

Willis & Co.

Erection of a replacement rural worker's dwelling at Maylands Farm, Whaddon Lane, Hilperton, Wiltshire, BA14 7RN

Design and Access Statement

1.0 Introduction and Description of the Site

- 1.1 Willis & Co. are instructed by Mr & Mrs S. Yalland to prepare and submit this full planning application for the replacement of a rural worker's dwelling at Maylands Farm, Whaddon Lane, Hilperton, Wiltshire, BA14 7RN.
- 1.2 The applicants were granted planning permission for the siting of a timber cabin for use as a temporary rural worker's dwelling and access track on 30th May 2018 under ref; 17/04707/FUL.
- 1.3 On 12th January 2022, the LPA has granted planning permission, ref; PL/2021/09652, for the retention of a timber cabin for use as a rural worker's dwelling (permanent). The applicants are now in the position to replace this dwelling with a more suitable building which will suit their needs in the long-term and it is for this reason why this application has been submitted. The replacement dwelling will still have a rural occupancy condition upon it.
- 1.4 The applicants currently own approximately 4.86 hectares (12 acres) of land. They also have the use of some 81.9 hectares (202.4 acres) within a 3km (5 mile) radius of the application site on a grazing licence/grass keep basis rent from various landlords. The breakdown of this land is as follows:

Owned

Maylands Farm - 4.86 hectares/12 acres

Total = 4.86 hectares/12 acres

Rented

Littlemarsh Farm - 1.4 hectares/3.5 acres

Lodge Hill, Chapmanslade - 1.2 hectares/3 acres

Hill Farm - 42.4 hectares/105 acres

Brickyard - 2.6 hectares/6.5 acres

Eastcott Farm - 20.2 hectares/50 acres

Gaston Farm - 60.7 hectares/150 acres

Total = 81.9 hectares/202.4 acres

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- 1.5 Hill Farm immediately adjoins Maylands Farm and has been rented exclusively and solely by the applicants since March 2016.
- 1.6 The majority of the land farmed full-time by the applicants is found along Whaddon Lane with only some of the rented land found a small distance away. The LPA has previously been sent the details/maps of the land farmed but these can be sent again on request although they are not considered relevant to this application.
- 1.7 The agricultural enterprise has been running as a limited company since November 2012, but the applicants started farming about 18 months before that date. Mr Yalland has worked in the agricultural industry since 2005, and Mrs Yalland has been a veterinary nurse since 2002. The current agricultural activities undertaken by the applicants have been detailed in the previous submissions made to the LPA and we do not consider this application requires this to be repeated.
- 1.8 There are no public footpaths bridleway crossing the application site. The site is found in flood zone 1.
- 1.9 Vehicular access to the farm is achieved from an existing access point from Whaddon Lane. There is a well-established safe point of access to the highway with the visibility splay for vehicles emerging from the access onto Whaddon Lane being more than adequate, having regard to the speed limit. There are no plans to change this access as detailed by conditions on the past permission. As this application relates to the replacement of a dwelling and not the creation of a new dwelling, it ensures that there will be no adverse impact on the local highways or their safety.
- 1.10 Further details of the use, design process, layout, scale, appearance, and landscaping will be discussed later in the statement.
- 1.11 The applicants will continue to use mains electricity and also an off-grid sustainable power system which includes 24no. solar panels on the barn which was previously approved by the LPA.
- 1.12 The approved sewage treatment plant will continue to be used by the replacement rural worker's dwelling. Surface water will be drained to the approved soakaways.

2.0 Planning Policy

National Planning Policy Framework

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- 2.1 The National Planning Policy Framework (NPPF), updated December 2024, is relevant to new proposals and encourages local planning authorities to support sustainable development.
- 2.2 The following paragraphs from the NPPF are considered to be particularly relevant to the determination of this planning application.
- 2.3 **Paragraph 11** of the NPPF states at "*Plans and decisions should apply a presumption in favour of sustainable development*". It suggests that planning permission should be granted unless any adverse impacts would be so significant as to outweigh the benefits of the development, when assessed against the policies in this framework taken as a whole. It is considered that the proposed development, for a replacement permanent rural worker's dwelling, accords with this paragraph which was a view taken by the LPA when approving the previous applications on the site.
- 2.4 **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. Where there are groups of smaller settlements, development in one village may support services in a village nearby".

- 2.5 **Paragraph 84** relates to rural housing and sets out that:

"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;"

The proposed dwelling replaces the approved permanent rural worker's dwelling. It has already been agreed that it is essential for the applicants, a rural worker, to live on the site.

- 2.6 **Paragraph 116** states that "*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, taking into account all reasonable future scenarios.*" The development involves the replacement of an approved dwelling and not an additional dwelling on the site which means that the proposals will not have an unacceptable impact on highway safety and traffic movements to and from the site will not be altered in anyway.

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- 2.7 Core planning seeks to secure high-quality design and good standard of amenity for all existing and future occupants of land and buildings. The proposed replacement dwelling has been designed to achieve this.

Wiltshire Core Strategy (adopted January 2015)

- 2.8 We consider that Core Policies 1, 48, 51 and 57 of Wiltshire Core Strategy are considered being relevant to consideration of this application. The policies are summarised below (in bold) with our comments.

- 2.9 **CORE POLICY 1 – SETTLEMENT STRATEGY (SUMMARY)** - This policy relates to principal settlements, market towns, local service centres and large and small villages and suggests that most development should be focused in these areas. However, rural worker's dwellings in general will, as the name suggests, be built and found in rural areas outside of the places listed in this policy. A rural/agricultural enterprise can be expected to be found in the open countryside.

The LPA have approved numerous planning applications on the site in the past, including the permanent rural worker's dwelling that is proposed to be replaced as part of this application, so they understand and have previously agreed the need for the applicants to live on the site and that it is a successful and viable rural enterprise.

We consider that the proposed development is in accordance with this Core Strategy policy as was the opinion taken when approving the similar past planning applications.

- 2.10 **CORE POLICY 48 – SUPPORTING RURAL LIFE (INTER ALIA)**
DWELLINGS REQUIRED TO MEET THE EMPLOYMENT NEEDS OF RURAL AREAS OUTSIDE THE DEFINED LIMITS OF DEVELOPMENT OF THE PRINCIPLE 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 THEY 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.

Comment: As discussed in this document the proposed dwelling will replace an approved permanent rural worker's dwelling and will remain to be used for an essential rural worker within the business as previously agreed by the LPA when approving the application ref; PL/2021/09652.

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2.11 *CORE POLICY 51 - LANDSCAPE*

DEVELOPMENT SHOULD PROTECT, CONSERVE AND WHERE POSSIBLE ENHANCE LANDSCAPE CHARACTER AND MUST NOT HAVE A HARMFUL IMPACT UPON LANDSCAPE CHARACTER, WHILE ANY NEGATIVE IMPACTS MUST BE MITIGATED AS FAR AS POSSIBLE THROUGH SENSITIVE DESIGN AND LANDSCAPE MEASURES. PROPOSALS SHOULD BE INFORMED BY AND SYMPATHETIC TO THE DISTINCTIVE CHARACTER AREAS IDENTIFIED IN THE RELEVANT LANDSCAPE CHARACTER ASSESSMENT(S) AND ANY OTHER RELEVANT ASSESSMENTS AND STUDIES. IN PARTICULAR, PROPOSALS WILL NEED TO DEMONSTRATE THAT THE FOLLOWING ASPECTS OF LANDSCAPE CHARACTER HAVE BEEN CONSERVED AND WHERE POSSIBLE ENHANCED THROUGH SENSITIVE DESIGN, LANDSCAPE MITIGATION AND ENHANCEMENT MEASURES:

I. THE LOCALLY DISTINCTIVE PATTERN AND SPECIES COMPOSITION OF NATURAL FEATURES SUCH AS TREES, HEDGEROWS, WOODLAND, FIELD BOUNDARIES, WATERCOURSES AND WATERBODIES.

Comment: All of the natural features listed in this point of policy will remain on site and be unaltered as part of the proposals. A positive Biodiversity Net Gain (BNG) can be achieved. Having said that, as this involves the erection of a *self-build* replacement rural worker's dwelling it means that the proposal is exempt from BNG.

II. THE LOCALLY DISTINCTIVE CHARACTER OF SETTLEMENTS AND THEIR LANDSCAPE SETTINGS.

Comment: This will be the case. All of the established important vegetation features will remain to ensure that the character of the site remains the same as found at present. There are not trees or landscape features on the location on the site where the replacement dwelling is proposed.

III. THE SEPARATE IDENTITY OF SETTLEMENTS AND THE TRANSITION BETWEEN MAN-MADE AND NATURAL LANDSCAPES AT THE URBAN FRINGE.

Comment: This will be the case.

VI. IMPORTANT VIEWS AND VISUAL AMENITY.

Comment: The development will not impact upon any important views or the visual amenity of the surrounding area. This was the view taken by the LPA when approving application ref; PL/2021/09652 and considering the replacement dwelling will be well-related to the siting of the approved permanent rural worker's dwelling that it is to replace, it ensures that all important views and the visual amenity will be preserved.

VIII. LANDSCAPE FUNCTIONS INCLUDING PLACES TO LIVE, WORK, RELAX AND RECREATE.

Comment: This will be the case.

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2.12 CORE POLICY 57 - ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING A HIGH STANDARD OF 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 THROUGH DRAWING ON THE LOCAL CONTEXT AND BEING COMPLIMENTARY TO THE LOCALITY.

APPLICATIONS FOR NEW DEVELOPMENT MUST BE ACCOMPANIED BY APPROPRIATE INFORMATION TO DEMONSTRATE HOW THE PROPOSAL WILL MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OF WILTSHIRE THROUGH:

I. ENHANCING LOCAL DISTINCTIVENESS BY RESPONDING TO THE VALUE OF THE NATURAL AND HISTORIC ENVIRONMENT, RELATING POSITIVELY TO ITS LANDSCAPE SETTING AND THE EXISTING PATTERN OF DEVELOPMENT AND RESPONDING TO LOCAL TOPOGRAPHY BY ENSURING THAT IMPORTANT VIEWS INTO, WITHIN AND OUT OF THE SITE ARE TO BE RETAINED AND ENHANCED

Comment: The proposed replacement rural worker's dwelling will be built from materials which we consider preserves the local character and distinctiveness of the area. The have a rural appearance and will be rendered with timber cladding on the walls and a corrugated grey tin roof and will be of a design, size and scale that are commensurate to the needs of the enterprise whilst being in keeping with the character and appearance of the surrounding area. The proposed materials are not only in keeping with the surrounding area and existing buildings found on the site, but they are robust and suitable in the long term. The current timber cabin used as the permanent rural worker's dwelling has a finite shelf life.

II. THE RETENTION AND ENHANCEMENT OF EXISTING IMPORTANT LANDSCAPING AND NATURAL FEATURES, (FOR EXAMPLE TREES, HEDGES, BANKS AND WATERCOURSES), IN ORDER TO TAKE OPPORTUNITIES TO ENHANCE BIODIVERSITY, CREATE WILDLIFE AND RECREATIONAL CORRIDORS, EFFECTIVELY INTEGRATE THE DEVELOPMENT INTO ITS SETTING AND TO JUSTIFY AND MITIGATE AGAINST ANY LOSSES THAT MAY OCCUR THROUGH THE DEVELOPMENT

Comment: The proposal will not involve the removal of any important landscaping or natural features and indeed the applicants are aware that the established vegetation should remain, and they encourage this to ensure that the development does not impact on views across the site and to ensure that the dwelling remains screened from the public realm. The grassland to be removed is not considered to be an important landscape feature. The applicant has provided a PEA and BNG metric/report which is enclosed with this application, and they will be fully adhered to. We refer the officer to these documents.

III. RESPONDING POSITIVELY TO THE EXISTING TOWNSCAPE AND LANDSCAPE FEATURES IN TERMS OF BUILDING LAYOUTS, BUILT FORM, HEIGHT, MASS, SCALE,

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BUILDING LINE, PLOT SIZE, ELEVATIONAL DESIGN, MATERIALS STREETSCAPE AND ROOFLINES TO EFFECTIVELY INTEGRATE THE BUILDING INTO ITS SETTING

Comment: The proposed replacement rural worker's dwelling will be used in conjunction with the existing rural enterprise.

IV. BEING SYMPATHETIC TO AND CONSERVING HISTORIC BUILDINGS AND HISTORIC LANDSCAPES

Comment: The site is not in the proximity of any historic buildings or landscape.

V. THE MAXIMISATION OF OPPORTUNITIES FOR SUSTAINABLE CONSTRUCTION TECHNIQUES, USE OF RENEWABLE ENERGY SOURCES AND ENSURING BUILDINGS AND SPACES ARE ORIENTATED TO GAIN MAXIMUM BENEFIT FROM SUNLIGHT AND PASSIVE SOLAR ENERGY, IN ACCORDANCE WITH CORE POLICY 41

Comment: Where possible these sustainable construction techniques can be incorporated into the building process.

VI. MAKING EFFICIENT USE OF LAND WHILST TAKING ACCOUNT OF THE CHARACTERISTICS OF THE SITE AND THE LOCAL CONTEXT TO DELIVER AN APPROPRIATE DEVELOPMENT WHICH RELATES EFFECTIVELY TO THE IMMEDIATE SETTING AND TO THE WIDER CHARACTER OF THE AREA

Comment: The proposed development involves a typical structure and features, with the appearance of a rural building, that is found in this rural location and on the site. The characteristics of the site and the local context have been considered.

VII. HAVING REGARD TO THE COMPATIBILITY OF ADJOINING BUILDINGS AND USES, THE IMPACT ON THE AMENITIES OF EXISTING OCCUPANTS, AND ENSURING THAT APPROPRIATE LEVELS OF AMENITY ARE ACHIEVABLE WITHIN THE DEVELOPMENT ITSELF, INCLUDING THE CONSIDERATION OF PRIVACY, OVERSHADOWING; VIBRATION; AND POLLUTION (SUCH AS LIGHT INTRUSION, NOISE, SMOKE, FUMES, EFFLUENT, WASTE OR LITTER)

Comment: The proposed development will not create any issues in relation to the levels or amenity of any adjoining building as there are not any buildings or dwellings that adjoin the site.

VIII. INCORPORATING MEASURES TO REDUCE ANY ACTUAL OR PERCEIVED OPPORTUNITIES FOR CRIME OR ANTISOCIAL BEHAVIOUR ON THE SITE AND IN THE SURROUNDING AREA THROUGH THE CREATION OF VISUALLY ATTRACTIVE FRONTAGES THAT HAVE WINDOWS AND DOORS LOCATED TO ASSIST IN THE INFORMAL SURVEILLANCE OF PUBLIC AND SHARED AREAS BY OCCUPANTS OF THE SITE

Comment: This will be the case where relevant.

IX. ENSURING THAT THE PUBLIC REALM, INCLUDING NEW ROADS AND OTHER RIGHTS OF WAY, ARE DESIGNED TO CREATE PLACES OF CHARACTER WHICH ARE

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LEGIBLE, SAFE AND ACCESSIBLE; IN ACCORDANCE WITH CORE POLICY 66 – STRATEGIC TRANSPORT NETWORK

Comment: The development does not involve a new public right of way. It is found on a safe no through road which experiences low volumes of traffic travelling at low speeds. The existing access, on-site parking and turning facilities and hardstanding will remain as previously approved by the LPA.

X. THE SENSITIVE DESIGN OF ADVERTISEMENTS AND SIGNAGE, WHICH ARE APPROPRIATE AND SYMPATHETIC TO THEIR LOCAL SETTING BY MEANS OF SCALE, DESIGN, LIGHTING AND MATERIALS

Comment: This will be the case.

XI. TAKING ACCOUNT OF THE NEEDS OF POTENTIAL OCCUPANTS, THROUGH PLANNING FOR DIVERSITY AND ADAPTABILITY, AND CONSIDERING HOW BUILDINGS AND SPACE WILL BE USED IN THE IMMEDIATE AND LONG TERM FUTURE

Comment: The proposed replacement rural worker's dwelling will be commensurate to the needs of the applicants, their family for the long-term and the enterprise.

XII. THE USE OF HIGH STANDARDS OF BUILDING MATERIALS, FINISHES AND LANDSCAPING, INCLUDING THE PROVISION OF STREET FURNITURE AND THE INTEGRATION OF ART AND DESIGN IN THE PUBLIC REALM

Comment: The materials of the proposals have been discussed above in this document. The materials are sympathetic to the character and appearance of the surrounding area and are typical of what is expected for rural worker's dwellings in rural areas whilst being in keeping with the character and appearance of the locality. The dwelling will have the appearance of a rural/agricultural building.

XIII. IN THE CASE OF MAJOR DEVELOPMENTS, ENSURING THEY ARE ACCOMPANIED BY A DETAILED DESIGN STATEMENT AND MASTER PLAN, WHICH IS BASED ON AN ANALYSIS OF THE LOCAL CONTEXT AND ASSESSMENT OF CONSTRAINTS AND OPPORTUNITIES OF THE SITE AND IS INFORMED BY A DEVELOPMENT CONCEPT, INCLUDING CLEARLY STATED DESIGN PRINCIPLES, WHICH WILL UNDERPIN THE CHARACTER OF THE NEW PLACE.

Comment: The proposal is not considered to be a major development.

XIV. MEET THE REQUIREMENTS OF CORE POLICY 61 – TRANSPORT AND NEW DEVELOPMENT

Comment: The proposed development will not adversely impact upon highway safety. Vehicles can currently access the site, and this will still be

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the case; with vehicles accessing the proposed site via the approved track found on the site. The proposed replacement dwelling will be provided with specific on-site parking and turning facilities so the applicants can park their vehicles next to the dwelling, turn on site and leave in a forward gear. With the application proposing a replacement dwelling and not an additional dwelling on the site it means that the traffic movements to and from the site will remain exactly as they are found at present and, in accordance with paragraph 116 of the NPPF, will not create a severe impact on the local road network.

- 2.13 We consider that the proposals are in accordance with the relevant Core Strategy policies and the NPPF.

3.0 Description of the proposed development

- 3.1 This application seeks approval for the erection of a replacement permanent rural worker's dwelling at Maylands Farm.
- 3.2 The existing approved permanent rural worker's dwelling, was approved under application ref; PL/2021/09652, and is a timber clad dwelling. The applicants are now in a position to replace this with a more substantial, yet suitable dwelling which will meet the needs of the applicant and their family for the long-term, which cannot be achieved by the approved timber cabin. The existing timber cabin is not suitable for the applicant's family. It needs to be replaced and the replacement of the approved timber cabin with the proposed replacement dwelling was always the intention of the applicant.
- 3.3 The proposed materials of the proposed replacement dwelling are more suitable and durable in the long term. It is worth noting that the site is not immediately adjacent to any other land uses including dwellings and it is surrounded by established vegetation which act as a natural screen and prevent views in and out of the site from the public realm.

Siting, scale, design and appearance

- 3.4 The replacement dwelling will be sited in close proximity to the permanent rural worker's dwelling that was approved under ref; PL/2021/09652. Whilst not on the exact same footprint to the existing dwelling it is found only a few metres to the north on the opposite side of the access track.
- 3.5 The reason why the dwelling has been re-located to the other side of the track is to further improve views across the site and down Whaddon Lane

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to see all those entering the site. Additionally, it allows the approved timber cabin to remain on the site and be lived in by the applicants whilst the replacement dwelling is being built. This is seen as being suitable.

- 3.6 The replacement dwelling has been designed to ensure that it has a rural appearance. By looking at the proposed plans, it is clear that the proposed dwelling is designed to look like a rural/agricultural barn to ensure that it is in keeping with the character and appearance of the rural setting and the existing buildings found on the farm.
- 3.7 The approved timber cabin measures 17m (55.7ft) x 6m (19.6ft) which provides a floor area of approximately 102sq.m.
- 3.8 The proposed rural worker's is proposed to be around 180sq.m in total floor area and will be single storeys in height measuring 4.98m to the ridge. A farm office, utility room, and plant room (30sq.m) will also be provided and are included in the floor area (150sq.m without these farm-related rooms). The master bedroom will be created on a modest mezzanine floor.
- 3.9 The amount of proposed floor living space proposed is between the 150sq.m - 200sq.m (including the office, utility room and plant room), which is a figure that is usually deemed to be acceptable by Councils for rural worker's dwellings. We can provide appeal decisions to show this on request of the officer.
- 3.10 It is widely regarded that the recommended size for a rural worker's dwelling is usually 150 - 200sq.m and sometimes larger dwellings are expected and are more commonly considered to be acceptable. We note an appeal ref; APP/E2734/W/19/3232005 at Tatefield Farm, Shaw Lane, Beckwithshaw, Harrogate HG3 1QZ in which the Inspector noted that *"the floorspace range of such properties is broadly between 100-200sqm, including enterprise-related elements such as an office, storage areas and a boot/utility room with a toilet and shower. From my experience, I consider this to be reasonable and about right"*.
- 3.11 The dwelling will be built from render and timber cladding walls and a corrugated grey tin roof. These durable materials will ensure that the dwelling has an appearance that can be expected on this site in this location to be in keeping with the character and appearance of the surrounding area. As mentioned, the dwelling will have a rural appearance.
- 3.12 We consider the proposed dwelling to be of a design and scale to ensure that it does not become an overbearing or isolated structure.

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- 3.13 We consider that the proposed dwelling is in keeping with the character and appearance of the surrounding area.
- 3.14 The single storey dwelling will be provided with 3no. bedrooms which is the number of bedrooms required for the applicants and their family/children. We consider that the size of the building is commensurate to the needs of the applicants and their family without appearing overbearing or a cramped form of development. The dwelling will also be provided with an open plan kitchen/dining/living area as well as a utility room and office which is essential for the business.
- 3.15 We consider that the design, siting, layout and materials used will be in keeping with the appearance and character of the enterprise and the wider area. Of course, if required, the applicants are happy to discuss the design and materials to be used during the determination of this application.

Access

- 3.16 Access to the site will remain the same as found at present.
- 3.17 Vehicular access to the site is achieved from an existing access point from Whaddon lane that leads to a private track on the site. There is a well-established safe point of access to the highway with the visibility splay for vehicles emerging from the access onto Whaddon Lane being more than adequate having regard to the speed limit. The approved access track will remain and leads from the existing gated access to the site and lead to the permitted agricultural building and rural worker's dwelling. The track is considered to be acceptable and is constructed from crushed and compacted hardcore.
- 3.18 This proposal relates to a replacement rural worker's dwelling and not an additional dwelling on the site which means that vehicle movements to and from the site and the impact of the development on the highway will not be altered in anyway.
- 3.19 The previous planning applications were approved showing that the Council's Highway Officer took no issue from a highways or access point of view. We consider that this is a viewed that should be shared in relation to this application. The proposal accords with paragraph 116 of the NPPF.

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Landscaping and Ecology

- 3.20 The site is surrounded by vegetation, and these will remain unaltered as part of this development. The development can be built without the need of any important areas of vegetation being removed or re-located. The existing vegetation prevents views in and out of the site and act as a noise buffer. The applicants, in February 2025, have also planted 250m of new hedges.
- 3.21 The applicants are content for a suitable landscaping condition to be imposed. The landscaping of the site will mean that the proposed and existing structures continue to not be visible from public areas as was the case and seen as being suitable by the LPA when approving the past applications.
- 3.22 A Preliminary Ecological Appraisal (PEA) is enclosed with the application.
- 3.23 Its recommendations and suggested enhancements will be followed. Ecology will not impact development.
- 3.24 The PEA notes that *"Under government legislation, some developments are now required to deliver a minimum of 10% net gain in biodiversity (BNG). However, from the 6th of August 2026 new BNG rules introduce a 0.2-hectare exemption for smaller developments, Developments under 0.2 hectares (2,000 m²) will be exempt from the mandatory 10% biodiversity uplift, a significant increase from the previous minimal exemption of 25m². The existing exemptions for small-scale self-build and custom-build developments will be removed, meaning these projects will now need to comply with BNG requirements unless they fall under the new 0.2 hectare threshold. This site is 1,612m² in area and this application will not be submitted until after the 6th of August 2026, therefore making it exempt from 10% BNG."*
- 3.25 Therefore, a BNG report, plan and metric is not submitted with this application.

Drainage

- 3.23 The existing soakaways and treatment tank that were installed under planning permission ref; PL/2021/09652 will remain and are seen as being suitable. No further details are enclosed or necessary as part of this submission.

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Flood Risk

- 3.24 The EA's flood maps show that the site lies within Flood Zones 1 and is therefore not at risk of flooding. The NPPF Technical Guidance defines these Flood Zones as:

"Land having a less than 1 in 1,000 annual probability of river or sea flooding."

A review of the EA's flood maps for the area and comparison of modelled flood levels and site levels has demonstrated that the site lies within Flood Zone 1. No other sources of flooding, i.e. from sewers, groundwater or the sea, have been identified for the site.

Sustainability

- 3.25 The proposed replacement dwelling will be erected on an established rural enterprise and in the place of an existing approved permanent rural worker's dwelling.
- 3.26 As this development does not involve the creation of a new building or use it will not have any impact on sustainability.
- 3.27 It is the intention of the applicant to design a sustainable development and where possible, the proposed replacement part of the dwelling will include certain design features, for example:
- Wide approaches to the dwelling to accommodate those who require wheelchair or mobility aids;
 - A level entrance to the dwelling;
 - The doorways and hallways/corridors can accommodate wheelchairs allowing easy access to all rooms;
 - There will be adequate internal space for wheelchairs to manoeuvre;
 - The switches and sockets will be at a convenient height;
 - The dwelling will be provided with entrance external lighting;
 - The windows will be of a suitable height to provide wheelchair users with views to the exterior;
 - Sustainable Energy; and
 - The garden can accommodate external rainwater butts and bins for household/garden waste.
- 3.28 The proposed dwelling will be constructed with Building Regulations, with high levels of insulation, draught proofing and double glazing. The dwellings will be provided with high efficiency heating systems with thermostatic valves on the radiators which will promote the efficient heating of the units. The lights will be provided with low energy bulbs.

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- 3.29 The proposed dwelling will be both provided with an area to store waste and recycling storage bins and they will be collected under the current schedule.

4.0 Developer Contributions

- 4.1 We do not consider that a Community Infrastructure Levy (CIL) is payable in the instance as the applicants intend to self-build the replacement permanent rural worker's dwelling.
- 4.2 The relevant CIL form is enclosed with this submission for validation purposes.