

Planning, Design and Access Statement

for

**Retention of mobile home (retrospective) and
proposed landscaping**

on behalf of

Ms Jacqui Browne

at

**Land at Romsey Oak Farm, Bradford Road,
Southwick, Trowbridge, BA14 9LS**

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Introduction

This Planning, Design and Access Statement has been prepared by Dolman Building Surveyors on behalf of Mrs Jacqui Browne of JH Vigar & Son to support a retrospective planning application seeking consent for the stationing of a mobile home with associated proposed landscaping on Land at Romsey Oak Farm, Bradford Road, Southwick, Trowbridge, BA14 9LS.

The description of development is:

Retention of a residential mobile home within the residential curtilage of Romsey Oak Farm

This statement accompanies, and should be read alongside, the technical reports and drawings that have been submitted with the planning application, including:

- Location Plan and Existing Site Plan 4486-01
- As Developed Site Plan 4486-02A
- Static Caravan As Developed Plans and Elevations 4486-03
- Preliminary Ecological Appraisal

The remainder of this statement sets out the site context and assesses the key planning policy considerations relevant to the proposed development.

Background Context and Proposal

Background

The applicant is the largest employer in Wingfield and provides quality rural employment with a successful and sustainable business. The business is primarily a dairy enterprise and, as the largest employer in the locality, many families are dependent on the farm business.

Wiltshire is the most farmed county in the southwest of England, with more than three quarters of its total land area farmed commercially. Livestock and dairy farming are central to the county's rural character and economy.

Agriculture is facing its biggest challenge as a sector in years; change in Government policy to reduce support for the sector, two successive poor harvests alongside global political uncertainties and conflicts have created uncertainty and market volatility. Against this economic background, the recruitment and retention of skilled agricultural workers has become one of the most pressing operational challenges facing farm businesses. This is particularly acute in dairy farming, where the year-round, unsociable-hours nature of the work including calving, milking, animal health management, demands a reliable, resident or near-resident workforce that is increasingly difficult to recruit and retain.

The Environment, Food and Rural Affairs (EFRA) Committee of the House of Commons examined this problem in depth in its April 2022 report, *Labour Shortages in the Food and Farming Sector*. The Committee concluded that serious labour shortages posed a material risk to the sector and warned that if the Government did not "radically shift its attitude," there were risks of the sector shrinking and food prices rising.

The *Independent Review into Labour Shortages in the Food Supply Chain* (June 2023), commissioned by Defra, confirmed that recruiting seasonal and permanent workers from the domestic workforce is "*even more challenging today due to low unemployment rates and a high number of job vacancies in the UK labour market*". The review emphasised that the availability of suitable accommodation close to the place of work is a material factor in the ability of farm businesses to attract and retain workers, particularly in rural areas where housing supply is constrained and property costs are high relative to agricultural wages.

In this context, recruiting dairy staff without accommodation is very difficult. For entry-level dairy staff renting is unaffordable and providing accommodation on or very near the farm is now a necessity to attract and retain rural workers. Such accommodation needs to be comfortable for staff welfare as well as viable for the farm business. Mobile homes are an effective way to provide secure, comfortable year-round accommodation to modern standards at a much lower capital cost than constructing or purchasing a conventional dwelling.

Site Context

The application site is within the residential curtilage of Romsey Oak Farm. It is an area of former garden/back land associated with the main house. The applicant owns the house and adjacent cottages and farms the surrounding agricultural land.

The site comprises an area of existing hardstanding surrounded by made-up ground from the construction of an adjacent tennis court. The tennis court is located to the northeast of the hardstanding and the remaining land has overgrown with vegetation and scrub. The boundaries of the garden/land are defined by mature hedgerows and trees.

Access to the site is via a gate and agricultural track from Bradford Road.

The wider context is of a mixed rural character with agricultural fields and woodland interspersed with clusters of agricultural buildings and rural commercial uses. The site is situated approximately 2km southwest of Trowbridge. The Small Village of Wingfield is located approximately 1.1km to the northeast of the site and the Larger Village of Southwick is located approximately 1.6km to the east.

There are no listed buildings on or near to the site. There are no nearby World Heritage Sites or Scheduled Monuments that would be affected by the proposed development.

The site falls in Flood Zone 1 (low risk of flooding) as shown on the Environment Agency Flood Map for Planning. There is also low likelihood of surface water flooding.

The site is not within any designated, or potential, Site of Special Scientific Interest, Special Area of Conservation or Special Protection Area. Vagg's Hill Bushes and Sleight Wood to the north and west of the site are ancient woodland but are unaffected by the application proposal.

The Landscape Character Assessment of West Wiltshire (2006) indicates that the site falls within the Belle Coeur Rolling Clay Lowland Landscape Character Area. This is characterised by wooded farmland with mainly pasture and gently rolling landform. The ancient woodland blocks give the area an enclosed feel with a strong sense of tranquillity.

Site History

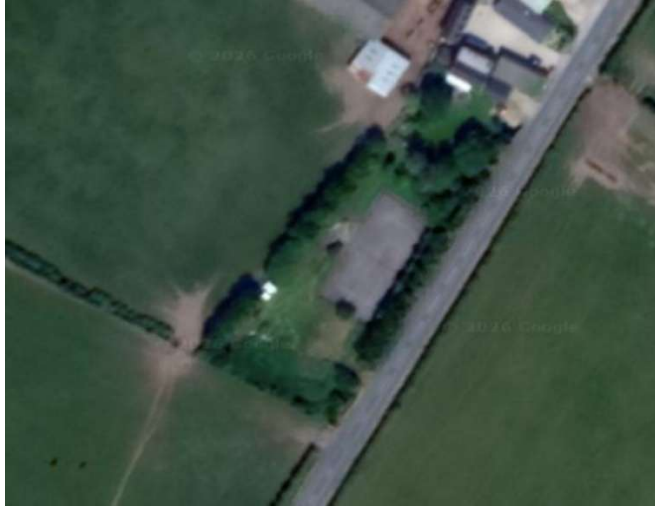
The planning history for the wider Romsey Oak Farm planning unit includes:

- W/88/01668/FUL - Change of use of barn into two bed and breakfast units. Approved 22nd November 1988.
- W/89/00296/FUL - Bed and breakfast holiday accommodation (conversion of existing barn). Approved 21st March 1989.

- W/90/01223/FUL - Conversion of stables into bed and breakfast units and works to existing garage block with new septic tank. Approved 23rd October 1990.
- W/00/01831/FUL – Garage. Approved 10th January 2001.
- W/02/01680/FUL - Erection of tennis court and fence 2.75 metres high. Approved 10th December 2002. *We note that the tennis court is visible in Google Earth imagery from December 2005. Mapping from this date shows the gap in the residential curtilage boundary at the location of the application site.*
- W/03/00615/FUL - Provision of holiday accommodation (1 unit) and erection of new laundry room. Approved 11th September 2003.

Historical imagery from Google Earth has been analysed and legible aerial mapping dates to 2001. This shows that there has been a feature on the site since 2016.

Google Earth extract	Date
	31st December 2002
	31st December 2005 The tennis court has been built by this date.



10th July 2013



15th April 2014 / 6th April 2015 /
30th August 2016 (image does not
update)

The applicant purchased the site
on 22nd December 2016.

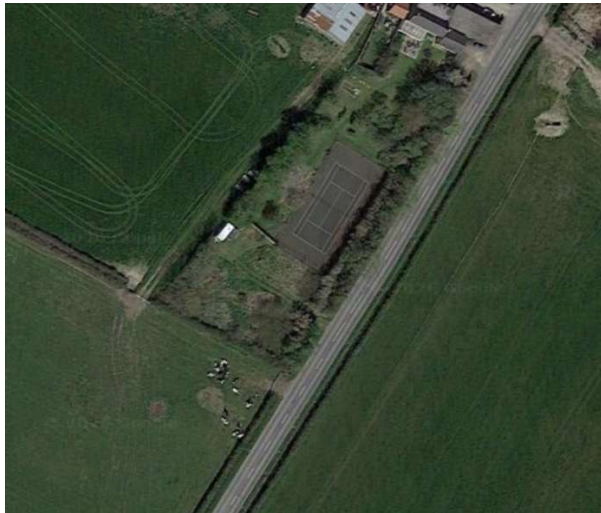


9th April 2017



20th May 2018

This shows the siting of a mobile caravan. The first employee moved into this caravan in July 2017.



22nd April 2021



15th June 2022

It should be noted that the second employee moved into a caravan at the site in March 2023.

A third employee now lives in the mobile home stationed on the site and moved in in March 2025.

Design and Access Statement

The description of development is:

Retention of a residential mobile home within the residential curtilage of Romsey Oak Farm

Use

The proposed use is the stationing of a single residential mobile home. The use is residential in character and is ancillary to the established residential, agricultural and rural enterprise use of the wider farmstead. The mobile home does not introduce a new use to the land as it sits on former garden/backland associated with Romsey Oak Farm.

The addition of a single residential unit in mobile home form represents a modest and proportionate intensification of an existing residential and agricultural complex, not the introduction of a fundamentally different use to the countryside.

Amount

The application proposes the retention of a 1no. residential mobile home unit. No additional structures, extensions, or ancillary buildings are proposed in connection with the mobile home beyond those already in situ. The amount of development is therefore minimal and represents the lowest possible quantum of residential provision capable of meeting the identified need.

Layout

The mobile home sits within an area of land that, as demonstrated by aerial image records, has historically formed part of the residential and operational curtilage of the farmstead rather than open agricultural land. The following factors have influenced the siting of the mobile home:

- When the applicant purchased the farm, the site was already occupied by a stationed caravan.
- The site is within the residential curtilage of Romsey Oak Farm with access to existing infrastructure for water, electricity etc.
- The site is underutilised land that is not former or existing agricultural land.
- There are other residential properties nearby and the site is not isolated from other built form.
- It has close access to the principal farm, reducing private car trips.

Its position within this backland setting means that it does not protrude into the open countryside or interrupt established field patterns and landscape character. The layout of the wider site forms a coherent and established farmstead complex. The

mobile home is positioned in a manner that is subservient to the main farmhouse and visually contained within the existing boundaries of the farmstead.

Scale

The mobile home is a single-storey structure of modest proportions, consistent with modern residential mobile homes. Its height, footprint, and overall massing are significantly smaller than the existing surrounding buildings. The scale of the mobile home is appropriate to its backland setting.

Appearance

The mobile home is typical in external appearance for this form of development. It has a light cream finish where the neutral and understated appearance of the unit avoids any intrusion upon the visual character of the wider countryside.

Where the mobile home is visible from public viewpoints it reads as part of the established built form of the wider agricultural use rather than as a standalone structure in the open countryside. Existing boundary vegetation, hedgerows, and farm buildings provide a natural visual screen that reduces the visibility of the mobile home from the wider landscape. Additional landscaping is proposed to the south of the site to further filter and screen views from Bradford Road.

No external lighting, signage, or ancillary structures are proposed that would alter the appearance of the site beyond its current condition.

Access

The mobile home is served by an existing vehicular access from Bradford Road that provides access to the fields and agricultural buildings to the north. No new vehicular access onto the public highway is proposed or required in connection with this application.

Car parking is provided within the site and no new hardstanding is required beyond that which has already been laid. The existing access is an established agricultural access and has sufficient capacity with adequate visibility onto Bradford Road to accommodate the modest traffic movements associated with 1no. residential unit.

Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with policies in the Development Plan taking account of any other relevant material considerations.

National Decision-Making Policy

The National Planning Policy Framework (NPPF) provides the Government's overarching policy framework for decision making. A new NPPF was published in August 2026 that replaces previous versions. Paragraph 1 confirms that the NPPF is a material consideration of "critical importance" for making decisions on development proposals.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 17 defines the three objectives of sustainable development — economic, social, and environmental.

Policy S3 sets out a presumption in favour of sustainable development. For development outside of settlements, such as the application site, this means applying Policy S5. Policy S5 sets out that certain forms of development should be approved outside of settlements unless the benefits of doing so would be substantially outweighed by the adverse effects. This includes:

- ...
- b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;*
- ...
- j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test), and where the development would:*
 - i. Be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or*
 - ii. Comprise major development for freight and logistics purposes which accords with policy E3.*

Policy E2 gives substantial weight to the benefits of a proposal for domestic food production and animal welfare. It goes on at Policy E2.2 to set out that where a proposal is required to demonstrate whether an unmet need exists, consideration should be given to whether “market signals indicate an undersupply of specific types of business land or premises, taking into account the anticipated catchment area for the type of development proposed, the changing needs of different sectors and the availability of suitable existing land and buildings” (E2.2a).

Policy E4 sets out how Policy E2 applies to the sustainable growth of businesses in rural areas. It supports development to maintain and enhance farm viability and sustainability (E4.1d). Policy E4.2 goes on to confirm that proposals to meet business needs in rural areas may need to be located outside of settlements. In these circumstances, development should take opportunities to use previously developed land, and sites that are physically well-related to existing development. The siting and design of development should be appropriate having regard to the character of its surroundings.

In terms of the provision of housing, Policy HO7 gives *substantial weight* to the benefits of providing homes which contribute towards meeting the evidenced accommodation needs of the community, as evidenced by local needs assessments and “other relevant evidence”.

Policy L2 gives *substantial weight* to the benefits of making better use of vacant and underutilised land and buildings. It also supports additional development within existing plots including additional units within residential curtilages.

Policy HO11 relates to isolated homes in the countryside. It is established in *Braintree District Council v SSHCLG [2018]* that whether a proposed new dwelling is, or is not, isolated will be a matter of fact and planning judgment for the decision-maker in the circumstances of the case in hand. Critically, the Court confirmed that a home that is “isolated from services and facilities” is not therefore necessarily an “isolated home” for the purposes of the policy and the question is one of physical and functional relationship with surrounding built form, not proximity to shops or transport.

The Court further confirmed that isolation should be defined by its ordinary meaning; it does not need any further interpretation and essentially considers whether development is physically separate or apart from other built form. Additionally, Policy S5.3 of the NPPF confirms that Policy HO11 applies to proposals for homes “*lying outside settlements or groups of houses*” (emphasis added).

The application site comprises a parcel of land within the residential curtilage of Romsey Oak Farm. The main house and adjacent buildings are in residential use and former agricultural buildings to the north have also been converted to residential use. In total, there is an existing cluster of 9no. residential properties at Romsey Oak Farm. The mobile home is c.70m from the farm buildings and well-related to the

residential use being within the curtilage of the main house. The proposal does not therefore constitute an isolated home in the countryside and Policy HO11 does not apply.

Policy DM8 relates to unauthorised development and enforcement. Policy DM8.2 states that where consideration is being given to an application for retrospective planning permission, if it is concluded that the unauthorised development was intentional (based on evidence), that fact should be given substantial weight in considering whether to grant planning permission.

Chapter 14 provides policies for achieving well-designed places. Policy DP3.1 states that development proposals should respond to their context so that they integrate with and enhance their surroundings. Policy DP3.3 gives substantial weight to compliance with relevant development plan policies when assessing the design quality of a proposal.

Chapter 19 sets out policies for conserving and enhancing the natural environment. Policy N2 seeks for development to contribute positively to the natural environment by, among other things, conserving and enhancing existing natural features (N2.1d) and minimising adverse impacts on biodiversity (N2.1f).

Planning Practice Guidance (PPG) has also been given due consideration.

Local Policy

The development plan relevant to the determination of this application comprises:

- Wiltshire Core Strategy 2015
- Saved policies from the Kennet District Local Plan 2011

We have reviewed saved policies from the Kennet District Local Plan and these are not considered relevant to the proposed development. The Kennet District Local Plan is not therefore considered further within this Statement.

Wiltshire Core Strategy

The Wiltshire Core Strategy 2015 sets out policies to guide development across Wiltshire. The following policies are of relevance to the proposed development.

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 28: Spatial Strategy: Trowbridge Community Area
- Core Policy 34: Additional Employment Land
- Core Policy 48: Supporting Rural Life
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and Development

Planning Assessment

The following key considerations for the determination of the application are assessed within this section:

- Principle of development
- Design and landscape impact
- Biodiversity
- Access and parking

Principle of development

The application seeks retrospective planning permission for the stationing of a residential mobile home. Core Policies 1 and 2 of the Wiltshire Core Strategy relate to the settlement and delivery strategies for new development. Together, these policies seek to direct development towards settlements to deliver a sustainable pattern of growth. Development outside of the settlement limits is strictly controlled. Paragraph 4.25 in the Core Strategy sets out specific exception policies including additional employment land, development related to tourism and rural exception sites.

Core Policy 48 also sets out exceptions for development that supports rural life. This includes dwellings required to meet the employment needs of rural areas. It states that proposals for accommodation to meet the needs of employment essential to the countryside should be supported by functional and financial evidence.

NPPF Policy HO11 sets out circumstances where the development of isolated homes in the countryside would be permitted. Policy HO11.1a reflects Core Policy 48 and supports homes where there is an essential need for a rural worker. Planning Practice Guidance provides further explanation to the policy and seeks for an applicant to demonstrate that a worker has an essential need to live permanently at or near the place of work and that the farm business is financially sustainable on a long-term basis. Whilst there is a clear and evidenced need for accommodation for agricultural workers, and that such accommodation needs to be sited with good access to the host farm, particularly considering that rural locations tend to have poor public transport connections, the applicant acknowledges that the proposal would not hold up to scrutiny under the stringent functional and financial tests that are applied in these cases.

However, as set out earlier within this Statement, the mobile home is sited within the residential curtilage of the house and adjacent to a cluster of 9 dwellings. It is concluded in the context of established case law that the application does not constitute an isolated dwelling in the open countryside. Overall, the proposal does not therefore fall to be assessed under Policy HO11 and this Statement

demonstrates that the retention of the mobile home is justified on the broader sustainable development balance under NPPF Policy S5.

Whilst the application is not made for an agricultural worker's dwelling in the form recognised by Core Policy 48 and NPPF Policy HO11, the applicant would accept an appropriately worded condition to tie the mobile home to the farm business as part of any grant of permission. Such a condition would ensure that the residential use does not become a free-standing residential unit detached from any agricultural and rural enterprise purpose.

NPPF Policy S5 sets out that certain forms of development are acceptable outside of settlements, unless the benefits of approving the development would be substantially outweighed by any adverse effects. Exceptions S5.1b (development for rural businesses) and S5.1j (development that addresses an evidenced unmet need) are directly applicable to the proposal.

The development will support a significant rural farm business by providing accommodation for the retention and recruitment of rural workers to support the operation of the farm. The occupancy of the accommodation linked to the farm business can be secured by planning condition. It is necessary for the mobile home to be sited on land owned by the applicant to attract and retain workers for the dairy business and it has been stationed at the site for the following reasons:

- When the applicant purchased the farm, the site was already occupied by a stationed caravan.
- The site is within the residential curtilage of Romsey Oak Farm with access to existing infrastructure for water, electricity etc.
- The site is underutilised land that is not former or existing agricultural land.
- There are other residential properties nearby and the site is not isolated from other built form.
- It has close access to the principal farm, reducing private car trips, and enabling workers to reach the farm during the shift patterns required.

NPPF Policy HO7 gives substantial weight to the benefits of providing homes that contribute to meeting evidenced need. In assessing the accommodation needs of the community, other relevant evidence should be considered. At a local level, the Wiltshire Plan 2025 – 2035 includes a priority to help the economy work for everyone. The Council commits to supporting priority sectors for growth including agriculture. The Core Strategy also highlights agriculture as a target sector for growth. This is not supported by evidence or a strategy for the provision of appropriate accommodation for agricultural workers that help to sustain and grow this sector.

The context for the challenges in the labour market is set out earlier in this Statement¹. The evidence demonstrates that recruiting dairy staff without accommodation is very difficult. For entry-level dairy staff, renting is unaffordable and providing accommodation on or very near the farm is now a necessity to attract and retain rural workers. Such accommodation needs to be comfortable for staff welfare as well as viable for the farm business.

It is established in the latest Wiltshire Housing Land Supply Statement (June 2026) that the Council can demonstrate only a deliverable supply of 2.8 years. The proposal will deliver a dwelling that directly contributes to meeting a specific need and as well as supporting the wider provision of housing in Wiltshire. Policy S5.1j(i) applies for development that is physically well-related to an existing settlement, but this is caveated where “the nature of the development would make this inappropriate”. The farm is not easily accessed on foot or by public transport and the nature of shifts means that workers need to be at the farm between 4am-10am and 2pm-7pm. Public transport and walking are not feasible options for the early hours of the day. The provision of agricultural worker’s accommodation can only meet its need, as well as address the wider issue of recruiting and retaining staff, when it is provided on-site.

The proposal is for retrospective permission to station a mobile home and therefore NPPF Policy DM8 is relevant. This sets out that where it is evidenced that unauthorised development was intentional, decision-makers should give that intentional breach substantial weight when considering whether to grant retrospective planning permission. Policy DM8 does not mean that retrospective applications are to be automatically refused as this remains a matter of planning judgment. In exercising that judgment in this case, the following material considerations should be given weight:

- As introduced earlier in this Statement, there is an acute and unmet need for rural accommodation that is adequate and appropriate to support recruitment and retention of farm workers.
- A residential caravan or mobile home in some form has been stationed at the site for over 9 years. The applicant purchased the property in 2016 and has only continued to use the land and replace earlier temporary structures with more comfortable accommodation for employees working at the farm. Employees have lived at the site since April 2017.
- The development is considered to represent sustainable development when assessed against the NPPF and Development Plan as a whole and, even if it were to be removed and reapplied for, it is considered that a further application would be justified and gain permission.

¹ *Labour Shortages in the Food and Farming Sector* (EFRA Committee, April 2022) and *The Independent Review into Labour Shortages in the Food Supply Chain* (DEFRA, June 2023).

The remainder of this Statement examines how the proposed development accords with other policies within the Development Plan and NPPF.

Design and landscape impact

The proposal has considered local character and landscape impact as required by Chapter 16 of the NPPF and Core Policies 51 (landscape) and 57 (design quality). NPPF Policy DP3 sets out key principles for well-designed places. Proposals should respond to their context and reflect relevant aspects of the principles set out in Policy DP3.2. The proposal is designed to make effective use of land by stationing additional residential accommodation on underutilised backland/garden.

In terms of siting, the mobile home is sited where there has been a caravan or mobile home for over 9 years and where there is an existing gap in the residential boundary. The existing boundary hedgerow and trees along Bradford Road provide screening to the east from the road and the existing tennis court and other vegetation maintains privacy for Romsey Oak Farm to the north.

It is acknowledged that the south elevation of the mobile home is visible from Bradford Road to the south. The design and character of the proposed development is considered appropriate to the site and its rural setting where visual impact is mitigated by:

- Any views south towards the development include the larger agricultural buildings to the west so the mobile home is not perceived as an intrusion in an otherwise untouched landscape.
- Additional hedgerow and tree planting is proposed to the south of the hardstanding to provide visual screening from the south and biodiversity enhancement.
- The mobile home is low profile and sited outside of any Protected Landscape.

The development therefore complies with Core Policies 51 and 57 and relevant design policies in the NPPF.

Biodiversity

Core Policy 50 sets out the development plan policy for biodiversity and geodiversity. It seeks for development proposals to demonstrate how they protect features of nature conservation value. It also seeks for development to provide biodiversity enhancement.

A Preliminary Ecological Appraisal (PEA) has been carried out on the site and is submitted with the application. All habitats within the site are of low importance to nature conservation. The site includes hardstanding, ruderal/ephemeral, native

hedge and immature trees. The building was assessed as having negligible bat roost potential. Precautionary measures should be taken for badgers and nesting birds.

Recommendations are made for biodiversity improvements, including:

- The addition of three bird nesting boxes in suitable locations within the landownership.
- The addition of a minimum of two native trees within the landownership.
- Additional hedgerow planting (approximately 3m) to connect the hedge and the ash trees.
- Pollinator friendly landscape planting.

These biodiversity improvements are proposed to be installed as part of this application. The application is retrospective and the site area is below 0.2ha. Statutory biodiversity net gain does not therefore apply.

The proposal is therefore in accordance with NPPF Policy N2 and Wiltshire Core Strategy Core Policy 50.

Access and Parking

The site layout provides parking for two cars for the two-bedroom dwelling. Access is via the established agricultural access from Bradford Road. The application raises no material highway or parking concerns. The mobile home is served entirely by the existing vehicular access. This access has provided safe and adequate access to accommodate the operational traffic of the farm and visitor traffic to the annual pumpkin patch. No new access onto the public highway is proposed or required.

The proposal is in accordance with Core Policies 60 and 61 of the Wiltshire Core Strategy and NPPF Policies TR4.1e and TR6.

Planning Balance

In line with Policy S5 of the NPPF, the proposal is development for a rural business (S5.1b) that would address the well-evidenced issue and need for appropriate agricultural worker's accommodation on-site to support recruitment and retention of staff. Furthermore, the application seeks for the retention of a residential mobile home on land within a residential curtilage, in an area with an acute unmet need for housing and a housing land supply of only 2.8 years.

The benefits of the provision of a dwelling should be given substantial weight in accordance with NPPF Policy HO7. Substantial weight is also given to development that creates additional homes within existing plots including additional units within

existing residential curtilages (NPPF Policy L2). The proposal is not within a defined settlement, although it is adjacent to a group of houses and it is considered that some weight should be given to the application under Policy L2. Weight should also be given to the economic benefits of supporting a rural business in line with NPPF Policy E4. The application includes proposed landscape and ecological enhancements including native hedge planting, bird boxes and pollinator friendly landscaping, which are also a benefit weighing in favour of the application.

In considering the adverse effects of approving the application, substantial weight is given to the retrospective nature of the application. However, this is balanced against the fact that the site has been occupied by some form of residential accommodation for over 9 years without complaint. The mobile home is visible in the landscape from the south, however, it is not considered to be intrusive in views and additional planting is proposed to provide mitigation for any minor visual impact.

There are no other identified harms arising from the proposed development.

It is concluded that the adverse impacts of approving the application do not substantially outweigh the benefits and the application should be approved without delay in accordance with NPPF Policy S3.

Conclusion

This Planning, Design and Access Statement has been prepared by Dolman Building Surveyors to support a full planning application for development at Romsey Oak Farm, Bradford Road, Southwick, Trowbridge.

The description of development is:

Retention of a residential mobile home within the residential curtilage of Romsey Oak Farm

This statement has examined key planning policy considerations, and it is concluded that the benefits of approving the proposed development are not substantially outweighed by the adverse effects.

The proposed development represents sustainable development in accordance with the NPPF and Development Plan and the application should therefore be approved without delay.