



DESIGN & ACCESS STATEMENT

Land Adjacent to The Lodge, Broad Hinton, Wiltshire, SN4 9PA

Proposed development of 1 self-build unit

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INTRODUCTION

This Design and Access Statement supports an outline application for:

Land Adjacent to the The Lodge, Broad Hinton, Wiltshire, SN4 9PA for

“The construction of a self-build dwelling and associated infrastructure.”

It has been prepared to achieve the following goals:

- **Demonstrate design alternatives**
- **Establish key visions**
- **Illustrate the proposed scheme and why it's appropriate for the site**

The statement seeks to identify opportunities to enhance the site and draw attention to the relationship it has with its surroundings.

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WHO WE ARE



WHO WE ARE

MDP is a planning consultancy and development practice that specialises in design-led residential schemes. MDP have 20+ years experience in town planning from annexes to developments of 2-100 units. The practice's design ethos is to select good sites and present robust schemes that are sensitive to their context.

Based out of Oxfordshire, the practice has established good working relationships with the Local Authorities in the area. This has been key to achieving good track record in gaining planning approvals on behalf of clients.

PURPOSE OF A DESIGN AND ACCESS STATEMENT

According to Planning Policy Guidance Paragraph (14-031-20140306) a Design and Access Statement (DAS) should serve three purposes:

CONTEXT

A DAS statement must demonstrate the steps taken to appraise the context of the proposed development, since it is important to the eventual design that an applicant should understand the context and use this understanding to design the scheme. To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation, as well as design.

ACCESS

A DAS statement should explain the approach to access, including a description of any Local Highway Authority (LHA) consultation or research undertaken in relation to access issues and how the outcome of this advice has influenced the proposals. Access also refers to accessibility and for this reason an illustrative layout has been included.

DESIGN PRINCIPLES & CONTEXT

A DAS should explain the design principles and concepts that have been applied to particular aspects of the proposal. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to, and between, all parts of the development have been maximised.

DESIGN TEAM



Nick Culhane
Highway Consultant



DUCKWORTHS
ARBORICULTURE LTD.



DESIGN & ACCESS STATEMENT 2025

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DESIGN PROCESS

Throughout the design process a number of well- established design principles, which have been applied, provide the basis for good design, many of these are echoed in the Wiltshire Core Strategy

Good planning goes hand in hand with good urban design. The Urban Design Compendium 2 states: “Planning, urban design and sustainable development are responses to the same challenge: how to make successful places in a responsible way, making the most of what the market can deliver.”



These principles (although not all extant policy) are the basis for successful place making and for this reason, the emerging design proposals have had regard to the principles and design guidance set out in the following documents

By Design: Urban design in the planning system towards better practice Delivering Quality Places: Urban Design Compendium

Safer Places: The planning system and crime prevention
(By Design)

Manual for Streets (version 1 and 2, 2010)

DESIGN PROCESS

In particular, the design has been informed by the following general principles, as well as the more detailed guidance from local sources.

Adaptability

A place should be able to change easily

Ease of movement

A place should be easy to get to and move through

Character

A place should have its own identity

Quality of the public realm

A place should have attractive and successful outdoor areas

Legibility

A place should have a clear image and be easy to understand

Continuity and enclosure

Public and private spaces should be clearly distinguished

Diversity

A place should have variety and choice

DESIGN PROCESS

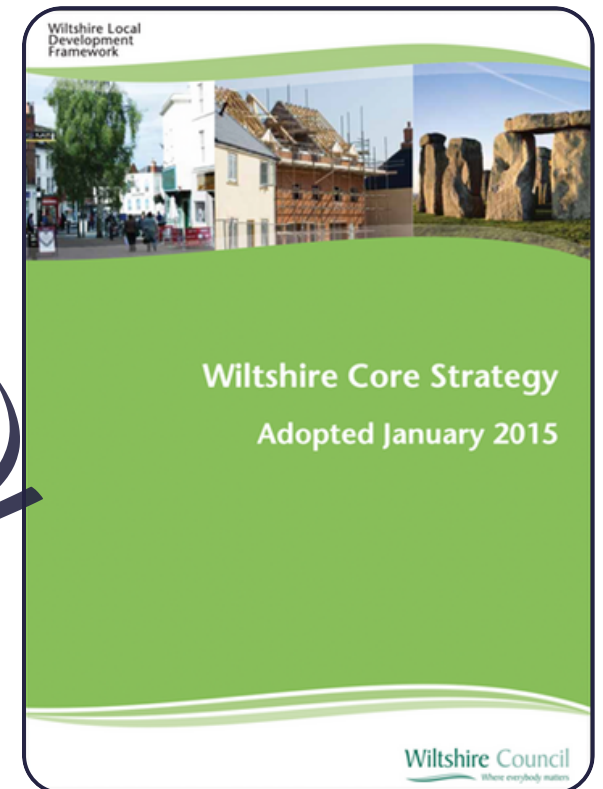


Paragraph 60 of the National Planning Policy Framework (NPPF) discusses the government's objective of significantly boosting the supply of housing and ensure the objectively assessed needs for market and affordable housing are met in full.

Paragraph 49 states that housing applications should be considered in the context of a presumption in favour of sustainable development.

Wiltshire Council accepts that it cannot demonstrate a five year supply of deliverable housing land, and are currently reporting a housing land supply of only **2.42 years**.

Chapter 12 of the NPPF promotes good design of the built environment which is seen as a key aspect of sustainable development. Part of this is to promote or reinforce local distinctiveness.

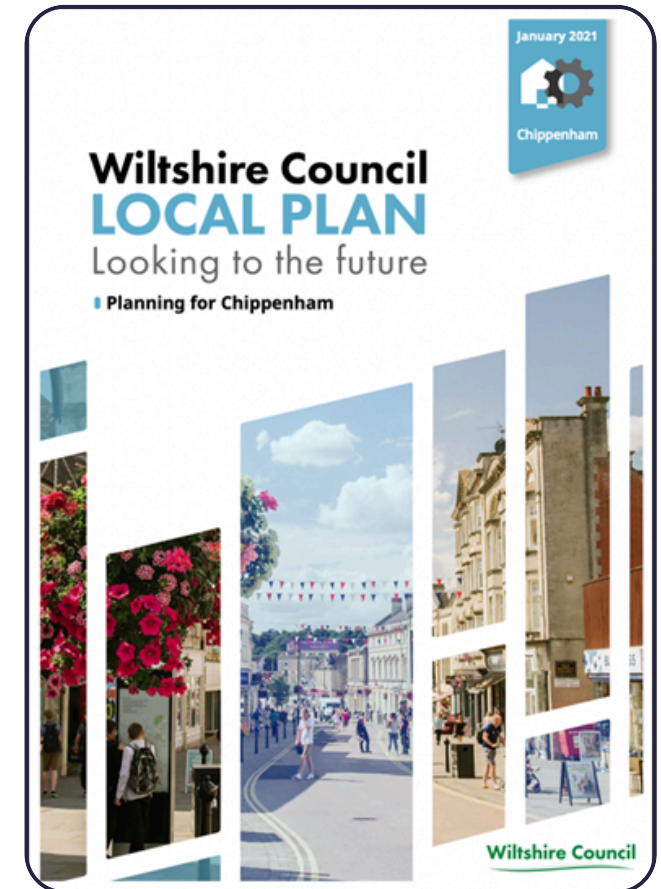
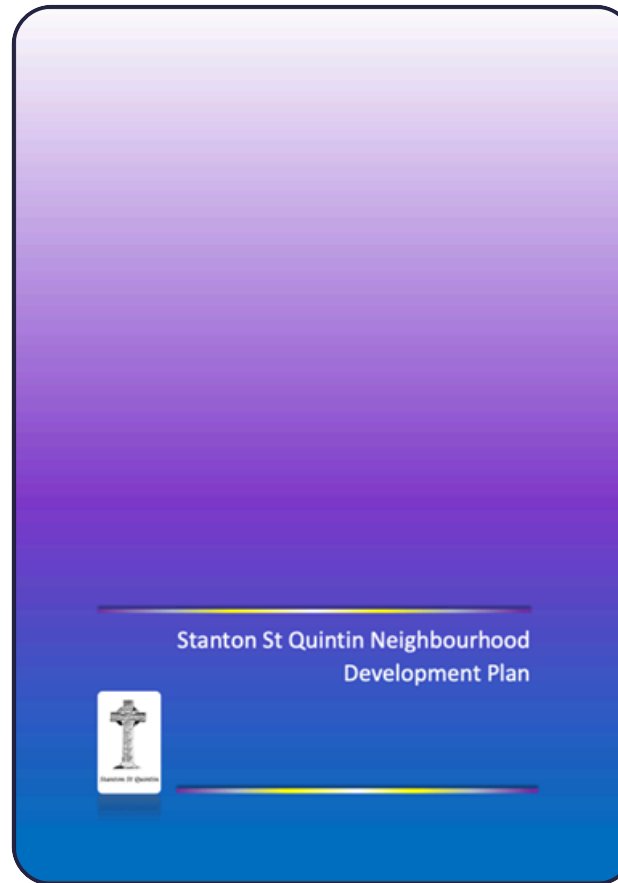


PLANNING POLICY

Good design is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 10 expects that local planning authorities should approach decision-making in a positive way and they should seek to approve applications that improve the economic, social and environmental conditions of the area (as per Paragraph 8).

Planning Policy matters are discussed in greater detail in the enclosed Planning Statement.



AREA CONTEXT



This site is positioned on the south edge of Broad Hinton. The area has fair access to main settlements within Wiltshire, such as:

Swindon (4.3 miles)
Marlborough (7.7 miles)
Calne (10 miles)
Devizes (13 miles)
Malmesbury (17 miles)
Chippenham (22 miles)

This provides the residents with suitable local and regional connections for employment, education, leisure facilities and shopping.

AREA CONTEXT

Summers Road lies in a semi-rural setting, offering a peaceful environment while still being conveniently close to local amenities in the village of Broad Hinton



The site lies within the Open Downland LCA in a semi-rural landscape. Summers Road has an edge-of-village context with commanding views of the nearby National Landscapes to the south east.

The site feels part of the village and is neatly enclosed by existing trees and hedgerows which will be retained meaning that the site will always be read as part of the settlement rather than the open countryside surrounding it.

The addition of a well designed two story dwelling on the site will give rise to a minimalised local landscape change.

The wider maps illustrate Broad Hinton's strategic position within Wiltshire, with good connections to the local road network and easy access to nearby towns such as Swindon, Marlborough, and Calne. This accessibility supports sustainable travel choices and reinforces the suitability of this location for modest residential growth.

BROAD HINTON FACILITIES

The village of Broad Hinton offers a welcoming and well-supported community, with a traditional pub (200 meters), an Italian 'La Strada' restaurant (400 meters), a village hall (800 meters) and a well-regarded primary school (300 meters) all close at hand. The surrounding landscape is rich with heritage; the nearby Hackpen White Horse sits on the slopes of the Marlborough Downs, and The Ridgeway National Trail - one of Britain's most historic walking routes - lies within easy walking distance, providing exceptional opportunities for walking, cycling and outdoor pursuits.

The property is conveniently positioned for access to the wider area. The market town of Marlborough, known for its shops, cafés and independent businesses, is only a short drive away, while Royal Wootton Bassett and Swindon provide additional services, leisure facilities, employment opportunities and transport links.



BROAD HINTON FACILITIES

The site provides key access to local employment centres, with opportunities across sectors such as retail, healthcare, education, logistics, and services. Its links to nearby towns including Swindon, Marlborough, and Calne further expand this employment catchment, supporting sustainable commuting options.

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Paragraph 79 states: *“To promote sustainable development in rural areas... planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”* This principle applies directly here: modest, well-connected growth on the settlement edge supports Melksham’s role as a sustainable market town and strengthens local service networks. The proposal therefore aligns with national policy encouraging proportionate growth where it can reinforce existing communities.



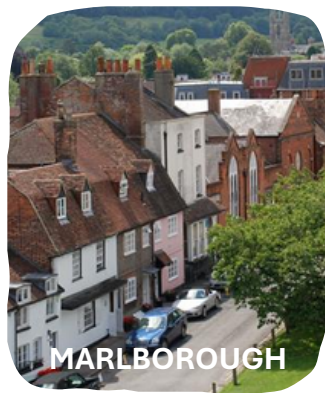
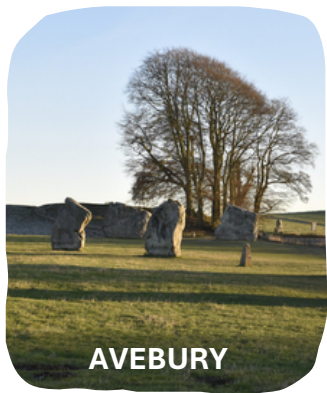
BROAD HINTON FACILITIES

Future residents would benefit from convenient walking and cycling routes to nearby schools and day-to-day facilities, accessed via a metalled adopted highway which has a footway along part of the length. Local bus services provide regular connections to Swindon town centre, Marlborough and surrounding areas.

Further services are only a few minutes away by car meaning environmental effects from short local trips would be minimal.

NPPF Paragraph 105 recognises this context: “...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”

The site offers a balanced range of travel options appropriate for its village setting, which will of course be augmented by nearby major strategic development.



BROAD HINTON FACILITIES



SITE APPRAISAL



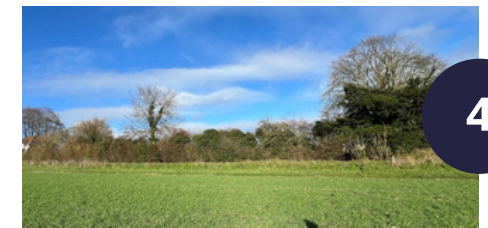
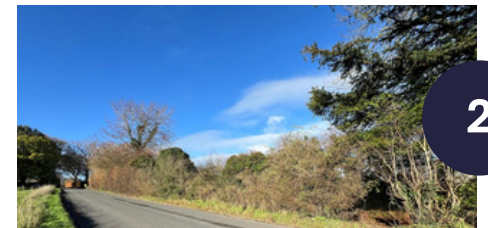
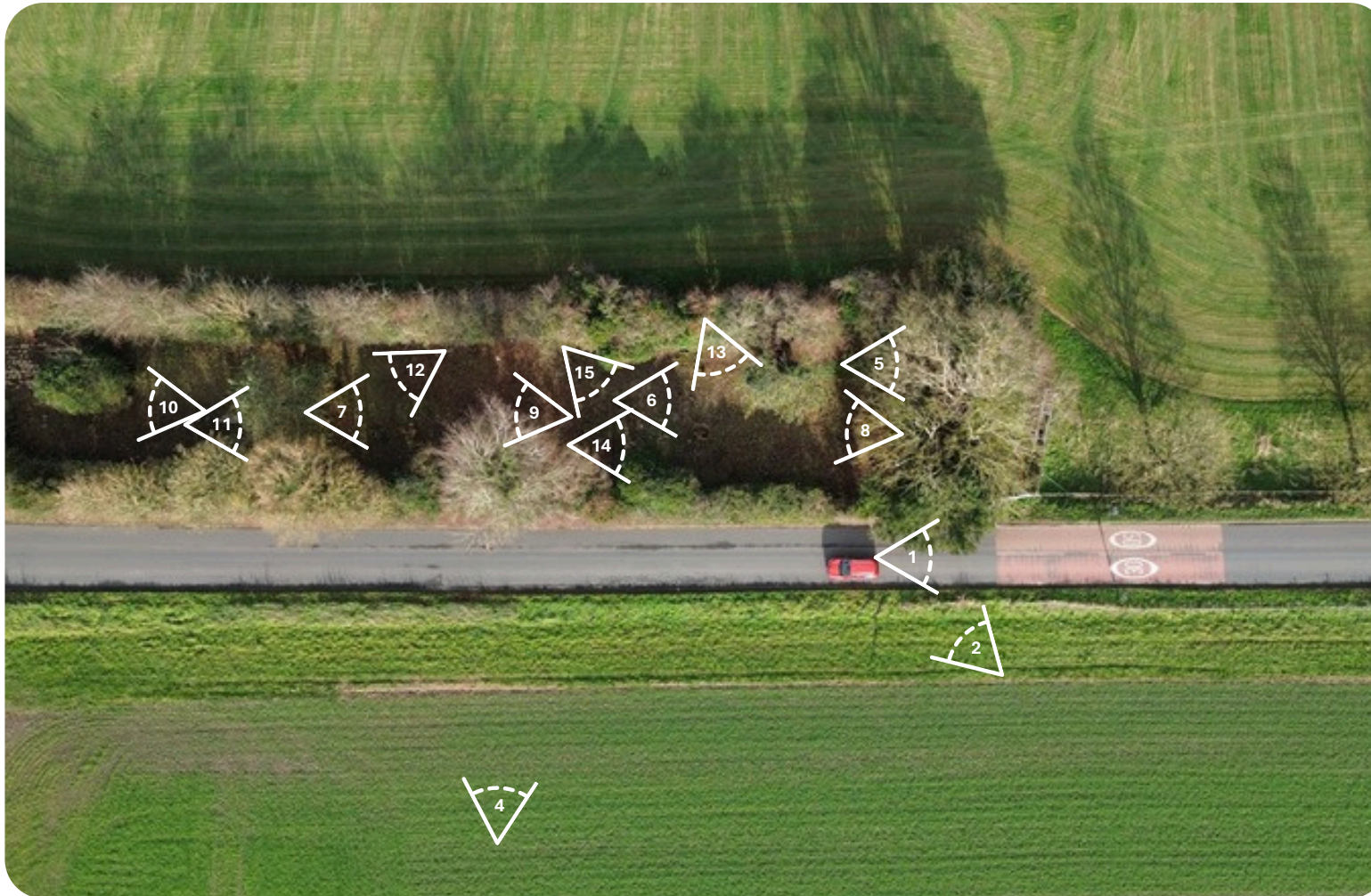
CONSTRAINTS The site is within Flood Zone 1, which is the lowest risk category. It is not within a Conservation Area, the Green Belt or a National Landscape (formally AONB). It also does not fall within the setting of a nearby listed building or have any allocation status within the Council's adopted development plan.

SIZE AND LANDSCAPE A topographical survey was undertaken in 2025 by Fosse Surveys. The site is approximately 1180 square meters. It is a rectangular parcel of land that is presently used as excess garden to The Lodge.

The site is enclosed by mature hedgerows to most of which will be retained. This affords the site a strong degree of screening from the adopted highway and indeed wider vantage points.

As such, the site is flat and featureless and free from top level planning constraints.

PHOTOGRAPHIC SURVEY AND INDEX



All photos were taken during a photographic survey by Mark Doodes Planning in November 2025, using a DJI mini 3 with a 24mm lens.

PHOTOGRAPHIC SURVEY AND INDEX



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8



11



6



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12



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13

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PHOTOGRAPHIC SURVEY AND INDEX



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Aerial
View of
site



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PHOTOGRAPHIC SURVEY AND INDEX

Aerial
View of
site



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DESIGN PRINCIPLES

Whilst Layout is not a matter to be considered as part of this submission, the illustrative layout has been the product of careful consideration.

It was important from the outset and throughout the design process to understand and consider the constraints and opportunities apparent on the site.

Designers, ecologists, highways engineers, and a town planning consultant informed the making of these proposals with the desire for the final design to respect the surrounding area.

The team considered it important to propose a highly verdant low density scheme rich in new landscaping opportunities, whilst retaining existing, new ecology enhancements and notably through wildflower seed mix.

The benefit of an outline planning permission is that layout and landscaping matters can be postponed to a future decision making juncture which will of course benefit from pre application advice with the LPA.

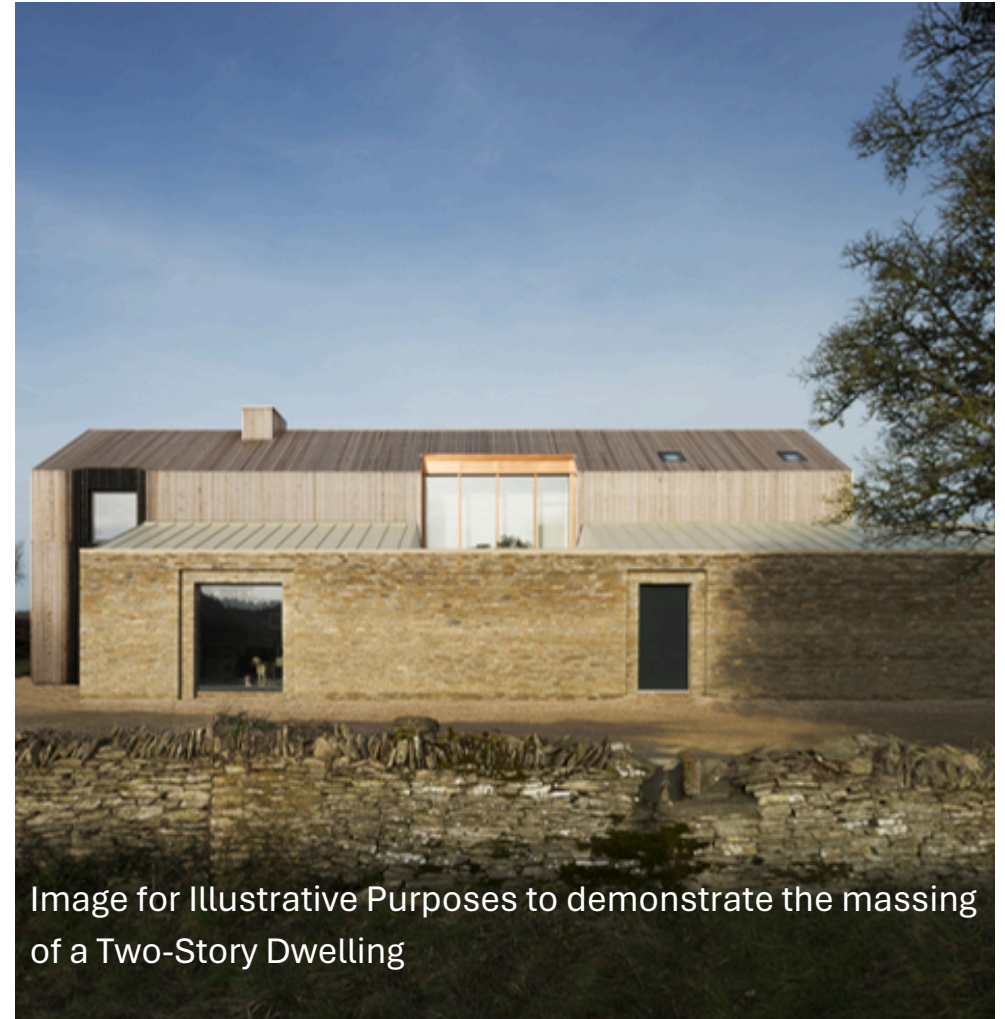


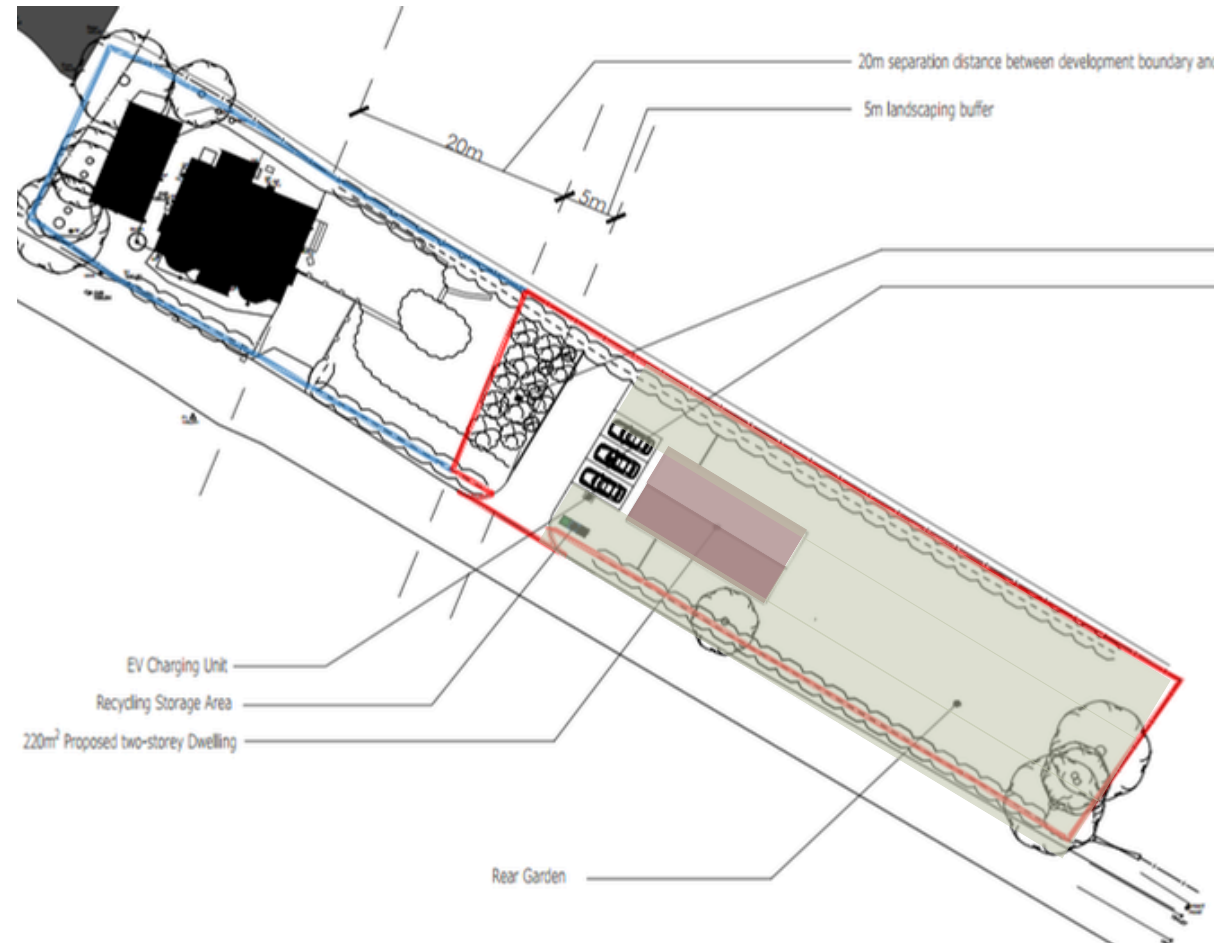
Image for Illustrative Purposes to demonstrate the massing of a Two-Story Dwelling

ILLUSTRATIVE MASTERPLAN

The proposed development is set within the context of the existing rural landscape, with established landscaping retained around the site to continue enclosing the house and preserving its countryside character. The intention is to ensure that the development sits comfortably within its surroundings, maintaining a strong sense of rural identity.

A generous garden is retained to serve the existing Lodge, while a separate and significant garden area is proposed for the new dwelling. The overall plot coverage ratio remains very low, creating opportunities for meaningful landscaping enhancements to be considered in greater detail at the Reserved Matters stage.

The site benefits from ample space to accommodate technical parking and vehicle turning within the curtilage, ensuring safe and practical access arrangements. In addition, long visibility splays are available in both directions, allowing for safe entry and exit from the site onto the adjacent highway.



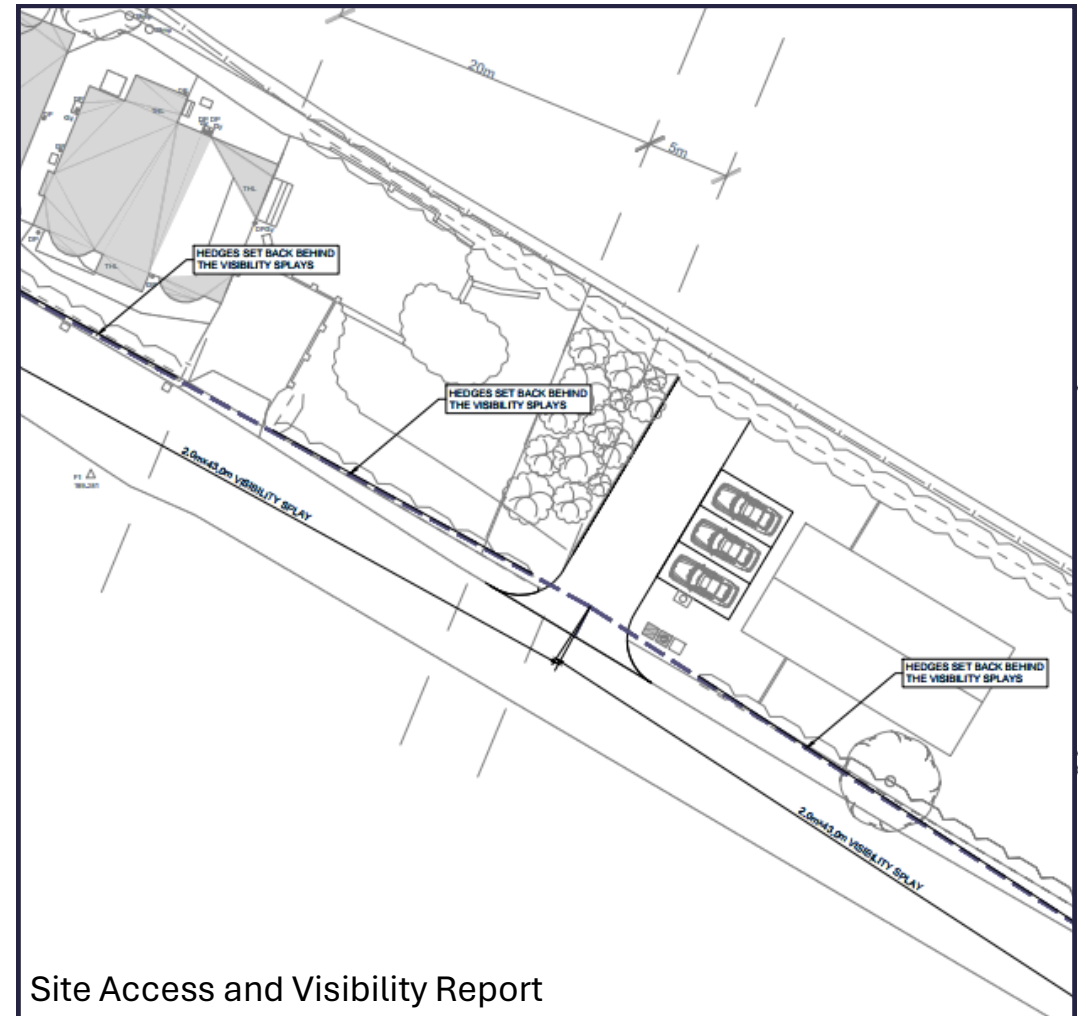
SITE ACCESS

Proposed access to the site is from Summers Road. The Site Access Plan to the right shows the details of site access.

The Site Access Plan to the right illustrates the access arrangements. As set out in the enclosed Transport Statement, the proposed dwelling and site access have been carefully assessed against national and local highway guidance. The visibility available at the access is appropriate for this rural road, allowing safe entry and exit for vehicles in both directions.

The proposal includes adequate on-site parking and turning space, ensuring that vehicles can manoeuvre safely within the site without impacting the highway. Due to the low level of traffic generated by a single dwelling, the development would have a negligible effect on the surrounding road network.

A transport consultant has been involved from an early stage to advise on access design, visibility splays, parking provision and vehicle movements. The Transport Statement concludes that there are no highway safety or capacity concerns, and therefore no highway grounds on which the application should be refused.



Site Access and Visibility Report

The proposal;

Proposed development of 1 self-build unit.

Project Summary;

A team of professionals have informed the submission to ensure all relevant planning, design and environment aspects relevant to the site have been taken into consideration.

Technical surveys and reports have been prepared and submitted with the application. The proposals provide sustainable and high-quality additions to Broad Hinton with appropriate landscaping and design.

This proposal is positive for the local area as the scheme will provide a well-designed and thoughtful development of much needed new housing to help the Local Authority with their housing deficit that respects its surroundings.



SUMMARY

The proposal will bring benefits to the local and wider area, including, but not limited to:

- Boosting the supply of deliverable housing of a size to meet a need in the local area.
- Addition of full-time or temporary construction jobs on-site and a further jobs supported within the supply chain and related businesses during the build out phase.
- The modest additional population growth will assist with the long-term viability of existing services and facilities and may assist in reaching a critical mass for new facilities to be provided in the area.
- Opportunity to enhance the site with ecology net gains.
- Assisting the council in achieving its open market and self build targets.

These proposals represent a sustainable form of development as some housing needs to be directed to, such as Broad Town, to help meet their housing needs and to improve employment opportunities, services and facilities.

The development will bring forward one self build house, which will be good for downsizers, starters, those on socially rented waiting lists and shared equity schemes.



“A VERDANT DEVELOPMENT OF A NEW SELF BUILD DWELLING, PROVIDING MUCH-NEEDED NEW HOUSING”



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