Design and Access Statement

High View & Bonakers Farm, Porton

Demolition of 2 existing dwellings and construction of 4 dwellings

## Introduction

This Design and Access Statement is submitted in support of an application for the demolition of the two existing dwellings, known as High View, and the construction of four new houses within the Porton Settlement Boundary.

## Site Description

The site is identified by the red line on the accompanying plans. The site comprises 2 separate 3-bedroom dwellings within the existing bungalow known as High View, a detached double garage and a range of smaller garden buildings. The application site is located to the east side of Idmiston Road in Porton within the Porton Settlement Boundary. The site lies some distance outside the Conservation Area and with no inter-visibility between the site and the Conservation Area it does not contribute to its wider setting. There is existing ribbon development along Idmiston Road, opposite the site. To the south of the farm access track lies the Porton Memorial Hall. Beyond the site is open fields that form the wider Bonakers Farm.

## Location

The application site benefits from direct access to the footpath that leads into the centre of Porton. High View is within walking distance of all of the local amenities that Porton provides, including: Village shop and post office, Church, doctors surgery, pub and garden centre. Within 100m is a bus stop with regular busses to Salisbury which is a major transport hub. The Porton primary school is also within walking distance along a dedicated footpath. Porton Down, a nationally important employment site, employing circa 4000 people, is only a short cycle ride away. The site is very clearly in a sustainable location.

## Site Planning History

The existing bungalow was built in the 1970s under planning application 73/OH/337. The separate annex was added in the late 1980s under application S/87/1716.

This application follows a recent refusal under PL/2003/03232 for the ***"Relocation of existing agricultural dwelling & construction of 3 new dwellings."*** There were two reasons cited for refusal, which (in summary) are as follows:

1. Insufficient information has been provided to demonstrate the ongoing enterprise to justify the relocation of the tied dwelling to the proposed location in the open countryside
2. Unplanned development in the countryside is not covered by the Council's current mitigation strategy and in the absence of such detail the proposal could result in increased nutrients entering the River Avon catchment which is a European Site.

There is no other recent planning history for the site.

## The Proposal

The proposal is for the demolition of the two existing dwellings, known as High View, and the construction of four new houses within the Porton Settlement Boundary.

The existing bungalow is nearing the end of its design life. It is in a very poor state of repair with damp ingress, inadequate insulation and does not conform to current regulations or expectations for modern living conditions. There is no realistic prospect of updating the bungalow to current standards or efficiencies.

As recommended in the recent refusal, one of the proposed houses will allow the occupier to continue the enterprise at Bonakers Farm going forwards.

WCC highways department are satisfied that the existing access is suitable for the proposed development and that the appropriate visibility splays can be achieved. A plan is now included in support of the application, which shows the required visibility splays. The plan also shows the surface water drainage strategy for the track, which is to be upgraded with a tarmac apron and sufficient drainage to greatly reduce the amount of run-off, which was a point raised in the previous application. It should be noted that the existing situation is that any surface water from the entire length of the farm track runs unimpeded onto Idmiston Road.

This proposal has been presented to WCC for informal pre-application discussion, no negative comments were received.

## Principle of development

The re-development of High View did not form the reason for the recent refusal, as such the development of High View is considered acceptable in principle.

Given the recent decision and the presumption in favour of development of this sustainable site it is considered that this statement needs only to address the previous reasons for refusal.

Reason 1.

The proposal is no longer for the relocation of the tied dwelling to the open countryside.

Reason 2.

The proposal now forms planned residential development and is therefore covered by the Council's current mitigation strategy so there would be no adverse impact on the integrity of the European Site.

As set out above this proposal addresses all reasons for refusal.

## Summary

As set out above this proposal has addressed all previous reasons for refusal. It provides a sustainable solution for the efficient use of this site within the settlement boundary, which will continue to support the local rural economy. Therefore we commend the proposal to you.