Planning, Design and Access Statement

Applicant: Stonewood Homes Ltd

Site: Old Timber Yard

Proposal: Erection of acoustic fence

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1.0 Introduction:

1.1 Planning permission was originally granted in December 2019 under application 18/02346/FUL. The description of development was:

"Redevelopment of Existing Timber Yard to Provide 20 New Dwellings".

1.2 The development was subject to a Section 73 planning application in 2021 under application 20/08387/VAR which sought to vary condition 33 (approved plans list) of application 18/02346/FUL.

1.3 All pre-commencement planning conditions have been discharged, and the development has commenced.

1.4 Noise implications were a consideration on the above applications with the intention of protecting the public and future residents to noise exposure from commercial and industrial operations noise. However, the reverse situation of ambient domestic noise impacting on the noise sensitive Real World Studio buildings (particularly the Writing Room) immediately adjacent to the Timber Mil site was not considered.

1.5 To ensure that the residential development at Timber Yard does not have an adverse impact on the Writing Room a noise impact assessment was undertaken and is submitted in support of this application. The principal aim being to ensure that the general ambient noise level would not increase in the external vicinity of the Writing Room.

2.0 Relevant Background information

2.1 The original planning application and later Section 73 application removed permitted development rights for the erection of enclosures and boundary treatments. In any event, this application seeks permission to erect a boundary fence that would, at 2.5m in height, be in excess of permitted development rights. As such planning permission is required.

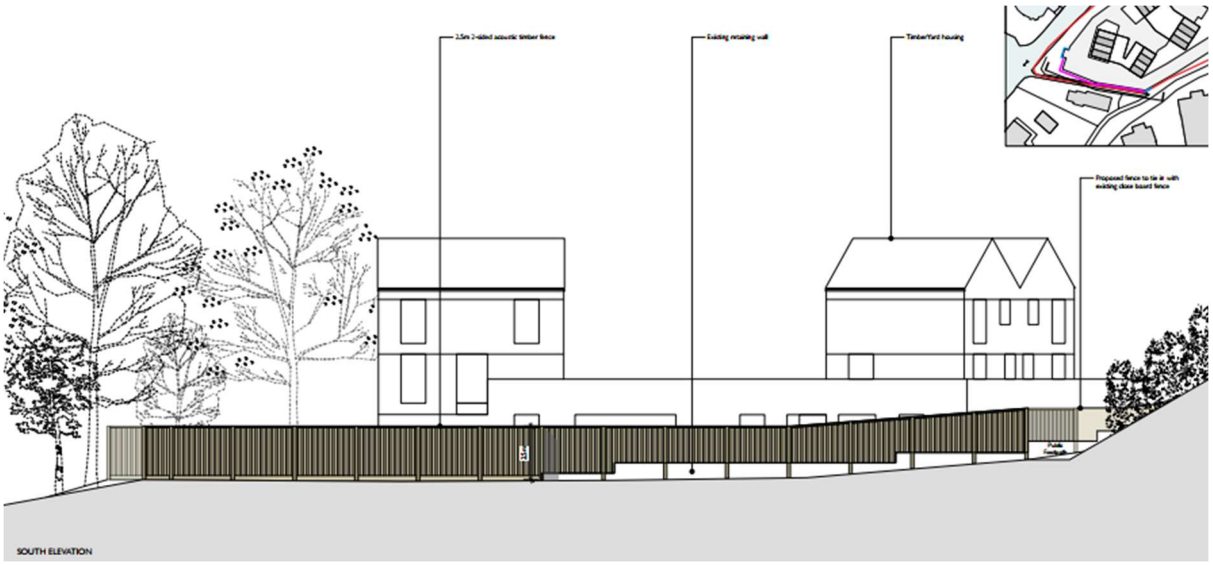
2.2 Timber fencing was approved as an appropriate boundary treatment for the permitted applications, and as listed in the Design and Access Statement.

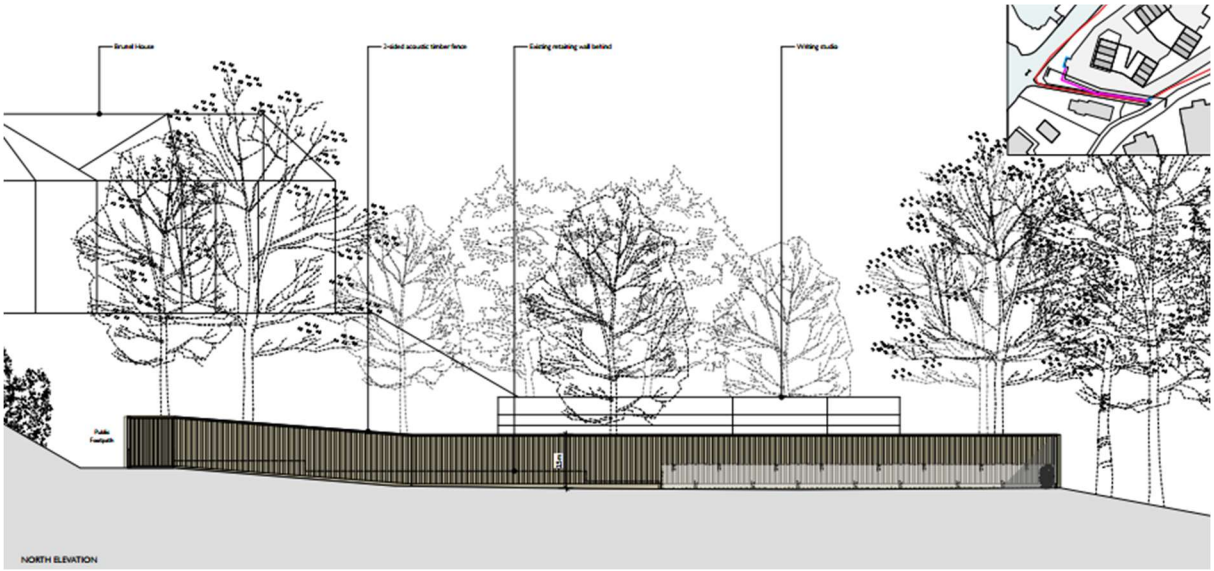
2.3 The proposed close boarded timber fence will appear as a traditional domestic boundary treatment but will also offer a functional solution to mitigating noise impacts.

2.4 Noise impacts are a principal consideration for the recording studio immediately adjacent to the site and in order to ensure no detrimental impact to noise recordings or work taking place within the Writing Studio, as much mitigation as is reasonably practicable is required outside the building.

3.0 Description of Proposals

3.1 The application proposes the erection of a 2.5m close boarded timber fence around the southern boundary of the site. The fence will tie in with the existing fence to the public right of way that runs along the eastern side of the site.





4.0 Planning Policy Context

4.1 The statutory development plan comprises the Wiltshire Core Strategy, adopted January 2015.

4.2 The village of Box is categorised as a large village within the spatial strategy for the Corsham community area. Villages identified as large villages benefit from defined settlement limits where the principle of sustainable development is permissible.

4.3 Part of the application site is located within the Conservation Area and the whole site is in the Cotswold area of Outstanding Natural Beauty.

4.4 Relevant Local Plan Policies include:

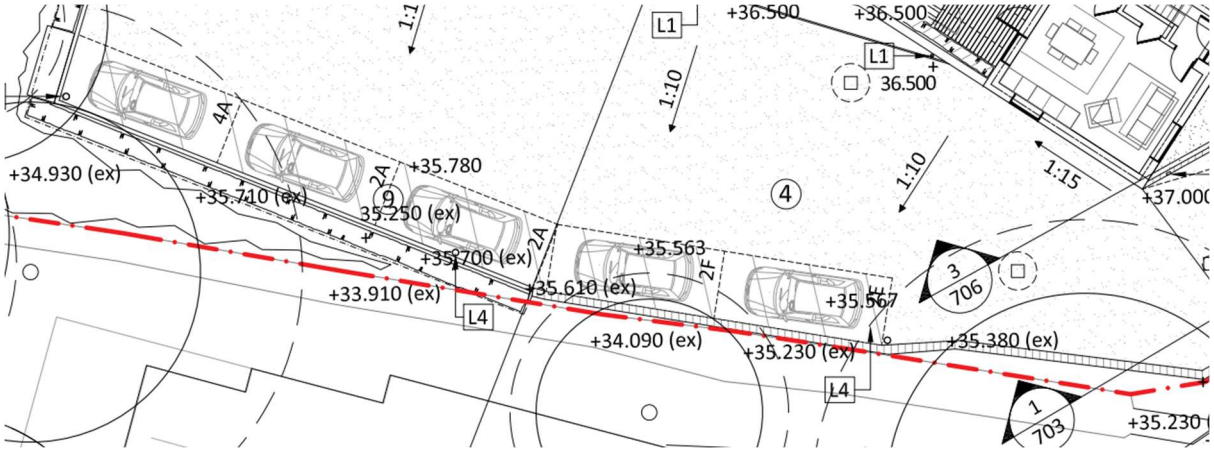
- Core Policy 51 Landscape
- Core Policy 57 Ensuring high quality design and place shaping
- Core Policy 58 Ensuring the conservation of the historic environment

4.5 Box Parish does not have an adopted Neighbourhood Plan.

5.0 Planning Assessment

5.1 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

5.2 Application 20/08387/VAR included plan LTS_083(08)101 Rev K as an approved plan. This plan is submitted with this application for reference. This detailed the provision of estate metal railings as a boundary treatment along the most western part of the southern boundary of the site:



5.3 As noted above, noise impacts from the neighbouring commercial site on the proposed residential use were considered as part of the planning application, but not in the reverse situation.

5.4 To ensure low levels of general ambient noise level around the external vicinity of the Writing Room, a 2.5m close boarded timber fence is proposed.

5.5 The proposed fence is considered to be appropriate in terms of appearance and materials and will not cause any harm to the setting of the Conservation Area or have any negative impact on the landscape designation.

5.6 The submitted noise assessment concludes that the ambient noise levels were shown to be less than 3dB at three of the four facades of the Writing Room, resulting in minor impact. However, one façade had the potential to be exposed to ambient noise levels up to 6dB, which it considers would have a substantial adverse impact.

5.7 The report concludes that a 3.5m high, 56m long close boarded fence would achieve undiscernible noise levels outside of the application site. The proposed fence would sit on higher land levels than that of the land where the Writing Room is located. As the fence would be positioned on a higher natural ground level, the height of the fence is proposed as being erected to a height of 2.5m.

6.0 Conclusion

6.1 Planning permission is sought for a 2.5m high close boarded timber fence to the south of the site to act as a noise barrier to the Writing Room.

6.2 The fence will appear as a functional domestic boundary that is appropriate for its function and location.

6.3 The proposed fence will not conflict with Local Planning policies, and permission is respectfully requested.