Outmarsh Farm

Supporting Statement

Retention and use of one existing static caravan as short-term holiday accommodation for a maximum of two guests

Applicant	Robert Miles Vaughan
Site	Outmarsh Farm, Outmarsh, Semington, Wiltshire, BA14 6JX
Document date	28 September 2026

Prepared to support the accompanying planning application and site plan.

1. Proposal summary

This application seeks retrospective planning permission for the retention and use of one existing static caravan at Outmarsh Farm as short-term holiday accommodation for a maximum of two guests. The caravan is already positioned within the application site. The proposal does not involve a new building or an extension.

The proposal is for one holiday unit only. The caravan will not be used as the applicant's or owners' home, will not be used as a principal residence, and will not be used for permanent residential occupation. No additional holiday accommodation is proposed.

The accompanying site plan identifies the application boundary, the caravan and the pedestrian route to the accommodation. One existing guest parking space is shown on adjoining land in the applicant's ownership, outside the red-line application boundary. Guests will have permission to use this space for the holiday accommodation. The accommodation would be available for short stays only and would be managed as visitor accommodation.

2. Site and existing situation

Outmarsh Farm is a rural holding at Outmarsh, Semington. The caravan is located within the established farm environment and is screened by existing trees, hedgerows and the surrounding landform. The caravan is approximately 11.58 metres by 3.66 metres, as shown on the site plan.

The proposal is limited to the continued use of this existing structure for short-term visitor accommodation. It does not propose additional buildings, additional units or a separate permanent dwelling. The caravan is uninhabited and has been used for storage since January 2026.

3. Access, parking and movement

Guests would use the existing access arrangements. One existing guest parking space is identified on adjoining land in the applicant's ownership, outside the red-line application boundary, together with the walking route from the parking area to the caravan. Guests will have permission to use the parking space. The walking route shown on the plan is approximately 50–70 metres.

No new highway access or alteration to the public road is proposed. The scale of the use is limited to one unit and a maximum of two guests, generating only a modest level of vehicle and pedestrian movement.

4. Holiday use and management

The caravan will be operated as short-term holiday accommodation only. It will not be occupied by the applicant or owners as a home and will not be occupied as a permanent residence. Bookings will be limited to a maximum of two guests at any one time.

Bookings	Bookings will be managed by the applicant and limited to short stays for up to two guests.
Cleaning	The caravan will be cleaned between bookings and checked before each arrival.
Refuse	Guests will be given instructions for refuse storage and removal. Waste will not be left outside the caravan or on the public highway.
Servicing	Cleaning, maintenance and servicing visits will be arranged by the applicant and kept to a low frequency appropriate to one unit.

Parking	Guests will be directed to the existing parking space on adjoining land in the applicant's ownership and then follow the marked walking route on the site plan.
Noise and lighting	Guests will receive guidance on quiet enjoyment, responsible use of the site and avoiding unnecessary external lighting or disturbance.
Local contact	Oscar Vaughan will be the named local emergency contact and will respond to urgent issues affecting guests or the site.

Utilities: The caravan will operate functionally off-grid for electricity using solar power. Water will be connected to the existing farm supply. No new public utility connection is proposed.

5. Planning history and current proposal

Planning application PL/2025/08409, and subsequent appeal 6008970, concerned temporary residential occupation of the caravan in connection with agricultural operations. The appeal was dismissed. This application concerns a materially different use, namely short-term visitor accommodation, and does not rely upon an agricultural-worker functional need.

The current application is materially different. It seeks permission for one existing caravan to operate as short-term holiday accommodation for a maximum of two guests. It does not rely on an agricultural-worker need, does not seek permanent residential occupation and does not propose the caravan as the applicant's or owners' home.

6. Rural tourism and location justification

Outmarsh Farm is located near Semington and the Kennet and Avon Canal, within a rural setting that is well suited to small-scale visitor accommodation. Bath, Lacock and the Cotswolds are within reasonable driving distance, while Melksham and Trowbridge provide local shops, services and other facilities. The retention of the existing caravan allows this small-scale visitor accommodation to be provided without constructing a new building or extending development elsewhere on the holding. Its established position within the farm benefits from existing screening, access, parking, water supply and solar electricity, making use of an existing structure and minimising the physical changes required to the site. The intention is to provide a small, largely off-grid countryside retreat. There is already a Travelodge nearby, together with existing holiday accommodation in Semington and surrounding villages, indicating an established visitor market in the wider area. The proposal would therefore provide a modest form of rural visitor accommodation in a location with access to local services and visitor attractions, while retaining the existing character of the site.

7. Planning considerations

Visual impact and landscape: The caravan is low in profile and visually contained by existing vegetation and surrounding landform. The proposal retains the caravan in its existing position and introduces no additional built form.

Residential amenity: The use is limited to one holiday unit and a maximum of two guests. The accommodation is for short stays only and is not intended to create a separate permanent dwelling or principal residence. The site is separated from nearby properties by the existing farm layout, vegetation and landform.

Highways and parking: One existing guest parking space is identified on adjoining land in the applicant's ownership, outside the red-line application boundary, with a pedestrian route to the caravan. Guests will have permission to use the space. The proposal does not require changes to the public highway.

Trees, ecology and site management: No trees are proposed to be removed and no public right of way is identified within the application boundary. No new hardstanding or major ground works are proposed. Refuse

storage and servicing will be managed in accordance with the arrangements set out in this statement.

Policy: The proposal has been prepared with regard to the National Planning Policy Framework and relevant Wiltshire planning policies, including Core Policy 39 (Tourist Development), Core Policy 51 (Landscape) and Core Policy 57 (Ensuring High Quality Design and Place Shaping). The proposal is a small-scale visitor use of an existing structure, with measures intended to protect the rural landscape, nearby residential amenity and highway safety.

8. Conclusion

The proposal is a modest, contained use of one existing static caravan for short-term holiday accommodation for up to two guests. It does not involve a new building, new highway access or additional land take. The caravan is screened within the existing rural setting, and the accompanying plan identifies the existing parking and pedestrian arrangements.

For these reasons, the proposal represents a proportionate and practical use of the existing structure. Planning permission is respectfully requested for the retention and short-term holiday use of the caravan.

Robert Miles Vaughan
Applicant and landowner

Appendix A - Photographic evidence

The appendix includes the updated photographs showing the caravan, its immediate setting, the surrounding land and the approach from the road.



Photograph 1 - Surrounding field and rural setting.



Photograph 2 - Caravan and adjacent vegetation.



Photograph 3 - Internal approach and land beside the caravan.



Photograph 4 - Caravan and immediate setting.



Photograph 5 - Walking approach to the caravan.



Photograph 6 - View from the public road towards the site.