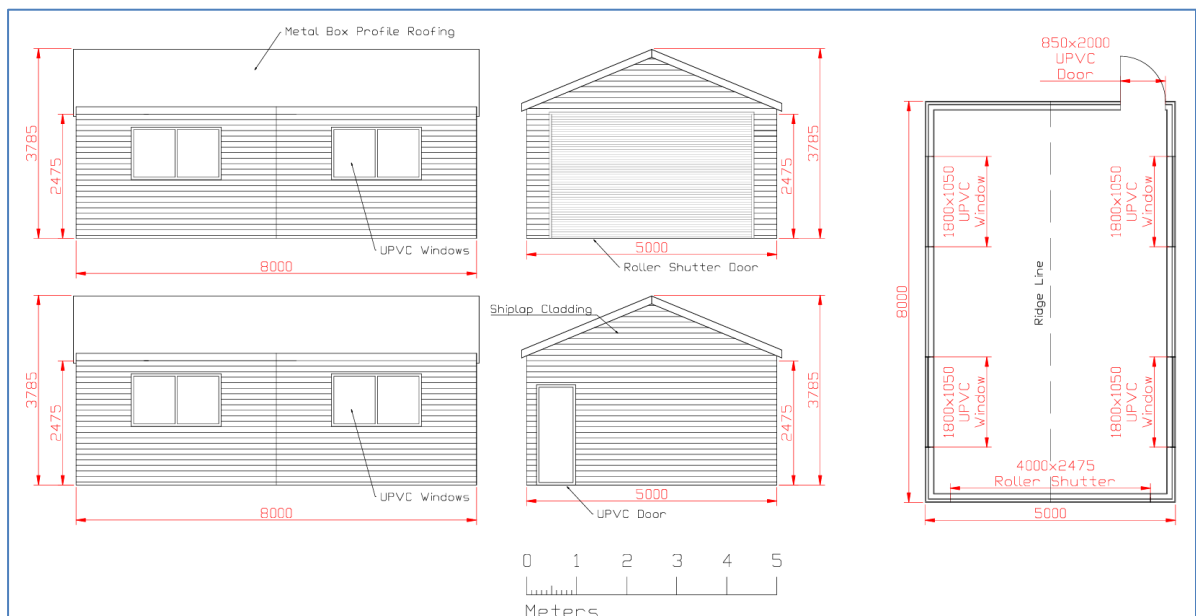


Figure 6. Extract from the proposed studio plan pack

(v) Access and Parking

- 3.15 The vehicular access to site, which takes the form of private drive access from the B4042 will remain as approved under PL/2025/02369, as described in the Transport Technical Note. No further changes to the permitted access are proposed.
- 3.16 Car parking provision comprises to allocated spaces plus a courtyard that can accommodate a third space and parking for visitors whilst also leaving sufficient space for all vehicles to enter and leave the site in a forward gear.
- 3.17 Secure cycle parking will be accommodated in the proposed stables.

(vi) Drainage

- 3.18 As part of the design development process a foul and surface water drainage strategy has been formulated, as summarised in Figure 7 below. Further detailed explanation is set out in the Drainage Strategy report.



Figure 7. Extract from the proposed Drainage Plan

4.0 Planning Policy Context

(i) The Development Plan

- 4.1 The statutory development plan comprises: the Wiltshire Core Strategy (2015); and the Wiltshire Housing Site Allocations Plan (2020).

(ii) Applicable Designations

- 4.2 The site lies in open countryside and is not subject to any restrictive landscape or ecological designations. The site lies into Flood Zone 1 of the Flood Map for Planning.

(iii) Wiltshire Core Strategy (2015)

- 4.3 The following Core Strategy Policies are relevant to this application:

- CP1 and CP2 – Spatial Strategy
- CP13 – Malmesbury Community Area
- CP48 – Supporting Rural Life
- CP50 – Biodiversity and Geodiversity
- CP51 - Landscape
- CP57 – Ensuring High-Quality Design and Place Shaping
- CP61 – Transport and Development
- CP67 – Flood Risk

(v) National Planning Policy

- 4.4 National planning policy is set out in the NPPF (February 2025), and practice guidance is set out in the web-based NPPG (first published in 2014).

- 4.5 The following sections from the NPPF are relevant to the application:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 5: Delivering a supply of homes
- Section 9: Promoting Sustainable Transport
- Section 12: Achieving well-designed places
- Annex 1: Implementation: 212- 216

5.0 Planning Assessment

- 5.1 Section 38 (6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicated otherwise.

(i) Principle of development

- 5.2 The principle of development has been established by the extant Class Q prior notification permission PL/2025/02369. This establishes a planning fallback position which is a material consideration.
- 5.3 The proposal seeks to re-use, convert and adapt an agricultural building. On this basis, the proposal accords with WCS Policy CP48 which permits the conversion of existing buildings.
- 5.4 NPPF Paragraph 84c provides national policy support for the conversion of existing rural buildings.
- 5.5 On this basis, the principle of development is firmly established without reliance on the application of the NPPF's 'titled balance' noting the Council's severe and persistent lack of housing land supply, which is currently estimated at 2.11 years².

(ii) Design Considerations

- 5.6 The design development adapts and refines the extant Class Q scheme to meet the applicant's occupational brief. The proposal retains the rural character of the building but also includes contemporary detailing. The proposed conversion also accords with best practice in sustainable design.
- 5.7 The proposed ancillary single storey stables and studio buildings will be subservient structures to the principal dwelling. They are sited on a part of the site that is well screened by existing vegetation from external public views.
- 5.8 Class Q only omits a limited extent of residential curtilage no greater than the external footprint of the building to be converted. The proposed residential curtilage includes the parking and turning courtyard, the area upon which the proposed outbuildings will be sited, plus areas for private amenity, vegetable gardens etc.
- 5.9 On this basis, the proposed design accords with WCS Policies 51 and 57, and the NPPF.

(ii) Highway considerations

- 5.10 The access agreed under the extant Class Q permission remains as approved. Car and cycle parking provision meets the Council's maximum standards. A similar condition to conditions 1 & 3 of the extant Class Q permission could be imposed to secure the required consolidated bellmouth access surface and visibility splays. On this basis the proposal accords with WCS Policy 61.

² The 2.11 year housing land supply asserted by the appellant was not contested by the Council: Refer to *Snarilton Lane, Melksham Appeal Decision dated 30th August 2026 (PINS Ref: 3373278)*

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(iii) Residential amenity

- 5.11 The proposal will offer an enhanced level of residential amenity in comparison to the extant Class Q scheme by virtue of the provision of a larger area of external amenity space along with the ancillary outbuildings.
- 5.12 A similar condition to condition 4 of the extant Class Q permission can be imposed to secure the noise mitigation measures recommended in the Noise Report. On this basis the proposal accords with WCS Policy 57.

(vi) Drainage

- 5.13 The site is located in Flood Zone 1. The surface water drainage attenuation strategy accords with best practice in SuDs design. The foul and surface water drainage scheme can be secured by a compliance planning condition requiring the implementation of the drainage proposal. On this basis, the proposal accords with WCS Policy 67.

(vii) Ecology

- 5.14 There are no protected species present on site. The recommended ecological enhancement measures can be secured by a compliance planning condition. On this basis the proposal accords with WCS Policy 50 and applicable wildlife legislation.
- 5.15 The proposal will not result in the loss of any existing habitat on site. The application site area extent falls beneath the 0.20 ha *de-minimis* threshold. On this basis, the proposal is exempt from being required to provide mandatory biodiversity net gain pursuant to Schedule 7A of the Town and Country Planning Act.

(viii) Site Investigation

- 5.16 The applicant commissioned a Geo-Environmental Desk Study Report, which is included in the application submission. The report concludes that given the lack of on or off-site sources of contamination no further investigation is necessary subject to a planning condition requiring a watching brief during the construction phase. On this basis, there is no need to re-impose condition 2 of the Class Q permission.

6.0 Planning Balance and Conclusions

- 6.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 As noted in Section 5.0 above, the principle of development has been established by an extant prior notification approval for a single residential dwelling.
- 6.3 The rural conversion proposal has been designed to meet the applicant's brief to provide a home for family occupation.
- 6.4 It has been demonstrated that the proposal is technically compliant and meets the requirements of all applicable development plan policy and other relevant guidance and legislation.
- 6.5 The planning benefits of the proposal, which form part of the wider planning balance, can be summarised as follows:
- Creative re-use of redundant agricultural building to create a family home.
 - A modest contribution towards housing land supply in the Malmesbury Community Area and Wiltshire administrative area.
 - Construction stage expenditure on local contractors and a supply chain.
 - Post-occupation contribution to community vitality.
 - Payment of Council Tax.
- 6.6 In accordance with the Paragraph 11(c) of the NPPF, the Council is respectfully requested to grant planning permission on the basis that the application proposals are demonstrably in accordance with an up-to-date development plan.