

**Land South of Seagry House
Upper Seagry
Wiltshire
SN15 5HD**

July 2025

Design and Access Statement

Erection of building comprising 4No. flexible B8 storage and distribution and/or Class E(g) Commercial, Business and Service units and erection of building for mixed agricultural and equestrian workshop, storage and estate office and stables, all following demolition of existing B8 storage building and site remediation, together with associated parking, servicing, drainage, infrastructure, biodiversity net gain and landscaping and alterations to existing vehicular access



TEA ARCHITECTS
5 Argyle Street
Bath
BA2 4BA
www.tea-architects.co.uk



1 Introduction

Statement of Intent

This document has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004. Its purpose is to address the design and access considerations associated with the proposed construction of Class B8 and/or Class E(g) Commercial Units and an office, workshop, stables and storage building for the Seagry Estate, along with associated hard and soft landscaping works.

This document should be read in conjunction with the other reports submitted to support this application including the Planning Statement by DE Planning. The document reflects the Planning Officer response(s) to the Pre-Application Enquiry submitted in relation to the proposed development.

Report Structure

This statement is organised as follows:

Section 1: Introduction

Section 2: Site Introduction and Analysis

Analyses the existing site conditions and its setting within the village of Upper Seagry. Includes a site analysis accompanied by existing site photographs.

In addition, arboricultural site analysis is shown, highlighting the key trees to be retained.

Section 3: The Applicant

Here we set out information about the applicant - the Seagry Estate and their needs for this development.

Section 4: Opportunities and Constraints

Summary diagram of the site analysis, putting forward opportunities that the site presents for development and parameters to evolve the design within.

Section 5: Project Brief

Outlines the design brief for the proposed buildings.

Section 6: The Design Proposals

This section describes the proposed development in detail. The headings used are:

- Layout

- Scale
- Appearance
- Sustainability
- Amount
- Accessibility

Section 7: Materials

Describes the proposed material palette for the development and reasons behind selecting those materials.

Presents the site layout and arrangement.

Section 8 onwards briefly presents the input of other consultants involved in the scheme and how this is reflected in the design.

Section 8: Ecology

Covers findings from the site walkover and surveys; undertaken provides a commentary on biodiversity net gain requirements and how this has influenced the design and layout.

Section 9: Landscaping

Sets out information about the landscaping context and how the layout and design reflects this and the soft landscaping scheme proposed. Where biodiversity enhancements will be provided is also referred to.

Section 10: Geo-environmental & drainage

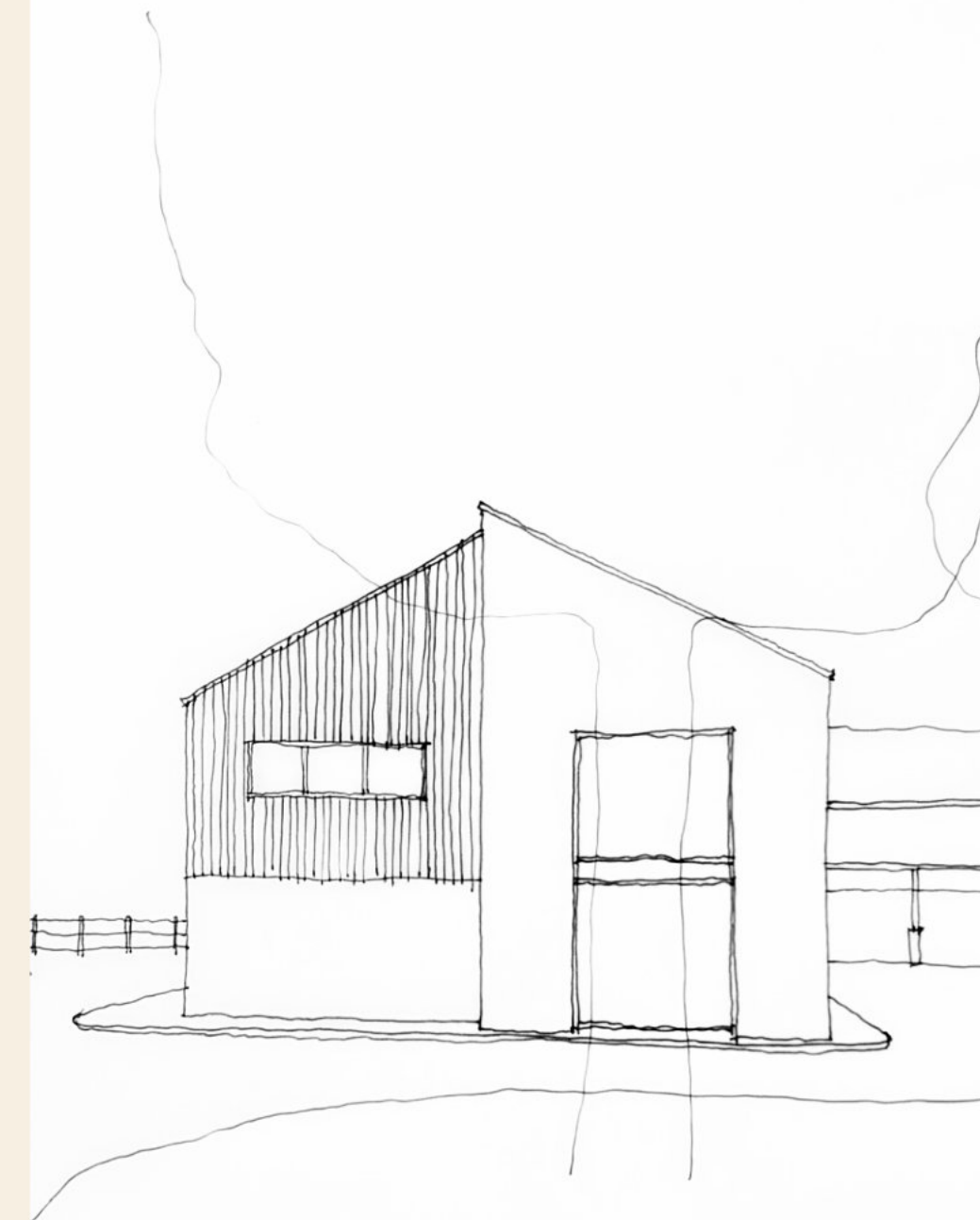
The scheme reflects the geo-environmental advice received and the proposed surface and foul water drainage proposals. Consultations with Wessex Water are ongoing.

Section 11: Waste Management

Describes the waste management strategy for the site and the Planning Policy Context.

Section 12: Conclusions

Provides a summary of the document and concluding thoughts.



2 Upper Seagry

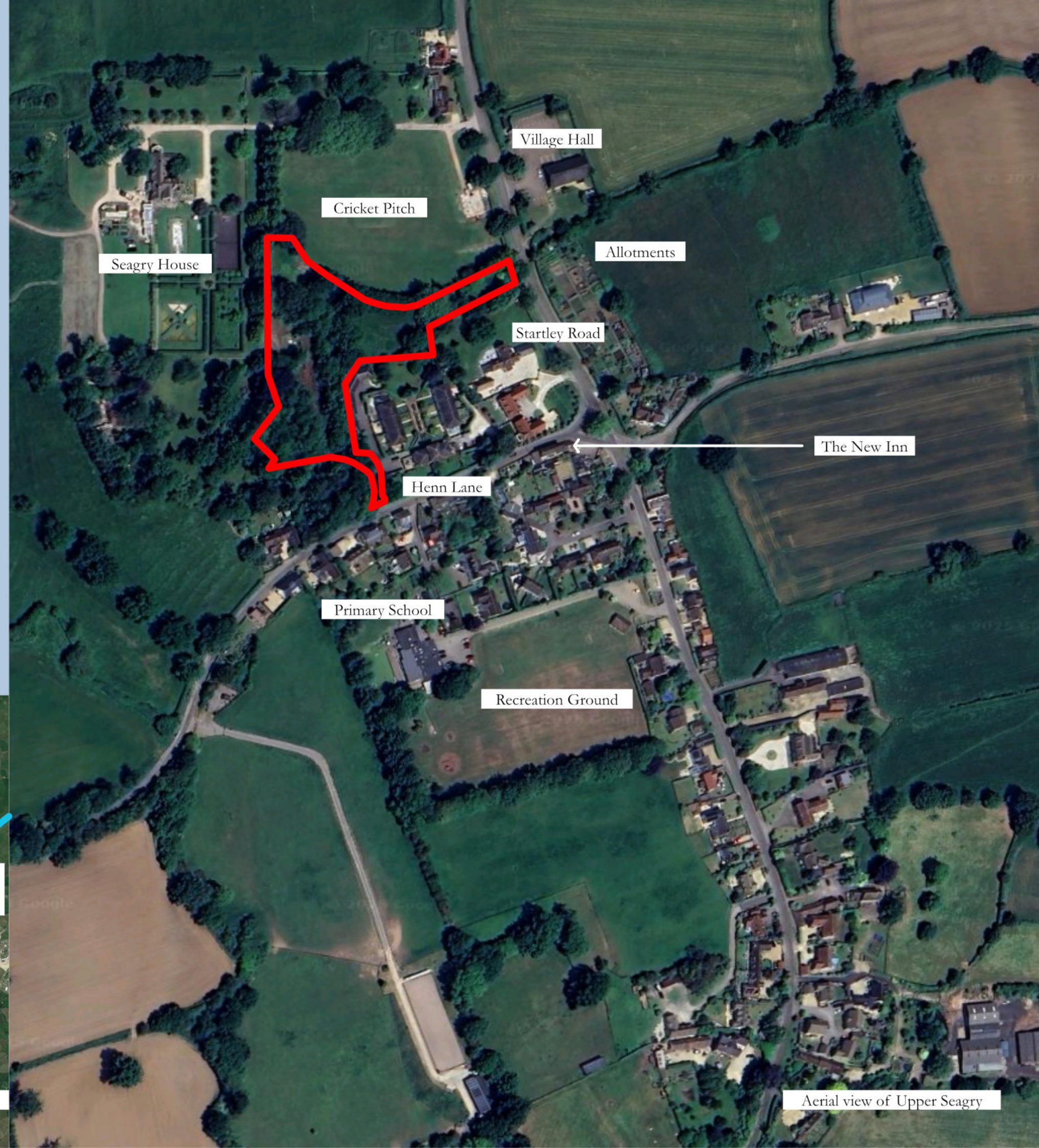
The village of Upper Seagry lies approximately 1 kilometre north of the M4 motorway and 9.6 kilometres north of the town of Chippenham in Wiltshire. Together with the neighbouring locality of Lower Seagry, the area is collectively known as Seagry and has a population of around 300 residents.

The village is centred around main streets, comprising Startley Road and Henn Lane, which runs north to south and to the west. Most of the homes along these roads are detached, modestly sized family houses. The rural setting features a mix of traditional farmhouse-style properties and more modern homes. Along the main street, houses are set back from the road, with front gardens, driveways, and boundaries defined by walls, fences or vegetation.

Upper Seagry (Lower Seagry) has a reasonable array of amenities, including a public house, 'The New Inn', a primary school, Seagry Church of England Primary School, a recreation ground, cricket pitch, allotments and a village hall. Lower Seagry, meanwhile, is home to St Mary the Virgin Church of England church.

Beyond the residential area and village amenities, the surrounding landscape consists primarily of farmland, open countryside, woodland and the expansive Seagry House Estate.

Public transport is accessible via several bus stops along the main road, providing connections to Chippenham and nearby villages such as Little Somerford, Dauntsey, Sutton Benger, and Startley.



2.1 Upper Seagry Photos

The images on this page show properties along Henn Lane/Startley Road and the New Inn pub. These give a sense of the character of the area.



The Courtyard



The Courtyard



The New Inn



Houses on Startley Road



Houses on Henn Lane



Houses on Henn Lane



Houses on Henn Lane



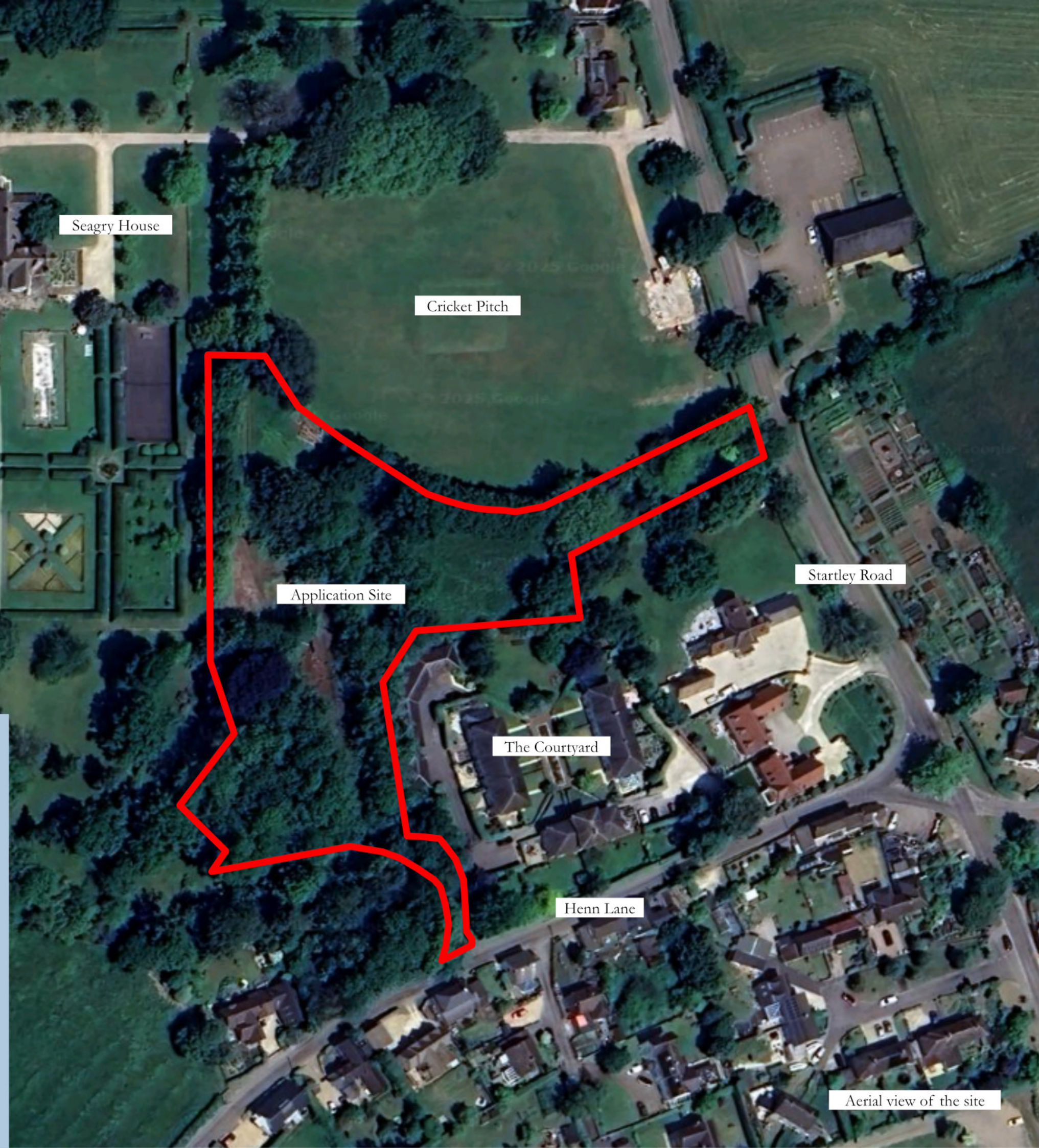
Houses on Henn Lane

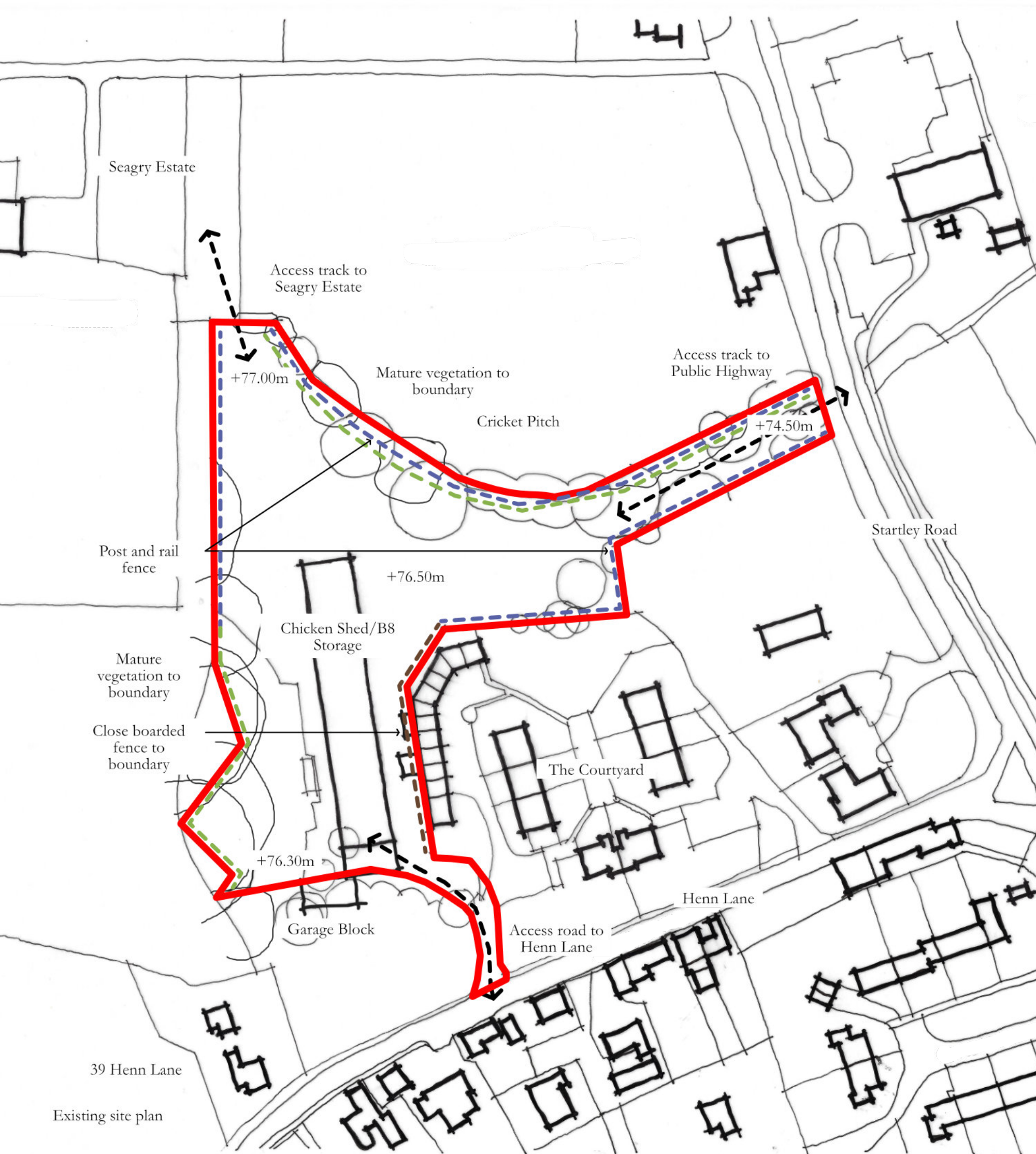
2.2 Site Analysis

The application site is located south east of Seagry House in Upper Seagry, with access to the public highway via Henn Lane to the south and Startley Road to the east.

Directly north of the site lies the currently unused village cricket pitch, which forms part of the Seagry Estate. To the east and south of the site is a cluster of dwellings collectively known as 'The Courtyard'. Further east, there are three large homes constructed within the past decade.

The Seagry Estate extends to the west, north and north-west of the site and is owned by the applicant.





Existing site plan

2.3 The Existing Site

In the northern corner of the site, there is an access track leading to the Seagry Estate. To the northeast, a narrow strip of land connects the site to the public highway, with another access track located here. Collectively the two existing access roads serve the lawful B8 use of the site. In the south eastern corner, a gated access opens onto Henn Lane via a short, single-lane tarmac track. This point is fenced off, with a gate providing entry. The access tracks are marked by gates at the site boundaries.

The western boundary is defined by vegetation, which separates the site from the Seagry Estate. Part of this boundary is reinforced with a post-and-rail fence. In the south western corner, adjacent to 39 Henn Lane, the boundary is enclosed by a close-boarded fence.

The eastern boundary, between 'The Courtyard' and the site, is also marked by a close-boarded timber fence. Further along, as the boundary turns north and then east towards Startley Road, the fence transitions to a post-and-rail style fence and a "leggy" hedge.

The northern boundary, shared with the cricket ground, is defined by a combination of vegetation, including high Leland trees and a post-and-rail fence.

Within the site, there is a large, single-story timber storage and fibre cement sheet covered (lawful B8) former "chicken shed" that is structurally unsound and in a state of disrepair. This shed occupies the central open area of the site, alongside a garage block and several smaller storage structures.

The site features a variety of mature, well-established trees, which are integral to the landscape but also a number of dead and dying Ash trees and self seeded Sycamore. The proposed design and layout (reflecting the tree survey and advice received) prioritise retaining the key trees, with thoughtful planning and mitigation measures to ensure their continued health post-development.

Apart from the trees, the site is predominantly covered with trackways, some hard-surfacing, grass and some shrubbery.

An existing water tank, notable for its aesthetic appeal and general historical interest, is located on the site. The proposal includes re-positioning this tank as a central feature of the new development, serving as an entrance marker or way-point to maintain a connection to the site's history.

The datum levels, have been measured as part of a topographical survey of the site. The northern corner is +77m, and the site slopes gently down to the southern boundary, to a level of +76.3m. The main slope is from the centre of the site, out to the eastern boundary and vehicle access point onto Startley Road, where the level drops to +74.5m.

2.4 Existing site photos

The images opposite show photos of the existing site and features.



View north



Cricket pitch boundary



Access from Startley Road



Eastern boundary



Existing building on site



Silo to be re-purposed



Garage to be demolished

2.5 Arboricultural Site Analysis

The site is not in a Conservation Area and none of the existing trees are subject of a Tree Preservation Order (TPO). Although two trees in the garden of 'Oak House' are the subject of a TPO. An initial arboricultural walkover has identified a number of U category trees (notably dead or dying Ash) and C Category trees (largely Sycamore) but also a number of A and B Category trees (e.g. x 2 Oak, x2 Beech and x1 London Plane). There is also a large group of Leylandi Cypress on the northern boundary and a small section of "leggy" hedgerow on the southern boundary to the access track.

While some felling is proposed (most notably the Ash and some Sycamore) the key trees can be retained and specific construction details employed where necessary e.g. to facilitate the upgrade of the existing access track from the Startley Road and the provision of surface water drainage.

The key trees are shown on the plan opposite and these are to be retained within the soft landscaping strategy.. Proposed tree protection measures are to be implemented alongside construction.

The development will therefore sit within an existing retained landscape that will provide a significant degree of verdant context and appropriate screening but the proposal is also supported by a specific landscaping scheme (based around the retention and management of existing trees) but also incorporating specific landscaping to protect/mitigate any residential amenity harm while and notably also providing biodiversity enhancement (as referred to above)



3 The Applicant

The applicant is the family owned Seagry House Estate. The Estate runs/will run on various commercial activities from their land and needs to develop these in order to maintain and future proof the business for the future. This includes the specific estate management Block A and the 4No. new commercial units Block B now proposed. Further detail on the estate and the background to the development is provided in the Planning Statement.



View of parking yard

4 Opportunities & constraints

The diagram below provides an initial site analysis of the development site, highlighting its opportunities and constraints.

The orange arrows indicate potential links that could be established between the site, the public highway, and Seagry House. Given the site's position between Seagry House and the public highway, creating clear traffic routes for commercial and agricultural vehicles is advantageous. This would help divert traffic away from the Seagry House and the Lodge, preserving the tranquil environment. Ensuring good visibility from the junction to the public highway is essential.

The development directly east of the site looks towards the site but at a distance and is partially screened by a single-story garage block. Any new construction should enhance this boundary through visual and acoustic softening, such as planting along the eastern edge. Buildings near this boundary should limit glazing on walls facing east, positioning most windows on the north, south, or west-facing elevations.

The orientation and roof design of the units should accommodate south-facing roofs for PV panel installations while incorporating north-facing rooflights for natural lighting.

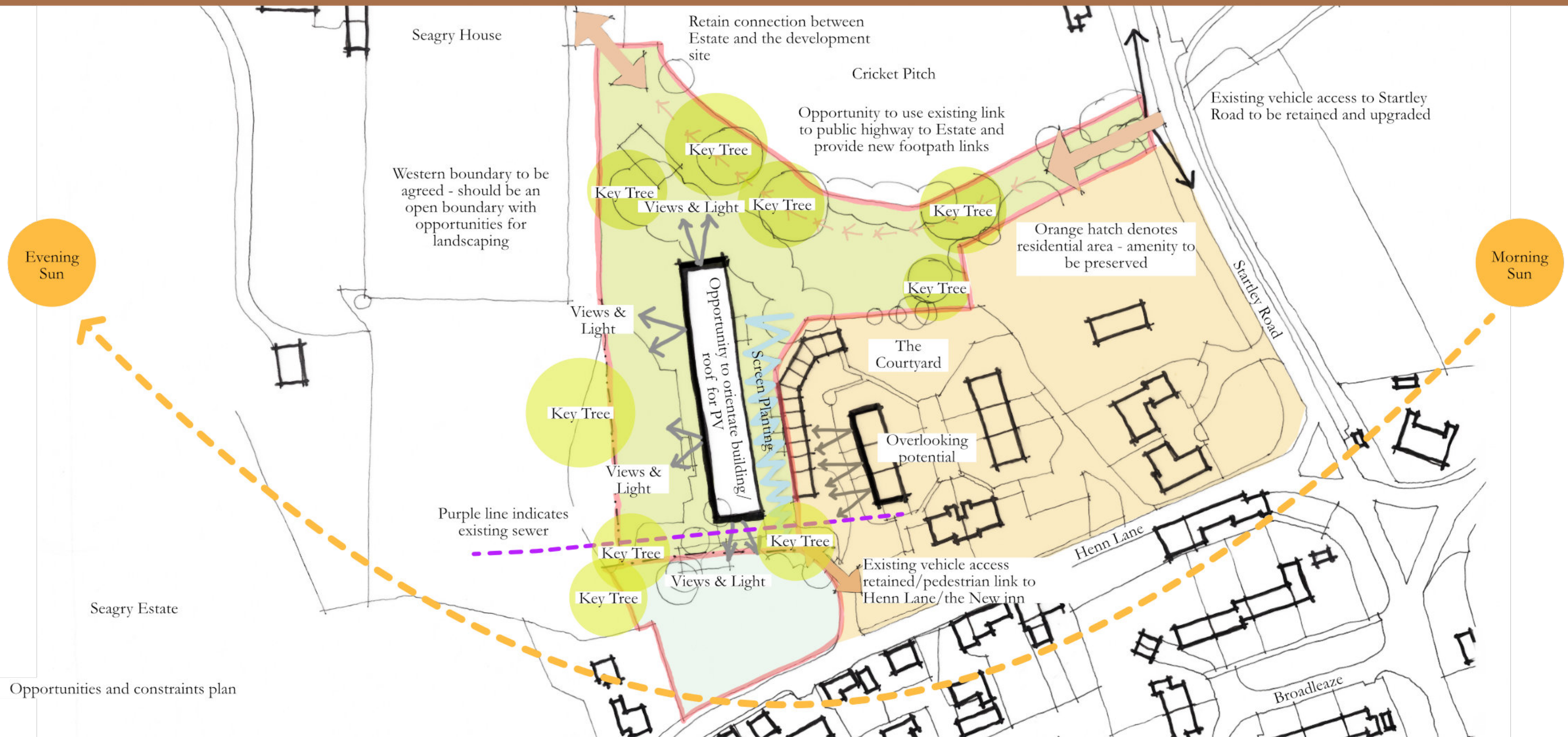
An existing drain near the southern boundary (believed to be a surface water drain serving The Courtyard) will be retained within

the development.

The western boundary should remain relatively open to foster a sense of connection between the development and the Seagry Estate. This boundary could be enhanced with estate-style fencing and attractive landscaping.

The site offers excellent potential for solar gain and natural lighting, as illustrated by the sun path diagram. The design should maximise these opportunities to improve energy efficiency.

The site's existing green landscape supports established habitats. Any development must consider ecological impacts and deliver, the now required, biodiversity net gain improvements.



5 Project brief

At the outset of the design process, the applicant outlined the following key requirements:

Erection of New Building(s) for 'Class E' / Light and B2 General Industrial Use and B8 Storage Use

- NB - the B2 elements has been deleted from the brief following pre-application planning officer advice.
- Rental units: Four units, each with an internal area of circa 150m² (1,500–2,500 sqft) per unit.
- Mezzanines: Potential internal mezzanine levels to be provided, with building heights accommodating tractors (minimum 4m eaves).
- Noise/Visual Mitigation: Address relationships with adjacent residential properties to the east (The Courtyard). The rear of the barns should have a solid appearance, while the west side should feature more frontage and glazing.
- Access: Upgrade the track connecting the industrial units to the east highway, designed to preserve key existing trees. Incorporate planting along the road to enhance the approach.
- Good design strategy.

- Improve relationship to Seagry House/the Lodge.

Erection of a New Building for Office/Workshop Accommodation (Seagry Estate)

- Office areas.
- Stables
- Canteen facilities.
- Toilets and showers.
- A machine wash area.
- Storage for estate machinery.
- A workshop.
- Fuel filler tanks.
- Access: Maintain a separate access track from the north to accommodate light machinery for the estate.

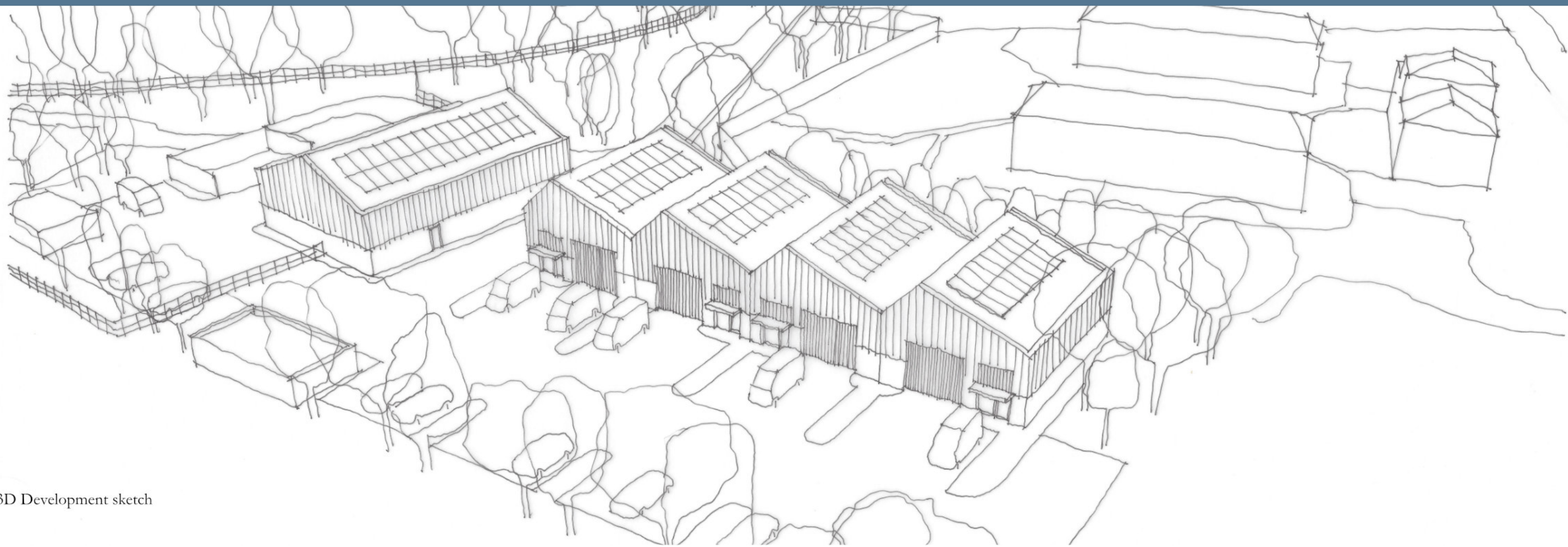
Site-wide Requirements

- Respect existing trees.

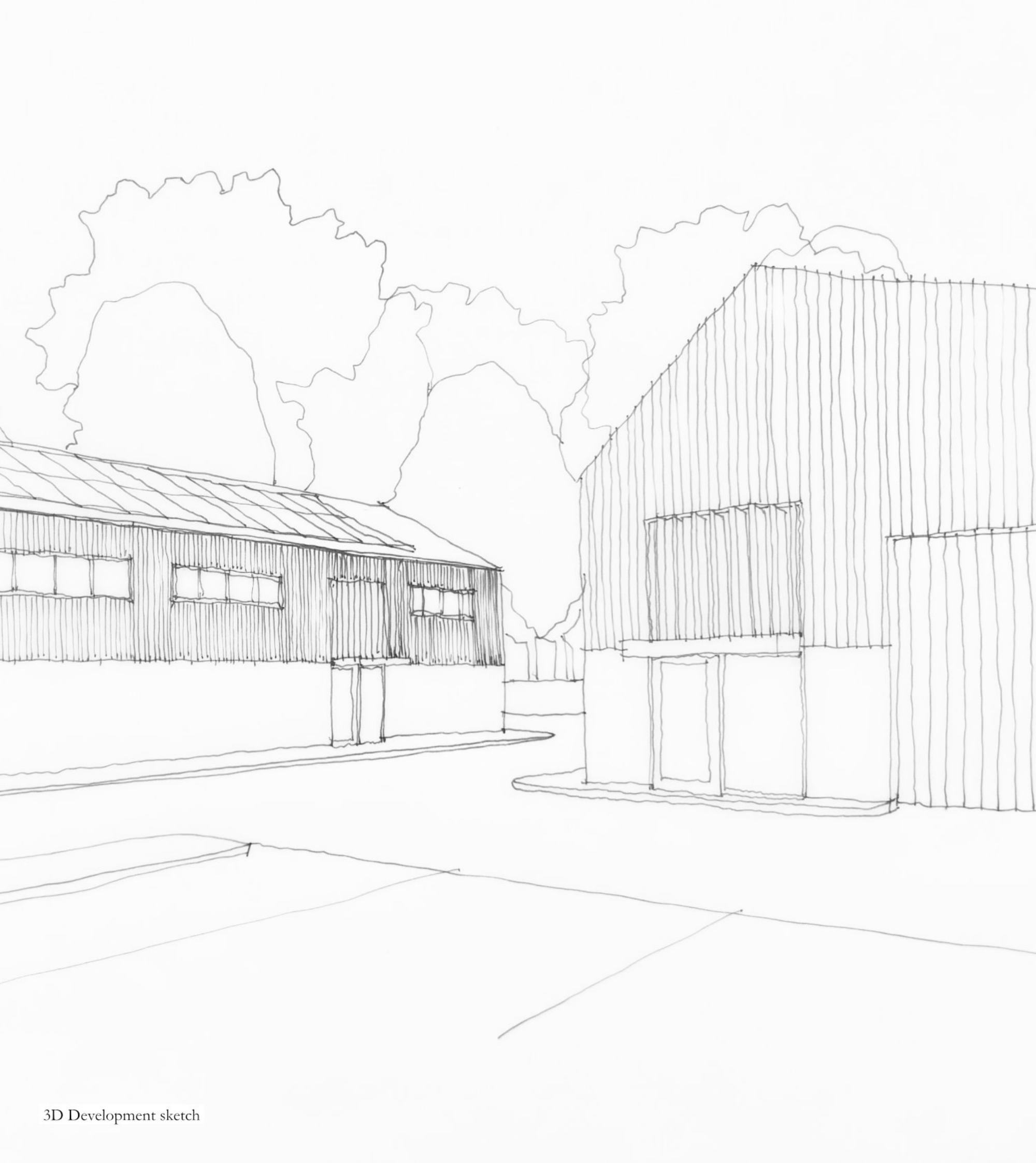
- Parking: Provide appropriate parking for all units.
- Refuse Storage: Designate areas for refuse storage for all buildings.
- Utilise photovoltaic panels where possible.
- Provide EV charging spaces in line with local authority and building control requirements.
- Roof Design: Explore different roof options, such as mono-pitch, flat, or pitched roofs. Consider green roofs for areas visible from The Courtyard.
- Materials: Favour local materials, including stone and hardwood timber. Explore slate roofs (requiring steeper pitches) or corrugated metal/zinc roofing. Good design required.
- Building Configuration: Separate buildings into two blocks - one for estate use and one for rental.

Additional Features:

- Relocate the silo and entrance features, if feasible.
- Optimise the location and orientation of barns for access and functionality.
- Include a turning head for larger vehicles.



3D Development sketch



3D Development sketch

6. The Design Proposal

The application site is in existing commercial use with land management underway as it is brought more formally into the Seagry Estate business. The first work to be undertaken will be site clearance and decontamination then to be followed by positive redevelopment.

Other than the two pairs of remnant historic gate piers, which are unaffected by the proposed development, the site has no heritage context or constraints. The site is broadly level and is well screened by existing trees. There is some potential general ecology interest but nothing specific has been identified that prevents or unduly constrains redevelopment e.g. there are no badger setts.

The site is within the reasonable physical extent of Upper Seagry, notwithstanding its past low key storage use, but that means it is in reasonable proximity to existing residential properties to the east or at least the garages of The Courtyard and slightly distant from 39 Henn Lane and other Henn Lane properties to the south and south west and Seagry House itself to the north west. Notwithstanding, maintaining a reasonable level of residential amenity is a consideration in developing the scale and design of the units and the uses proposed.

Principle

Upper Seagry is a small village with a reasonable range of local facilities and a bus service. The village is also in close proximity excellent road links. Existing Development Plan (and emerging) policy supports the redevelopment of existing employment sites and the provision of new employment development within or on the edge of small villages (see planning statement). In addition, employment development can be supported in the countryside where justified e.g. for agriculture or forestry or other rural businesses. The recent redevelopment of the Kingsway Nursery in Corston is a good example of the positive support for commercial development in rural areas and the delivery of the socio-economic benefits that this brings.

The development seeks to specifically address existing and future Seagry Estate business needs and also the positive commercial redevelopment of the existing “poor condition” employment building. The scale and design response specifically reflects and positively responds to site opportunities and constraints.

6.1 Site Layout

The site layout is divided into two distinct areas: Block A and Block B.

- Block A: A two-story building housing workshop, storage, and office spaces for the Seagry Estate. This block also includes a stable for three horses and a covered parking area, arranged in a courtyard layout.
- Block B: A two-story building comprising four rental units with parking opposite, along with bin/bike storage and a breakout space.

The layout is designed around the existing trees and their root protection zones (RPZs) while adhering to previously defined parameters.

Access, Parking and Servicing

The existing site benefits from two existing accesses. The access direct to Henn Lane will be downgraded to act only as an “emergency” access to the proposed commercial development. This access currently serves The Courtyard garage block and the reduced traffic along and through it will be a general highway safety and residential amenity benefit. It will provide pedestrian and cycle access to the proposal.

The existing access direct to the Startley Road will be re-purposed to serve the commercial and the estate management development (although general estate management traffic will still be able to access the estate direct to the north via an existing longstanding track). The existing Startley Road access is upgraded as a more formal access. It has existing good forward and general visibility, but this is formalised alongside its definition and surfacing in liaison with Wiltshire Highways.

The Seagry Estate service building will be supported by casual parking around an enclosed courtyard and the 4No. Commercial units will be supported by 21no parking spaces (including 1 disabled space and 4 EV spaces), cycle parking and bin storage. Of the 21 spaces, 8no will be oversized bays to allow for long wheel base vehicles to use them.

As a part specific and part flexible use is proposed across the two buildings and the site is within a village location (as advised at pre-application stage) a ‘maximum’ parking standard of 1 parking space per 50 sqm of GIA floor area has been used, for Block B.

Electric vehicle charging is initially provided in accordance with Wiltshire Council requirements and this will be supplied by energy generated from the PV panels and battery storage. Ducting will be inserted at construction stage to facilitate additional EV chargers as demand increases. A tracking diagram from the highways consultant will demonstrate acceptable vehicle movements.

Site Features

An existing access track to the north provides a direct link from the estate to Block A.

The western boundary follows the existing physical boundary, creating opportunities for new landscaping to “screen” the site from the estate.

Block B’s footprint aligns with the layout of the existing storage shed (to be demolished) to limit non-domestic spill towards Henn Lane. Its eastern placement allows for parking and vehicle activity on the west side, shielding these activities from The Courtyard. Additional screen planting and fencing along the eastern boundary enhances separation and protects amenity.

A footpath along Block B’s eastern boundary connects to fire exit doors.

