



PLANNING, DESIGN & ACCESS STATEMENT

On behalf of: J D Wallis 2025 Settlement

Site: Land off Church Farm Lane, Woodborough, Wiltshire

Proposal: Erection of 2 no. detached dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements.

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Contents

	Page
Contents.....	2
1. Introduction	3
2. Site and Surroundings	5
3. Planning History	7
4. Proposed Development.....	8
5. Planning Policy Context.....	9
6. Planning Assessment.....	14
7. Design Principles	20
8. Design Statement.....	22
9. Access Statement	25
10. Conclusion.....	26

DOCUMENT HISTORY				
Project Number:	241024			
Project Title:	Land off Church Farm Lane, Woodborough			
Document Reference:	PDA Statement			
Issue	Date	Prepared by	Checked by	Approved by
1	14-08-2025	MP	MP	MP
Comments				
Issue 1	Final Version for Planning			
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1. Introduction

Background

- 1.1 This Planning, Design and Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture and Planning Ltd (FAAP) on behalf of J D Wallis 2025 Settlement in support of a Full Planning Application for the erection of two new dwellings on land off Church Farm Lane, Woodborough.
- 1.2 This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 (as amended).
- 1.3 The purpose of this combined Planning, Design & Access Statement is to detail how the proposed development sits against current planning policy, and explain the principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with, through:
 - Explaining the design principles and concepts that have been applied to the development;
 - Demonstrating the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explaining the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account; and,
 - Stating what, if any consultation has been undertaken on issues relating to the development and what account has been taken of the outcome of any such consultation.
- 1.4 This Statement should be read in conjunction with the following plans/documents:
 - Drawing Ref. MFwoodboroughTOPO: Topographical Survey at 1:200 (A0);
 - Drawing No. 241024-01: Location Plan at 1:1250 (A3);
 - Drawing No. 241024-21: Design Scheme (Plot 2) at 1:100 (A3);
 - Drawing No. 241024-22: Design Scheme (Plot 1) at 1:100 (A3);
 - Drawing No. 241024-23: Elevations Plan (Plot 1) at 1:100 (A3);
 - Drawing No. 241024-24: Elevations Plan (Plot 2) at 1:100 (A3);
 - Drawing No. 241024-25: Site Plan and Block Plan at 1:200/1:500 (A1);
 - Preliminary Ecological Appraisal, prepared by All Ecology Ltd;
 - BNG Assessment Report, prepared by All Ecology Ltd; and,
 - Arboricultural Report, prepared by Naturally Trees.

Vision

- 1.5 The Applicant's vision has drawn on the following principles set out in the National Planning Policy Framework (NPPF):

- ***Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations – NPPF Para. 8***
- ***Making effective use of land – NPPF Para. 8***
- ***Boosting significantly the supply of homes – NPPF Para. 61***
- ***Small and medium sized sites can make an important contribution to meeting the housing requirement of an area – NPPF Para. 73***
- ***Enhancing the vitality of rural communities - NPPF Para. 83***
- ***Create high quality, beautiful and sustainable buildings and places – NPPF Para. 131***
- ***Ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping – NPPF Para. 135***
- ***Conserve and enhance the landscape and scenic beauty in National Landscapes – NPPF Para. 189***
- ***Sustain and enhance the significance of heritage assets – NPPF Para. 203***

- 1.6 The proposal will deliver two high-quality homes, which will make a positive contribution to the character of the local area, at a time when the Council aren't delivering a sufficient number of homes.

- 1.7 The Applicant looks forward to Wiltshire Council facilitating the delivery of this vision.

2. Site and Surroundings

- 2.1 The Application Site falls within the small village of Woodborough, which is positioned some 4 miles to the west of Pewsey.
- 2.2 The development site is a broadly square shaped plot of land that extends to approximately 0.14 hectares. It is a vacant parcel of grass land (see image below), that sits within the built-up area of the village, and forms part of a wider field to the south. The site is sandwiched between the residential properties of Woodborough House and Orchard House, to the east and west respectively. Beyond the site to the north is Church Farm Cottage.



View northwards across the Application Site (rear to front)

- 2.3 In terms of access, there is a pedestrian gated access point in the north western corner of the site (see red circle above), which provides access out onto Church Farm Lane. Vehicles can only access the site through Stack House, via Church Road.
- 2.4 From a planning point of view, the site sits in 'open countryside', but it is not in an isolated location and is very much read as a natural and logical infill plot within the built-up area of Woodborough.
- 2.5 The nearest public right of way is footpath WOOD20, which is some 175m to the south east of the site.
- 2.6 As with the rest of Woodborough, the site is washed over by the North Wessex Downs National Landscape. It also stands adjacent to the Woodborough Conservation Area.
- 2.7 The nearest listed building is Church Farm Cottage, which is Grade II listed and stands a short distance to the north of the site.

- 2.8 With regards to topography, there is a very gentle fall in levels across the site, generally from east to west.
- 2.9 The site is not in an area that is known to be at risk of flooding and is not the subject of any tree preservation orders.
- 2.10 Woodborough is a reasonably sustainable location. It has a village social club, church, primary school and garden centre.

3. Planning History

- 3.1 The Council's website confirms that the Application Site has not been the subject of any previous planning applications.

4. Proposed Development

4.1 Full Planning Permission is sought for the:

“Erection of 2 no. detached dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements”.

- 4.2 The Applicant is proposing to erect two detached dwellings in the village of Woodborough. They will sit in similar sized plots, with Plot 1 positioned on the western part of the site Plot 2 to the east.
- 4.3 Plot 1 will be a two storey, four-bedroom property of brick and plain clay tile construction. It will be of simple rectilinear form and orientated on a north-south axis.
- 4.4 Plot 2 will be a two storey, four-bedroom property of brick and plain clay tile construction. It will be of T shaped in form and orientated on a north-south axis.
- 4.5 Each of the properties will sit in a generously sized plot with ample private amenity space, commensurate in size to the dwelling it will serve.
- 4.6 The dwellings will benefit from an appropriate level of car parking, and turning, whilst details of cycle and refuse storage can be secured by way of an appropriately worded condition – likewise electric vehicle charging provision.
- 4.7 The existing access point in the north western corner of the site will be widened to allow private cars to enter the site. A gravel driveway will connect the proposed dwellings with the public highway. Good visibility is available in both directions.
- 4.8 Further details of both hard and soft landscaping can be secured by way of an appropriately worded condition.

5. Planning Policy Context

The Development Plan

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.3 Planning applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework, that indicate that the plan should not be followed.
- 5.4 The Development Plan for the purposes of considering this application comprises the Wiltshire Core Strategy and the Wiltshire Housing Site Allocations Plan.

Wiltshire Core Strategy

- 5.5 The Wiltshire Core Strategy was adopted in 2015 and forms the overarching planning policy framework for Wiltshire up to 2026.
- 5.6 The policies of most relevance to the consideration of this application as follows:
- Core Policy (CP) 1 – Settlement Strategy;
 - CP2 – Delivery Strategy;
 - CP18 – Pewsey Community Area;
 - CP51 – Landscape;
 - CP57 – Ensuring High Quality Design and Place Shaping; and,
 - CP58 – Ensuring the Conservation of the Historic Environment.
- 5.7 **Policy CP1** identifies the hierarchy of settlements and the level of development expected to take place at the various levels in the Settlement Hierarchy – Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages.
- 5.8 **Policy CP2** sets out the circumstances under which the development envisaged by CP1 will be delivered at each level of the hierarchy. CP2 states that:

“At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement*
- ii) Does not elongate the village or impose development in sensitive landscape areas*
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement”.*

5.9 **Policy CP18** sets out the strategy for the Pewsey Community Area, and identifies a requirement of 600 additional housing units to be provided over the plan period to 2026.

5.10 **Policy CP51** relates to the landscape, and requires that development proposals protect, conserve and where possible enhance landscape character.

5.11 **Policy CP57** relates to matters of design, and sets out a range of criteria for achievement of high-quality design to be incorporated, where relevant, into all new developments across Wiltshire.

5.12 **Policy CP58** requires development to protect, conserve and where possible enhance the historic environment.

Wiltshire Housing Site Allocations Development Plan Document (HSA DPD)

5.13 None of the policies in the HSA DPD are considered relevant to the consideration of this application.

Material Considerations

5.14 Section 70(2) of the Town and Country Planning Act 1990 requires that the local planning authority should have regard to any material considerations in dealing with an application for planning permission.

National Planning Policy Framework (NPPF)

5.15 The new National Planning Policy Framework (NPPF) was published in December 2024 and this outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated national planning policy framework. The ‘National Planning Practice Guidance’ (NPPG) was published in March 2014 and is also a material consideration.

- 5.16 A 'presumption in favour of sustainable development' is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system.
- 5.17 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan. Where there are no up-to-date plan policies, Paragraph 11 confirms that permission should be granted unless the policies in the framework provide a strong reason for refusal or the adverse impacts will significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole – having particular regard to key policies for directing development to sustainable locations, making more effective use of land, securing well-designed places and providing affordable homes.
- 5.18 Paragraph 39 requires that local planning authorities *"approach decisions... in a positive and creative way"*, and should *"work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible"*.
- 5.19 Paragraph 48 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 5.20 Paragraph 61 confirms the Government's objective of significantly boosting the supply of homes.
- 5.21 Paragraph 73 confirms small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.
- 5.22 Paragraphs 78 to 81 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing, including buffer, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test. The LPA cannot demonstrate a 5-year supply of deliverable housing land, consequently, the presumption in favour of sustainable development as set out within the paragraph 11 is therefore firmly engaged.
- 5.23 Paragraph 83 of the NPPF states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services"*.

- 5.24 Paragraph 110 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 5.25 Paragraph 124 of the Framework notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. The same document goes on to note that planning policies and decisions should encourage multiple benefits from both urban and rural land, through taking opportunities to achieve net environmental gains.
- 5.26 Paragraphs 129 and 130 require the planning system to support development that makes efficient use of land. In particular, it advises that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 5.27 Paragraph 131 calls the *“creation of high quality, beautiful and sustainable buildings... fundamental to what the planning and development process should achieve”*.
- 5.28 Paragraph 135 updates national policy guiding principles of design. Decisions should ensure that developments, *inter alia*, *“will function well and add to the overall quality of the area”, “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”, “are sympathetic to local character and history... while not preventing or discouraging appropriate innovation or change (such as increased densities)”, “optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development...”, and ensure “a high standard of amenity for existing and future users”*.
- 5.29 Paragraph 139 of the same document encourages LPAs to give great weight to raising the standard of design generally in an area.
- 5.30 Paragraph 189 of the Framework states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in..... National Landscapes which have the highest status of protection in relation to these issues”*.
- 5.31 Paragraph 193 confirms the four principles to conserve and enhance biodiversity.
- 5.32 Section 16 of the Framework seeks to conserve and enhance the historic environment.

Planning Practice Guidance

- 5.33 The Planning Practice Guidance is to be read in conjunction with the policies set out in the Framework, and expands upon the policies set out therein. The Guidance clarifies how national policy is expected to be fulfilled by local planning authorities.

6. Planning Assessment

- 6.1 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Indeed, the determination of this current application should be made in accordance with the Development Plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.2 The key planning issues in this case for a development involving the *'Erection of 2 no. detached dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements'* are considered to be:
- a. The Principle of Residential Development;
 - b. Housing Mix;
 - c. Impact on Heritage Assets;
 - d. Design / Layout;
 - e. Access, Turning & Parking;
 - f. Flood Risk;
 - g. Drainage;
 - h. Ecology;
 - i. Archaeology;
 - j. Contamination;
 - k. Residential Amenity;
 - l. Safer & Sustainability; and,
 - m. Summary.

The Principle of Residential Development

- 6.2 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.3 As mentioned previously, CP2 of the Wiltshire Core Strategy allows infill development in the built-up area of Small Villages, such as Woodborough.
- 6.4 In this instance, it is clear that the site falls within the built-up area of Woodborough. It is sandwiched between two existing residential properties, and is physically well contained. It feels like a natural and logical location for a small residential scheme.
- 6.5 Infill development is defined in the Core Strategy *"as the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling"*. In this case the site is considered to be a small gap within the village, which is large enough for a few dwellings – in this case two. Although the definition to 'generally only one dwelling', there have been a number of decisions in Wiltshire where infill developments have been approved,

which propose more than one dwelling. Furthermore, the Framework seeks to significantly boost the supply of housing and encourages Applicants to make more effective use of land.

- 6.6 In terms of the requirements of CP2 the proposed dwellings will very much respect the existing character and form of the settlement (i). Indeed, this part of the village is characterised by good sized houses in generously sized plots, addressing the public highway. The proposed dwellings are consistent with this.
- 6.7 With regards to criterion (ii), the proposed development would not elongate the village. It is sandwiched between two existing residential plots and is very much read as part of the built-up area. Whilst the site sits within the National Landscape, it is not considered to be a particularly sensitive part of this designation. It forms the northern end of a wider field, which serves no useful function from an agricultural point of view, and its loss to a small residential scheme would not cause significant landscape harm.
- 6.8 Criterion (iii) requires development not to consolidate an existing sporadic loose knit area of development related to the settlement. The addition of two new houses in this location would complement the existing pattern and gain of development in this part of the village, which couldn't be described as either sporadic or loose knit.
- 6.9 The proposals are considered to comply with CP2, and therefore the principle of development in this location is considered acceptable.
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- 6.10 Even if the Council were to conclude that the proposed development didn't comply with CP2, they cannot currently demonstrate a 5 years supply of housing land. It is currently at 2.03 years, which represents a significant shortfall, and way below what they should be delivering over the next 5-year period. There is a pressing need for the Council to bring forward more homes, as the current policies that relate to housing delivery are effectively out of date.
- 6.11 As such, paragraph 11 of the Framework confirms that permission should be granted unless the policies in the framework provide a strong reason for refusal or the adverse impacts will significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole – having particular regard to key policies for directing development to sustainable locations, making more effective use of land, securing well-designed places and providing affordable homes.
- 6.12 In this case, there is nothing that would provide a strong reason for refusing planning permission, and the benefits of a modest residential scheme in this location, would not be significantly and demonstrably outweighed by the adverse impact.

- 6.13 The economic role of the NPPF requires proposals to contribute to build a strong, responsive and competitive economy. The proposal would encourage development and associated economic growth with future occupants undoubtedly contributing to the local economy and continued viability of services in the local area and beyond. In addition, the proposed location of the development would contribute towards meeting the housing need in an area where a five-year supply of housing cannot be demonstrated, on a site that has previously benefitted from planning permission for residential development, and as such accords with the Government's objective of significantly boosting the supply of housing.
- 6.14 The social role of the NPPF requires planning to support strong, vibrant and healthy communities and states that it should create a high-quality built environment. The proposal provides an opportunity to deliver 2 no. four bedroom properties, which would be in accordance with Core Policy 45 which requires a range of house types, tenures and sizes.
- 6.15 In terms of the environmental element, the NPPF requires that the natural, built and historic environment should be protected and enhanced and should mitigate against climate change. The proposal for a residential use on this land within the built-up area of Shalbourne is considered to be compatible with the character of the surrounding area.
- 6.16 The proposal is therefore not considered to have any adverse effect on the historic environment, natural environment, or built environment. To the contrary, the proposed development will make a positive contribution to the character and appearance of the adjoining Conservation Area and the landscape and scenic quality of the National Landscape, as well as providing notable gains in biodiversity.
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- 6.17 To summarise, the proposals accord with CP2 of the Wiltshire Core Strategy, and would make a small but worthwhile contribution to the Council's current housing land supply position.

Housing Mix

- 6.18 The Applicants are seeking permission for two open market dwellings – each of which, will have four bedrooms. They will contribute to the range of properties in the Parish, whilst respecting the character and appearance of the surrounding area.
- 6.19 Owing to the quantum of development and the size of the site, no affordable housing contribution is attracted in this instance.

Impact on Heritage Assets

- 6.23 Section 12 requires the conservation and enjoyment of the historic environment through the protection of designated and non-designated Heritage Assets. In particular, paragraph 203 of

the NPPF sets out the desirability of sustaining and enhancing the significance of heritage assets.

- 6.24 The proposed development will not have a harmful impact on any designated heritage assets. Although the site is adjacent to the Conservation Area designation, it is not considered to form an important part of the setting of this designation, and no important views are afforded into or out of the site. Furthermore, the setting of the nearest listed building will not be unduly compromised by the proposed development. Indeed, the proposed dwellings are a generous distance away from Church Farmhouse, with the benefit of intervening vegetation as well.

Design/Layout

- 6.25 The Design Statement below addresses matters of design and layout in accordance with relevant Development Plan policies, and Section 12 of the NPPF.

Access, Turning & Parking

- 6.26 As set out in the Access Statement below, the proposed development will provide appropriate access arrangements to serve the proposed dwellings, and sufficient levels of parking/turning to accord with the Council's adopted standards.

Flood Risk

- 6.27 The GOV.uk website confirms that the Application Site does not fall within an area where the risk of flooding from rivers or the sea is very low. The risk of surface water flooding is also very low.
- 6.28 As such, the NPPF does not advise that development should be restricted in this location, and no flood risk assessment has been submitted as part of this application.

Drainage

- 6.29 As outlined on the submitted Application Forms, the means of foul water disposal is unknown at this stage, whilst it is expected that surface water run-off will go to soakaway/SUDS.

Ecology

- 6.30 An Ecological Report has been submitted as part of this application.

Lighting Assessment

- 6.31 There will be no significant external lighting proposed (e.g. floodlighting, lit areas of car parking etc).

Archaeology

- 6.32 An Archaeological Desk-Based Assessment has not been submitted as part of this application.
- 6.33 Whilst there are not known to be any archaeological features of any importance on the site, the Applicant does not have any objection to the Council attaching a precautionary condition to any permission in respect of the discovery of any features of architectural, historic or archaeological interest during on-site works.

Contamination

- 6.34 A contamination report has not been submitted as part of this application, and can be secured by way of an appropriately worded condition if considered necessary.

Residential Amenity

- 6.35 As confirmed in the Design Statement below, the proposed dwellings will be provided with adequately sized amenity area, and appropriate levels of privacy.
- 6.36 The amenity of existing residents to the north, east and west will not be compromised by these proposals. Indeed, the proposed dwellings will be well screened from the neighbours, and a generous distance away from them.

Safer & Sustainability

- 6.37 In accordance with Part L1B of the Building regulations, and relevant policies in the Development Plan, the proposed dwellings will be constructed to attain the relevant standard of energy efficiency.

Summary

- 6.38 In principle, the site represents an opportunity for a sustainable form of residential development, that accords with the Framework as the site is not 'isolated' and instead is part of the built-up area, where residential development could help to maintain the vitality of local services and facilities within the local area – at a time when the Council cannot currently demonstrate a 5 years supply of housing land.

- 6.39 The design components of the scheme are considered acceptable, and the proposed dwellings will respond successfully to the constraints of the site, allowing them to sit comfortably in this location.
- 6.40 There are no technical reasons why the proposed development should not come forward, and there are considered to be a number of benefits in introducing two high quality homes into a sustainable residential area.

7. Design Principles

Achieving High Quality Design

7.1 NPPF Paragraph 130 establishes the framework for delivering high quality design. The assessment undertaken provides the basis for meeting these principles, while balancing the needs of the community as a whole, neighbouring residents, a developer delivering a viable scheme, policy requirements and local contextual factors.

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

7.2 Relevant policies in the Development Plan; and guidance in Sections 12 and 16 of the NPPF are also relevant to securing high quality design. A set of fundamental design principles were arrived at and used to inform the development design:

Development Principles

- Introduce two sympathetically designed dwellings that respect the character of the area;
- Draw on the pattern and grain of development seen to the east and west;

- Ensure the proposed residential curtilages are commensurate in size to the proposed dwellings;
- Give careful consideration to the positioning of the dwellings, so that they sit comfortably in this location;
- Use an appropriate palette of materials, reflective of the local vernacular; and,
- Reinforce existing soft landscaping framework.

Access Principles

- Create new vehicular access point out onto Church Farm Lane;
- Ensure that there is no detrimental impact on the capacity, free flow and safety of the local highway network;
- Provide adequate on-site turning arrangements for private cars; and
- Car and cycle parking to accord with the Council's standards.

8. Design Statement

Proposed Development

- 8.1 Full Planning Permission is sought for the:

“Erection of 2 no. detached dwellings; with associated parking, turning, landscaping, private amenity space and access arrangements”.

Use

- 8.2 The Application Site forms part of the sustainable residential area of Woodborough.
- 8.3 Although Woodborough does not have a Limits of Development, it is a natural and logical site for a small residential scheme that is not isolated and is very much read as part of the built-up area of the village. It is considered to be an ‘infill site’ have regard to the definition within the Wiltshire Core Strategy.
- 8.3 Justification for a residential use in this location is set out in Section 6 of this Statement.

Amount

- 8.4 The DMPO states that ‘amount’ means:

***“(a) in relation to residential development, the number of proposed units for residential use; and
(b) in relation to all other forms of development, the proposed floor space for each proposed use forming part of the development”.***

- 8.5 Whilst the NPPF advocates the more effective use of land, density as a measure in itself does not indicate whether a proposal is acceptable or not. Moreover, it is the quality of the overall design of the development and its impact on the character and amenities of the area that must be taken in account. It is this that has guided the amount of development proposed in this instance.
- 8.6 The Applicant is proposing to erect two detached dwellings on the site. Collectively they will have a gross internal floor area of approximately 330sq/m.
- 8.7 The density of the proposed development is considered acceptable in this location, as is the overall site coverage. The proposed dwellings will sit in generously sized plots, commensurate in size to the properties they will serve. The development will not appear cramped or contrived, but will sit comfortably in this location, retaining a sense of space and openness that you would expect to find on a site of this nature.

Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”.

- 8.8 The layout of the proposed development is illustrated on the Site Plan submitted as part of this application.
- 8.9 Careful consideration has been given to the positioning of the two dwellings to ensure that they sit comfortably in this location.
- 8.10 Both plots will stand side-by-side, orientated on a north-south axis, so that they positively address Church Farm Lane, and provide a positive addition to the streetscene. Whilst it is appreciated that Orchard House has its rear elevation facing the road, there are a number of properties (e.g. Church Farmhouse and Bramley) which have their principal elevation addressing the public highway – not just on Church Farm Lane, but elsewhere in the village.
- 8.11 Each dwelling will benefit from a good-sized garden area, and appropriate levels of soft landscaping.
- 8.12 The proposed dwellings have been positioned accordingly to ensure that there are no issues of overlooking, loss of privacy, or harm to any existing trees.
- 8.13 Overall the layout is considered to be a sympathetic approach to the constraints of the site, allowing a sense of space and openness within the site, whilst making more effective use of it.

Scale

- 8.14 Each of the proposed dwellings will have accommodation over two floors, which is considered to be appropriate in this location. The scale of Plot 2 will be broken up, with a lower element complementing the main two storey house and what is seen elsewhere in the village.
- 8.16 This is considered to be an appropriate scale of development for this location. The dwellings will not appear prominent in the streetscene, or the wider countryside/AONB and will respect the character and appearance of other dwellings in the adjacent Conservation Area designation. They will very much be read as part of the built-up area of Woodborough.

Appearance

- 8.17 This scheme provides an opportunity to provide two additional dwellings, within an attractive environment.
- 8.18 The dwellings have both been individually designed. They will appear different from each other, but still architecturally harmonious.
- 8.19 An appropriate palette of materials (to be agreed by condition) will allow the buildings to sit comfortably in this location, and blend in seamlessly with the fabric of the area. The new dwellings have therefore been designed to be sensitive to the character of the site and surrounding area without copying any particular style. They will add interest to the variety of properties seen in the Parish, and utilise materials that are sympathetic to other properties in this part of the District. The walls will be brick, whilst the roofs will be plain clay tiles.
- 8.20 The proposed development is architecturally pleasing, and would not look out of place in this location.
- 8.21 Overall, the scheme is considered to be of a high-quality design, which will provide an attractive form of development, that takes the opportunity available to improve the character and quality of the site and surrounding area (as per the NPPF).

Landscaping

- 8.22 Full details of hard and soft landscaping can be secured by way of an appropriately worded condition.

9. Access Statement

Policy

- 9.1 The proposals have been influenced by technical guidance in the 'Manual for Streets 1 & 2' (MfS), and relevant policies in the Development Plan.

Existing Vehicular Access

- 9.2 In terms of access, there is a pedestrian gated access point in the north western corner of the site (see red circle above), which provides access out onto Church Farm Lane. Vehicles can only access the site through Stack House, via Church Road.

Proposed Vehicular Access

- 9.3 The existing access point in the north western corner of the site will be widened to allow private cars to enter the site. A gravel driveway will connect the proposed dwellings with the public highway. Good visibility is available in both directions.

Cycle Storage

- 9.4 The Applicant is committed to providing on-site cycle storage, and this can be secured by way of an appropriately worded condition.

Parking/Turning

- 9.5 Sufficient parking and turning will be incorporated within the development to accord with Council standards, whilst ensuring that it does not dominate the development.

Access for All

- 9.6 The new dwellings will be constructed to meet the requirements of Building Regulations Part M.

10. Conclusion

- 10.1 This Statement outlines the reasons why the Council should grant planning permission.
- 10.2 The proposals accord with CP2 of the Wiltshire Core Strategy, and would make a small but worthwhile contribution to the Council's current housing land supply position. The site is an appropriate location for a small residential development, where the benefits clearly outweigh the harm.
- 10.3 The design components of the scheme will allow the houses to sit comfortably in this location responding to successfully to the site constraints and sensitivities, whilst making a positive contribution to the character and appearance of the site and surrounding area.
- 10.4 There are no technical reasons why this application should not proceed, and the proposals will not have a harmful effect on the significance of either the Conservation Area, or the nearby listed Church Farmhouse.
- 10.5 It is respectfully requested that planning permission be granted accordingly.