

Planning Statement
for
adjustment of boundary between
paddock and residential curtilage

at

Pile Oak Cottage
Donhead St Andrew
Wiltshire
SP7 9EH



Ralph Perry Robinson

PHPP

ralph@phpp.co.uk

This document accompanies a change of use application to regularise landscaping works undertaken at Pile Oak Cottage following its extension and modernisation under PL/2021/05901.

The house was originally a Wardour Estate cottage and is surrounded by agricultural land owned by the estate. It is reached by a private road (Wardour Lane) that is also owned by the estate. Its paddocks have historically been accessed from the lane through a field gate to the north.

During the construction works an access track of permeable scalpings was laid as part of extensive land drainage operations to the site and paddocks, which had flooded with seasonal regularity.

A shed under the protected oak trees (shown in drawing WEPO1) was demolished and rebuilt further away from them (WEPO2).

Site parking occurred on the track in order to free up the narrow Wardour Lane, which also serves Pile Oak Lodge and allows anglers and wide forestry vehicles to get to Wardour woods and ponds.

This continued until recent advice required cars to park in designated bays (under PL/21/05901) to the south of the cottage. This has been found to be impractical as a new widened vehicle gate would mix cars and children unnecessarily.

This application seeks to allow cars to continue to use the field gate opening as before, from the private road: they had done so in the past to service the horses and ponies in the adjacent paddocks and field shelter.

The repositioned shed to the south of the field gate was found to have been sited on agriculturally designated land so the landowner has removed this from the estate and transferred its land with the access track to that of the cottage.

The proposal seeks to ratify this and provide a safe enclosed area for children and animals with minimal intervention.