2 Sundown Cottages
Cheverell Road, Worton, Devizes, Wilts, SN10 5UL

Planning Statement

Outline Planning Application
For 1no. Proposed Dwellinghouse on Land Adjacent to No.2 Sundown Cottages

Prepared on behalf of
Mr. Pressley

By
D.Morris Design Limited

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Introduction

This application has been prepared on behalf of Mr. Pressley in relation to the development of 1 new dwelling-house on land adjacent to 2 Sundown Cottages. This statement sets out the background to the site, summaries the development proposal and considers it against relevant planning policy.

Background to the site

The application site (hereon referred to as "The Site") is located adjacent to 2 Sundown Cottages, and next to Home Farm. The site is in the Devizes community area – Core Policy 12. The site is 0.18ha, is not located within the green belt, and does not have any other land classification. The site is well connected to the local community with existing public transport links. Currently, the proposed site is part of the extensive private residential gardens of 2 Sundown Cottages, located adjacent to the dwelling house on Home Farm.



Figure 1 Aerial satellite view of the application site



Figure 2 Satellite view of neighbouring dwelling house next on Home farm



Figure 3 Existing road access to proposed plot - with right of access



Figure 4 View of proposed site access behind sundown cottages, next to existing outbuildings and garage



Figure 5 View south to Sundown Cottage from Cheverell road



Figure 6 View of proposed site from road, looking south to the entrance of Home Farm

Proposed Development

The proposed development is for 1 new dwelling-house on the plot indicated on the proposed site and location plan outlined in red, provided with this application. Currently, there is a natural division of the applicant's plot, with existing hedgerows and trees creating a clear boundary. There is existing road front access to the plot, and right of access over no.1 Sundown Cottages would be granted. The owner of this property has been informed of the application and is in full support.

The proposal does not contribute to urban sprawl, as it would create a cluster of dwellings within an already defined area. There would be little impact on the transition from man-made to natural landscapes at the urban fringe due to the existing location of the farm and other dwelling houses and outbuildings next to the road. The proposal is for 1 dwelling house in order to maximise the surrounding gardens and have a minimal impact on existing natural features, trees and hedgerows.

The development will also have no impact on important views and visual amenity. The property is surrounded by established hedgerows and trees. It does not lie near any important view or heritage site. The development can be designed to reflect the characteristics of the local area, and be both sympathetic and interesting. The existing trees and any proposed boundary treatments can ensure maximum privacy from the road.

The site is located just a short 15 minute walk or 4 minute bike ride into the nearby village of Worton. From there it is a 10-27min bus journey into Devizes. There is all the required services nearby, as well as plenty of schools in the local area.

The proposal has the potential for renewable energy sources such as solar power, air or ground source heat pumps, and rainwater harvesting. Clever architectural design can ensure the dwelling is designed to maximise solar heat gain in the winter, and provide a cool dwelling in the summer. Electric car charging points, bike charging points, and space to work from home, can all be considered.

There is opportunity for sustainable architecture using considered environmentally friendly materials and building construction such as timber frame, wool insulation, SIPs panels, etc. along with renewable energy installations (solar power, heat pumps, rainwater harvesting). The development is in flood risk zone 1 with *"a low probability of flooding from river and the sea".* It also has a "very low" probability of flooding from surface water, groundwater, and reservoir flooding. SUDs can be used for the development to minimise impact on water management and risk of flooding.

Matters Reserved

This application has been submitted with all matters reserved including:

- Appearance
- Means of access
- Landscaping
- Layout
- Scale



Figure 7 Aerial satellite view of the application plot showing existing natural boundary

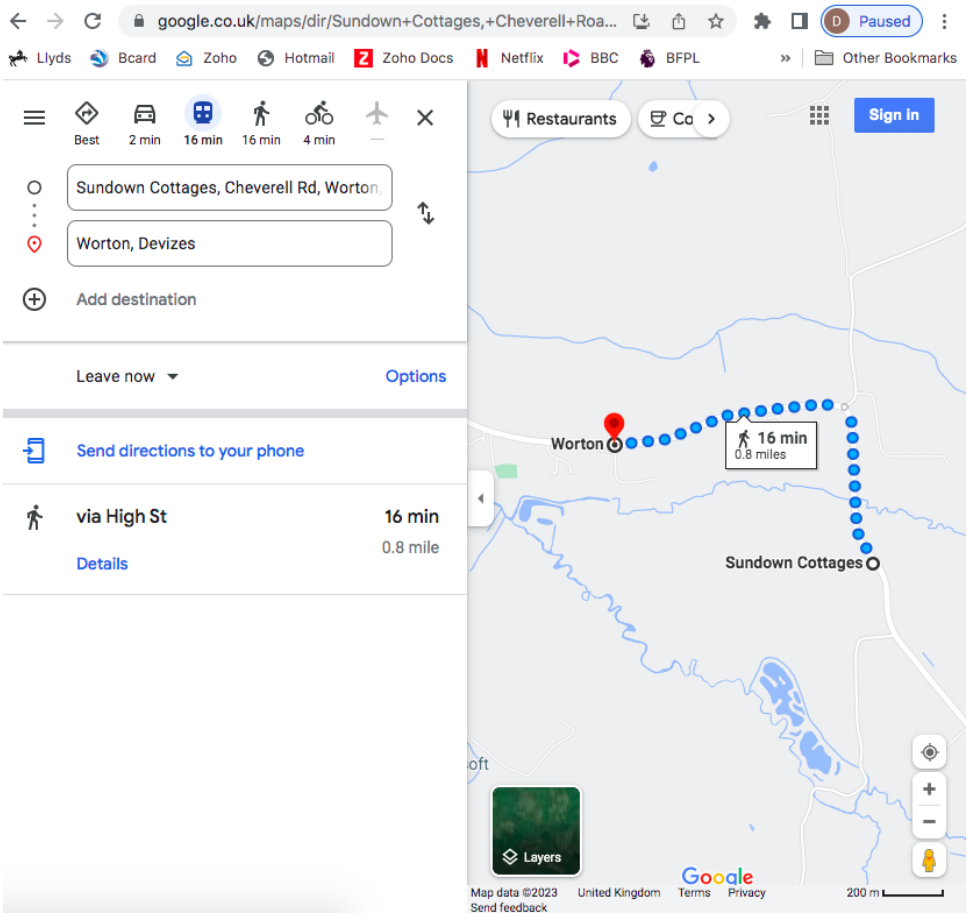

Figure 8 15 minute walk or 4 min bike ride from proposed site to Worton

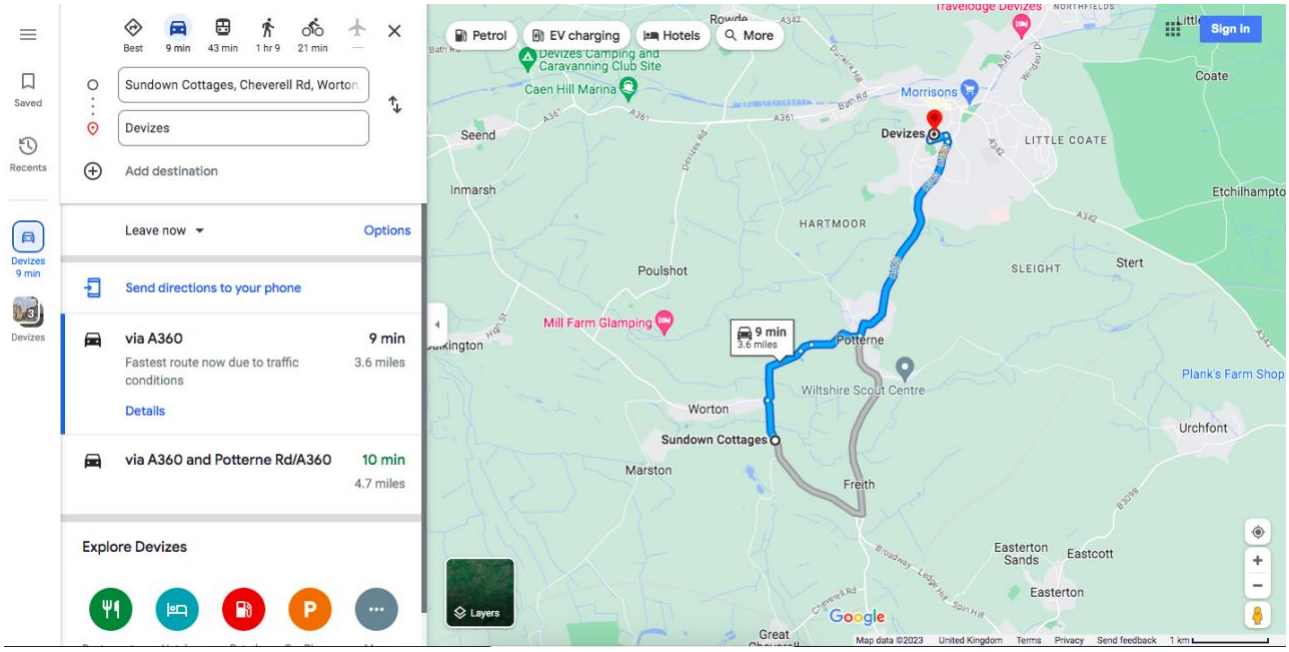

Figure 9 10 min drive or 20 minute bike ride to Devizes from Sundown Cottages

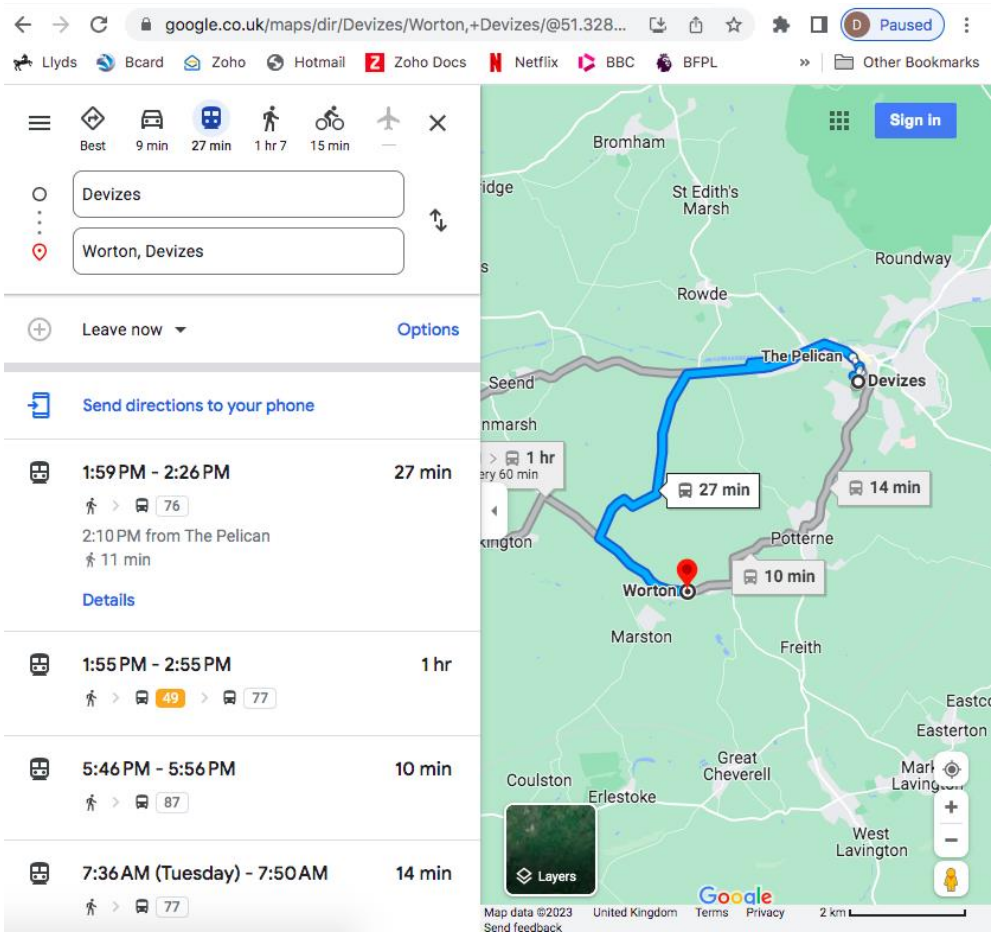

Figure 10 27 min bus journey from Worton to Devizes showing clear and supportive public transport links

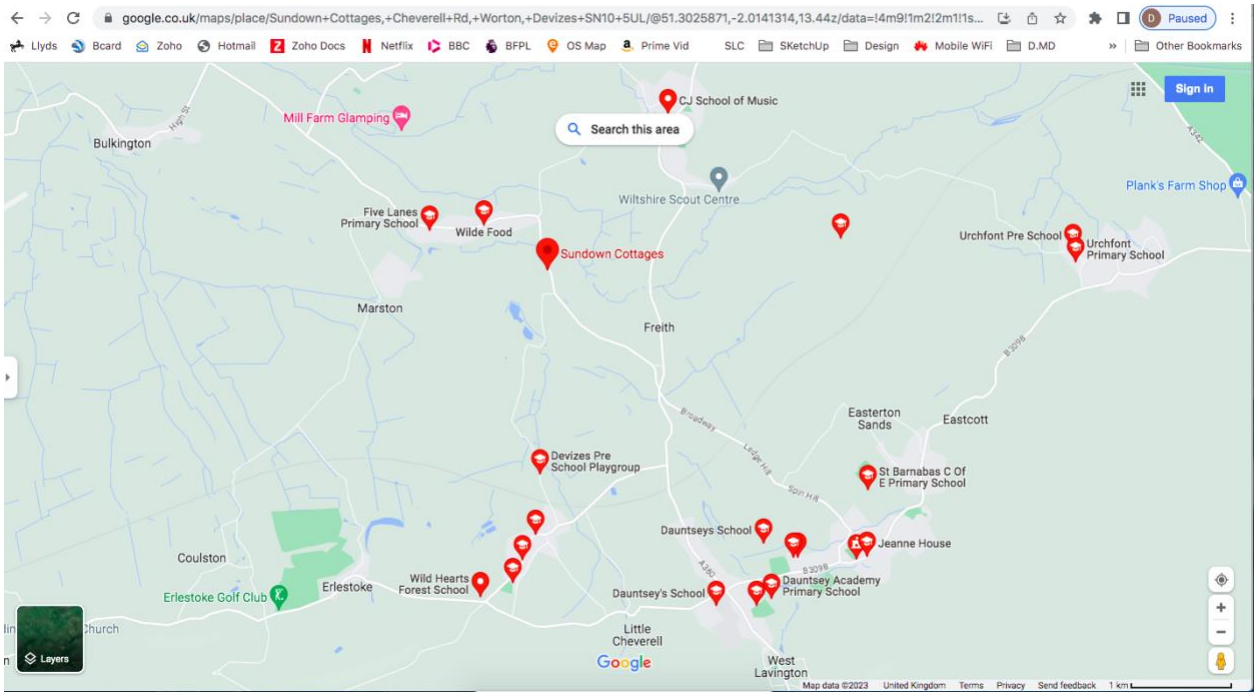

Figure 11 Schools in the nearby area. There is a primary school in Worton - within walking and cycling distance of the application site

The map shows the flood risk to your site and the surrounding area.

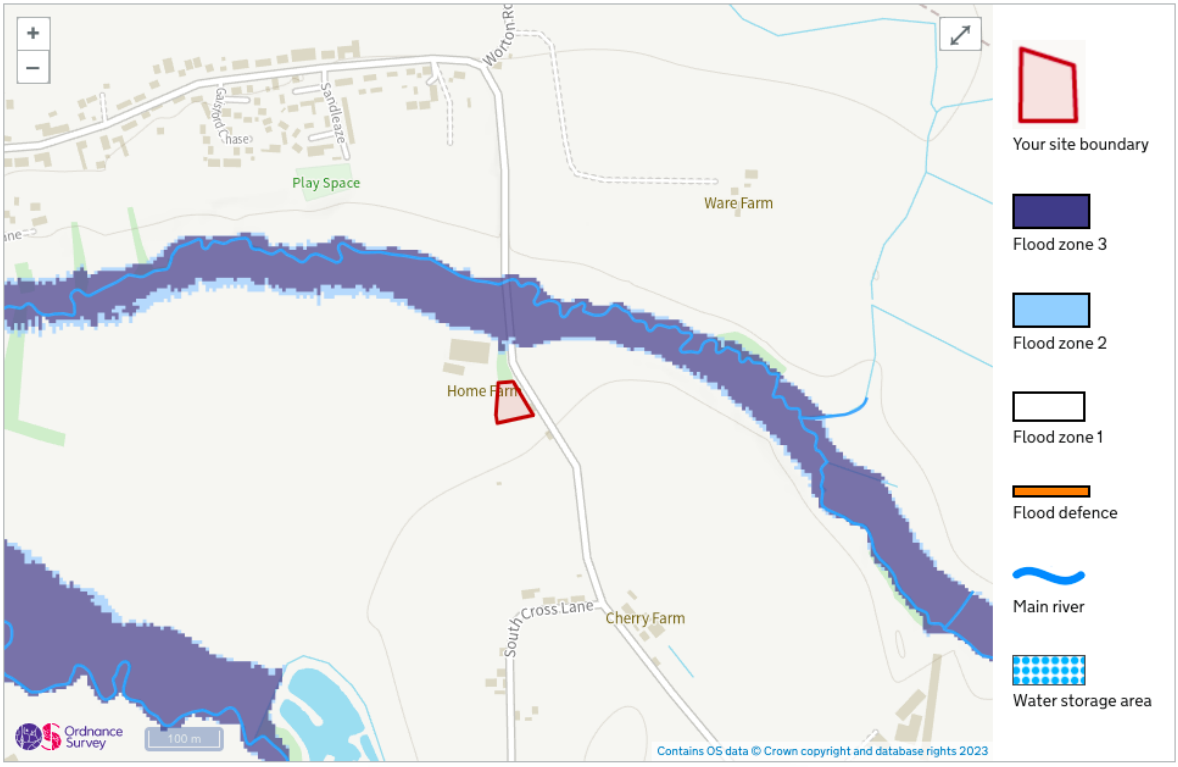

Figure 12 Flood risk map of the proposed development taken from the Government's "Flood Map for Planning"

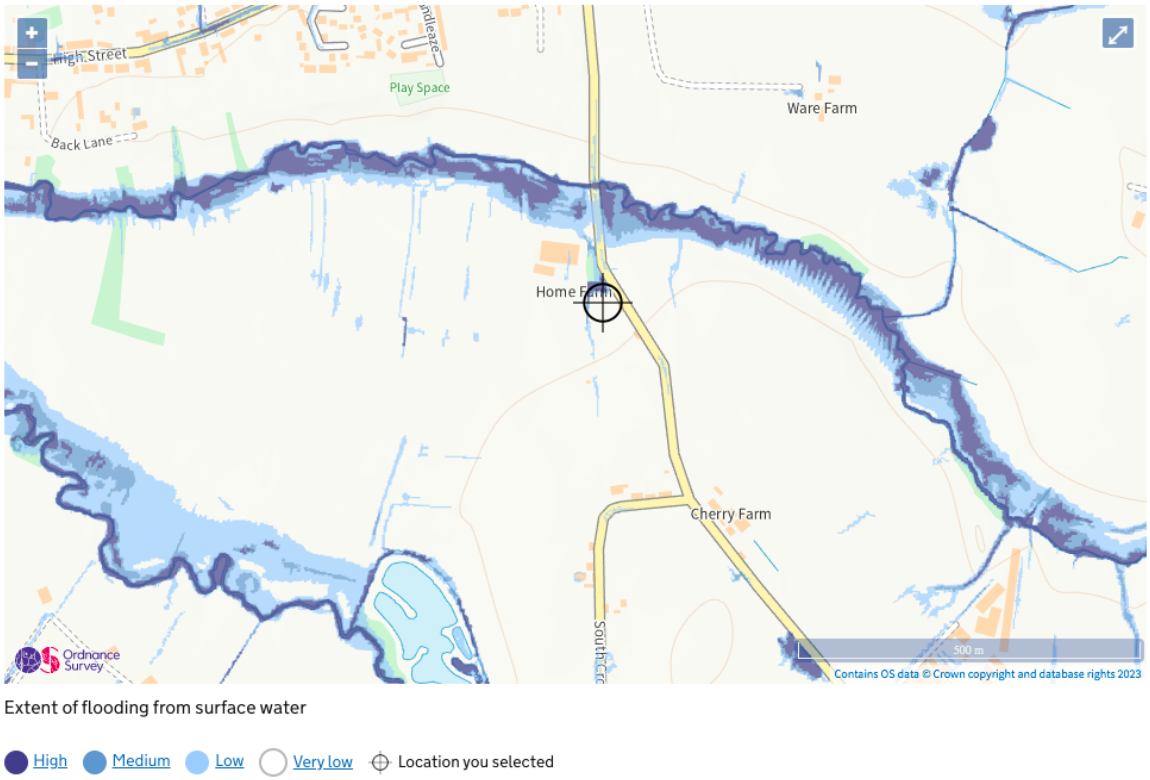

Figure 13 Map of extent of flooding from surface water taken from Government's website "Check your long term flood risk"

Relevant Planning Policy

From Wiltshire Core Policy

Delivering strategic objective 2: to address climate change

- 6.32
  - The location of the site has good transport links and is within walking distance to the local town, minimising the need for travel
  - It can also withstand future changes in the climate and add minimally to the carbon emissions of Wiltshire/ensuring more sustainable forms of transport
- 6.33
  - Clever design can ensure the development contributes towards sustainable construction and low-carbon energy production and sustainable renewable energy installation
- **Core Policy 41 – sustainable construction and low carbon energy**
  - 6.34 – The proposal has the potential to follow all guidance laid out in this section (window orientation and height, soft landscaping, passive ventilation, green roofs and water recycling)
- **Core Policy 45: meeting Wiltshire's Housing needs**
  - 6.51 – the development can provide an appropriate dwelling in terms of size and price for multi-generational family living and/or first time buyers

Delivering strategic objective 4: helping to build resilient communities

- Core policy 51 - landscape

- The development can be designed to protect, conserve and where possible enhance landscape character by being high quality and considering the character of the local area and neighbouring properties
- The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies can all be maintained with the proposed development
- The development would have minimal impact on the separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe, due to the location of the existing farm building and dwelling houses, and proximity to the road
- The development would have no impact on visually sensitive skylines, soils, geological and topographical features due to existing boundary treatments and buildings
- The development would have no impact on landscape features of cultural, historic and heritage value
- The development would have no impact on Important views and visual amenity, and can be designed to be sympathetic to existing dwellings
- Landscape functions including places to live, work, relax and recreate

- Core policy 57 – ensuring high quality design and place shaping
  - The development can be carefully plan to ensure that valuable features and characteristics are protected and enhanced
  - And to achieve high quality buildings and spaces that reinforce a sense of identity

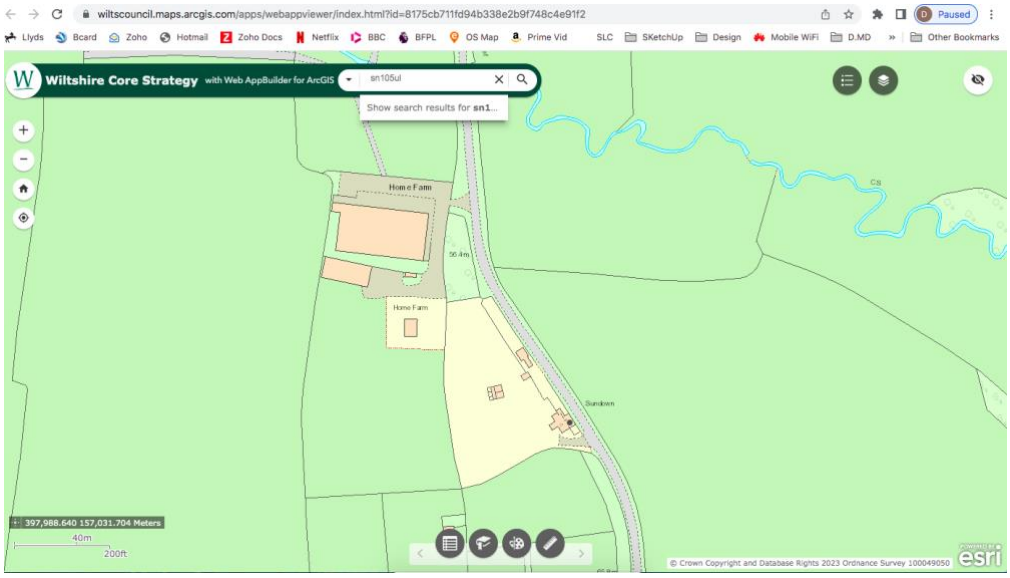

Figure 14 Screenshot of proposed site from the Wiltshire Core Strategy Map

Relevant Planning Applications

Two applications have been made for the neighbouring Home Farm:

- PL/2023/03315 – full planning 25/4/23 for new rural workers dwelling to north of farm. Decision TBC
- 14/00942/OUT – outline planning in 2014 for a new single dwelling house. Approved. House now built.