

Our Ref: ST/250902/MMA

10 August 2026

Development Services Central Area
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



BY PLANNING PORTAL

Dear Sir/Madam,

Section 73. Town and Country Planning Act 1990

Proposal: Minor material amendment to vary Condition 1 (Approved Plans and Documents) and Condition 3 (Materials) of PL/2023/10100 to allow for changes to the site plan and design scheme; comprising the swap of plots 2 and 3 and altered driveway arrangements, along with the submission of a material schedule.

At: Oak Tree Farm, Crawlboys Lane, Ludgershall, SP11 9PL

PP-15080953

Fowler Architecture & Planning Ltd have been instructed by Mr J Ross & Ms H Smith to submit a Section 73 Application to Wiltshire Council for the above development at Oak Tree Farm, Ludgershall. The application has been submitted via the Planning Portal and comprises:

- Completed Application Form and certificates;
- Planning application fee of £608.00;
- Drawing No. 250902-01: Location Plan (2026 license);
- Drawing No. 250902-03: Site & Block Plan;
- Drawing No. 170336-17: Design Scheme Plot 1;
- Drawing No. 170336-20: Design Scheme Plot 2;
- Drawing No. 250902-30: Design Scheme Plots 3 & 4;
- Drawing No. 250902-40: Design Scheme Plot 5;
- Drawing No. 170336-108C: Design Scheme Barn;
- Covering Letter by Fowler's (see below);
- Schedule of Materials by Fowler's;
- Hampshire Stock Red Multi ATR by Michelmersh – Specification;
- Acme single camber mixed brindle by Marley – Specification;

- Chalk White Monocouche by Ecorend – Specification;
- Construction Environmental Management Plan by Fowler's;
- Nesting Bird Enhancement Scheme by Fowlers
- Drawing No. 170336-22: Fence, Wall & Gate Details;
- Landscape Scheme by WH Landscape;
- Tree Survey by WH Landscape;
- Drainage Design Technical Note by Condon Drew Associates;
- Technical Note 1: Nutrient Neutrality, 1947 – Oak Tree Farm by Condon Drew Associates;
- Environmental Desk Study and Preliminary Risk Assessment by Apple Environmental;
- Contaminated Land Intrusive Investigation by Apple Environmental; and
- CIL Form 1: Additional Information.

1. Introduction

The Proposal Site (the 'Site') is located in the town and civil parish of Ludgershall, Wiltshire. The town is approximately 16 miles north of Salisbury, and is located along the A342 road between Devizes and Andover. The site extends to 0.65 hectares and is located along Crawlboys Lane, and consists of farmland and agricultural stores.

To the north of the site is Oak Tree Farmhouse and beyond that; Crawlboys Farm, fields and open land. To the east of the site is the North Wessex Downs – an Area of Outstanding Natural Beauty (AONB). To the south is the town of Ludgershall. Finally, to the west are fields and open land.

The site is currently accessed by Crawlboys Lane, with two access driveways, one to the north and one to the south, leading to the site off the Lane. The site is on the fringe of the built-up area with residential properties to the immediate south.

The site is not in the close vicinity of any listed buildings and is approximately 0.8 miles from Ludgershall Conservation Area.

2. Planning History

The most relevant planning history is as follows:

20/07754/FUL - Demolition of poultry shed and agricultural store and erection of 5 no. dwellings with access and parking. Erection of new agricultural store. Approved 2 March 2021.

Development relating to 20/07754/FUL was commenced on 15th November 2021 though works to commence the agricultural building.

Upon construction, the applicant sought to re-use as much of the available and good-quality materials on site from the demolished poultry shed as possible, including use of the windows. Therefore, the design of the store differs from that originally approved.

The applicant subsequently submitted the following S73 amendment application for the changes to the scheme.

PL/2023/10100 - Variation of conditions 2, 3, 4, 5, 6, 7, 9, 12, 13 and 15 of 20/07754/FUL relating to the agricultural building – To allow removal of rooflights and replacement with 4no. windows on western elevation and 6no. windows on east elevation, removal of open sided hay and straw store to the southern end and replacement with open lean-to structure of same width extending to 5.5m in length, removal of open sided Alpaca Area on western elevation, change to positioning of roller shutter on north elevation to central position and reduction in size, installation of steel door to northern elevation, installation of additional roller shutter door on west elevation to provide additional access. Approved 30 August 2024.

3. Proposed Development

This current application is being made under S73 of the Town and Country Planning Act 1990, and seeks to vary Conditions 1 (Approved Plans and Documents) and 3 (Materials) of PL/2023/10100, to allow for minor material amendments to the approved scheme.

The amendments that are being sought are as follows:

- The swapping of the approved house types on Plots 2 & 3;
- Revised driveway arrangements, whereby Plots 1 & 2 are served from the northern access and Plots 3-5 are served from the southern access. There is no change to the approved parking arrangements – with two parking spaces proposed per plot (as approved under 20/07754/FUL & PL/2023/10100); and
- Submission of a material schedule pursuant to Condition 3.

This application wishes to vary Conditions 1 & 3 of PL/2023/10100 to allow for changes to the site plan and design scheme drawings to incorporate the above amendments, along with the submission of a material schedule.

4. Planning Analysis

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires 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.

For the purposes of this application, the development plan comprises the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Council Local Plan 2011 (LP)** adopted June 2004.

The Government's policies are within the **National Planning Policy Framework** (the Framework) published December 2024, describing how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Framework is to be read in conjunction with the **Planning Practice Guidance (PPG)**.

There are no supplementary planning guidance and documents published by the LPA which are relevant to the proposed development.

Core Policy 57 of the CS states *'a high standard design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place though drawing on the local context and being complementary to the locality'*.

CP58 is concerned with the conservation of the historic environment. The policy states *'development should protect, conserve and where possible enhance the historic environment'*. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance.

The principle of development has already been established under planning application 20/07754/FUL which was approved in March 2021, commenced in November 2021, and subsequently amended in August 2024 (PL/2023/10100).

The proposed changes to the scheme are minor in nature and will not cause any adverse impacts to the site or locality over the previously approved scheme – as approved under PL/2023/10100.

The proposed swap of Plots 2 and 3 will not alter the overall number of dwellings approved on site. Nor will it impact the scale of the development, site density or established design approach approved under the extant permissions. Both dwelling types have previously been considered acceptable by the Council as part of approved applications 20/07754/FUL & PL/2023/10100. The proposed amendment simply repositions the approved house designs within the scheme and therefore does not give rise to any additional visual impacts.

The revised arrangement maintains the overall character and appearance of the development and preserves the layout previously approved.

The proposed alteration to the driveway layout is minor and will not give rise to any highway impacts. The number of dwellings remains unchanged and there is no increase in vehicle movements associated within the development when compared to the approved scheme. The revised access arrangements continue to make use of the two existing approved access points onto Crawlboys Lans and does not introduce any new vehicular access points.

It is therefore considered that the minor amendment will not have any materially different impact on highway safety when compared to the previous permissions.

In terms of residential amenity, the proposal will not result in any material increase in overlooking, loss of privacy, overshadowing or loss of daylight to neighbouring dwellings.

Condition 3 of planning permission requires details of external materials to be submitted and approved. This application includes a materials schedule detailing the proposed external finishes for the development – along with the relevant specification sheets.

The proposed materials reflect the rural character of the site and are deemed sensitive to the surrounding area.

List of updated details (with the S73 revised plans identified in bold):

Condition	Approved Plans/Documents	Decision Date
1	Application Form & Certificate 250902-01 Location Plan 250902-03 Site Plan & Block Plan 179336-17 – Design Scheme Plot 1 170336-20 – Design Scheme Plot 2 250902-30 – Design Scheme Plots 3 & 4 250902-40 – Design Scheme Plot 5 170336 -108 Rev C – Proposed Design Scheme (Barn Plans) Technical Note 1: Nutrient Neutrality, 1947 – Oak Tree Farm by Condon Drew Associates	30.08.2024 - - 02.03.2021 - - - 30.08.2024 30.08.2024
2	Construction and Environmental Management Plan (CEMP) by Fowlers	27.09.2021
3	Schedule of Materials by Fowlers Hampshire Stock Red Multi ATR by Michelmersh – Spec Acme single camber mixed brindle by Marley – Spec Chalk White Monocouche by Ecorend - Spec	-
4	170336-22 Fence, Wall & Gate Details	12.11.2021
5	Oak Tree Farm – Landscape Scheme by WH Landscape WHL-1253-01 (Barn Development - Landscape Strategy) WHL-1253-02 (Housing Development - Landscape	12.11.2021
6	Oak Tree Farm – Tree Survey by WH Landscape	12.11.2021
8	170336-22 Fence, Wall & Gate Details	12.11.2021
11	Drainage Design Technical Note by Condon Drew Associates	27.09.2021
12	Nesting Bird Enhancement Scheme by Fowlers	31.08.2021
14	Environmental Desk Study and Preliminary Risk Assessment by Apple Environmental Contaminated Land Intrusive Investigation by Apple Environmental	12.11.2021
16	Technical Note 1: Nutrient Neutrality, 1947 – Oak Tree Farm by Condon Drew Associates	30.08.2024

5. Conclusion

It is considered that the proposed changes are necessary to the approved scheme and will not have a materially detrimental impact, either visually or in terms of amenity than what was previously approved under application PL/2023/10100.

The application site is large enough to accommodate the proposed changes, allowing continued use of the private amenity space for the future occupiers.

The proposed amendments to application PL/2023/10100 therefore accord with policies CP57 and CP58 of the Wiltshire Core Strategy.

I trust that the enclosed information is sufficient for this application to be registered at the earliest opportunity. Please do not hesitate to contact me should you require any additional information, or to make arrangement to visit the site.

Yours faithfully,

Stella Turner MSc MRTPI

Associate

FOWLER ARCHITECTURE AND PLANNING

cc: Clients