DESIGN AND ACCESS STATEMENT

for

Application for Planning Permission

to construct a Stable, Storage and Sign Shop Building and Hardstandings

at

Land Adjacent to Barge Inn, Seend Cleeve, Seend, Melksham, Wiltshire SN12 6QB

on behalf of

WADWORTH & CO LTD

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1.0 *Introduction*

1.1 This Statement supports an Application seeking Planning Permission to construct Stables, Storage and Sign Shop and Hardstandings.

1.2 In addition to this Statement, a Flood Risk Assessment prepared by Cole Easdon and an Ecological Assessment Report prepared by Pure Ecology have been prepared to support the Application – refer to these separate documents.

1.3 This Application follows a positive Pre-Application response ref: ENQ/2023/01099 dated 11 October 2023 and associated ecology response dated 16 October 2023.

2.0 *Site Analysis*

2.1 The site is situated adjacent to the Barge Inn, Seend Cleeve.

The Land is agricultural grazing land set to the west of the Barge Inn and south of the Kennet & Avon Canal. Access via an unnamed village road south – north.

It lies adjacent to the Barge Inn car park, Cottage and Bar / Dining of the Inn.

The land is triangular in shape amounting in total to 1.067 Hectares.

Footpaths cross the site south-east to north-west, and east to west (adjacent to the canal).

2.2 The land, in terms of Ecological Value and Assessment and in relation to Flood Risk is described in detail within the aforementioned reports by Pure Ecology and Cole Easdon.

3.0 *Design Justification*

3.1 Following the 2023 relocation of Wadworth & Co Ltd to the new Folly Road Brewhouse, Devizes and the proposed re-development of the Northgate Street, Devizes site, the Shire Horses and Sign Shop require new accommodation.

3.2 The land is in Wadworth's ownership and provides a suitable location for the Shire Horses and Sign Shop, both have important historical associations with Wadworth and their re-location adjacent to the popular destination bar and dining establishment alongside the Kennet & Avon Canal provide added local and tourism appeal.

3.3 The Shire Horses will graze the paddocks and be visible from the footpaths and the Barge Inn, providing an attractive and welcoming site for customers, locals and visitors to the area.

3.4 The Sign Shop is for the Brewery's sign writer to create new and repair hanging and pictorial signs, such a traditional feature of Wadworth's Pubs and Hotels.

4.0 *Design Solution*

4.1 An analysis of the site in terms of National and Local context was considered at Pre-Application stage:-

- National Planning Policy Framework
- National Planning Policy Guidance
- Wiltshire Core Strategy:-
    - Policy CP15 – Spatial Strategy – Melksham Community Area
    - Policy CP48 – Supporting Rural Life
    - Policy CP50 – Biodiversity
    - Policy CP51 – Landscape
    - Policy CP57 – Ensuring High Quality Design & Place Shaping
    - Policy CP58 – Ensuring the Conservation of the Historic Environment
    - Policy CP61 – Transport & Development
    - Policy CP64 – Demand Management
    - Policy CP67 – Flood Risk

4.2 The proposed design reflects that of a typical Agricultural Barn (steel frame, concrete panel and timber clad walls, steel roof sheets to the roof). With a similar approach to materials made with the subservient Sign Shop annexed to the north of the Stable.

Roller shutter vehicular and horse accessible doorways to the east allow for practical use, and open side doorways to the west allow for hay, fodder and ventilation.

Hardstandings to the perimeter are of free draining hardcore, to allow for dry (mud free) manoeuvrability around the Building.

4.3 Located to the south-east of the site, the proposal satisfies the Canal & River Trust concerns about proximity to the canal and positions it behind a mature hedge boundary adjacent to the village road.

4.4 The proposals present a minimal impact upon the character and appearance of the countryside and does not result in any significant urbanisation of the site. The site is not in a Conservation Area, nor area of special consideration.

4.5 Transportation - highways access for the horse boxes and drays, sight lines and manoeuvrability on site are all positive and suitable for the proposal.

4.6 Ecological matters covering both fauna and flora are covered in the separate report – there are no adverse implications. Biodiversity net gain has been addressed and mitigation provided in the form of wild grass seed and tree planning proposals. Mitigation during construction to protect hedgehogs and mammals will be allowed for.

4.7 Flood Risk matters covering all aspects of potential flood risk scenarios have been considered and are covered in the separate report – there are no adverse implications. Soakaway drainage bed discharge and raised floor level mitigation have been provided.

4.8 Waste – the collection of manure in enclosed covered steel containers will ensure that the waste does not pollute the ground water, the skips are removed on a regular cyclical arrangement. There will be no requirements nor desire to burn manure nor other material on site.

4.9 Lighting – the perimeter gateway and doorways to the Building are to be illuminated by low level LED warm light bollards, downlit to the ground, controlled by photosensor and timer – in a similar manner to that which exists at the adjacent Barge Inn car park. Lighting details are attached.

5.0 *Access*

There are no adverse implications in respect of the proposal to or from the Building, nor for that matter, access to the footpaths.

6.0 *Conclusion*

The proposal has been considered and supported at the Pre-Application stage, Officer's comments and requirement for Supporting Statements and design changes have been subsequently incorporated into the Application as submitted.

Appendix

Ansell Lighting Bollard

Ref Avio

Avio Bollard 955mm Cool White Black



- Robust die-cast aluminium bollard with a choice of textured finishes suitable for commercial applications
- Half-shield lens option to offer single direction output
- Supplied c/w expansion bolts for mounting
- Non-dimmable

WHERE TO BUY

Dimensions



Height:	955 mm
Width:	160 mm

LED Information

Total (Watts):	21W
Lumens Delivered:	800lm
Lm/W:	37lm/W
CRI:	80
CCT:	3000K

Polar Curve

