



PLANNING, DESIGN & ACCESS STATEMENT

On behalf of: Mr & Mrs A McIntosh

Site: Land at Manor Farm, East Grafton, Marlborough, Wiltshire SN8 3DB

Proposal: Erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access arrangements.

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Contents

Page

Contents.....	2
1. Site and Surroundings	3
2. Planning History	4
3. Proposed Development.....	5
4. Planning Policy Context	6
5. Planning Assessment.....	7
6. Design & Access Statement	10
7. Conclusion.....	12

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1. Site and Surroundings

- 1.1 The Application Site falls within the Parish of Grafton, in the western part of the village of East Grafton.
- 1.2 The site is an irregular shaped plot of vacant grassland that extends to approximately 0.2 hectares, and is sandwiched between residential properties to the east and west.
- 1.3 The site is accessed from the north off the A338, which is the main thoroughfare through the village. The nearest public right of way is footpath GRAF6, which is some 115m to the south of the site.
- 1.4 The site falls wholly with within the Conservation Area designation for the village, and is washed over by the North Wessex Downs Area National Landscape.
- 1.5 The nearest listed building is '272, 273, 274 and 274A Dark Lane', which is approximately 85m to the north east of the site.
- 1.6 With regards to topography, the site is banked up from the A338, but the development site itself appears to be fairly flat.
- 1.7 The site is not the subject of any tree preservation officers, and does not fall in an area that is known to be at risk of flooding.

2. Planning History

- 2.1 **PL/2024/07689** - Erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access arrangements. Approved 15.10.2024.

3. Proposed Development

- 3.1 Full planning permission is sought for the '*Erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access arrangements*' in East Grafton.
- 3.2 Following the approval of planning application PL/2024/07689 in 2024, the site was subsequently sold and since purchased by the current applicants. It is proposed to make changes to the approved scheme to meet the needs of the current owners.
- 3.3 The proposed dwelling will have four bedrooms with accommodation over two floors with the principal elevation facing north – addressing the A338. The dwelling will be constructed from brick and timber boarding under a clay plain tile roof.
- 3.4 The proposed dwelling will measure a main plan width of 11.7m, a main plan depth of 7.8m with a height of 4m to the eaves and 8.4m to the ridge. A two-storey projection is located to the south elevation (rear), measuring 4.9m by 4.4m with a height of 4.4m to the eaves and 7.3m to the ridge. Additionally, a 1.5-storey projection is located to the west elevation, measuring 2.8m by 6m with a height of 4m to the eaves and 7m to the ridge.
- 3.5 The dwelling will benefit from a good-sized garden area to the south (rear), and a parking/turning area to the front (north). A single-storey garage will be positioned to the front of the site, a short distance to the north-east of the main house.
- 3.6 The proposed garage will comprise one cartshed parking space, a store and a home-office. The garage will measure 7.4m by 7.3m with a height of 2.6m to the eaves and 5m to the ridge.
- 3.7 Vehicular access into the site will be from the existing access point onto the A338. No alterations are proposed.

4. Planning Policy Context

- 4.1 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.
- 4.2 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.
- 4.3 The Statutory Development Plan for this site is made up of the **Wiltshire Core Strategy** adopted January 2015 (CS), the **Wiltshire Housing Sites Allocations Plan** adopted February 2020 and the Saved Policies of the **Kennet District Local Plan 2011**. The policies considered most relevant to this application are listed below:
- CP1: Spatial Strategy
 - CP2: Delivery Strategy
 - CP18: Pewsey Community Area
 - CP51: Landscape
 - CP57: Ensuring high quality design and place making
 - CP58: Ensuring conservation of the Historic Environment
 - CP60: Sustainable transport
 - CP61: Transport and Development
- 4.4 In terms of Neighbourhood Planning, the Parish of Grafton has been designated as a neighbourhood area (March 2022), but the plan remains at a developing stage. The Draft Grafton Parish Neighbourhood Plan 2025-2040 (NP) was issued in May 2025, and is a consideration to the determination of this application.
- 4.5 The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published December 2024 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

5. Planning Assessment

- 5.1 The purpose of this section is to provide an assessment of the proposal against the Development Plan for the area, reflecting the statutory status of the development plan as the starting point for decision making.

Principle of Development

- 5.2 Policy CP1 'Settlement Strategy' identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. It identifies a four-tier settlement hierarchy involving, in descending order, Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.
- 5.3 East Grafton is designated as a 'Small Village', in the lowest tier of settlements, as defined by Policy CP18 'Spatial Strategy: Pewsey Community Area' (PCA) where it states development should be in accordance with the settlement strategy set out in Policy CP1.
- 5.4 Policy CP1 states that: *'Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities'*.
- 5.5 Policy CP2 'Delivery Strategy' identifies East Grafton within the East Wiltshire Housing Market Area (EWHMA) where there is a minimum housing requirement for 5,940 in the period 2006 to 2026. As described above, the site is within the Pewsey Community Area, where there is a need for 600 dwellings. The minimum housing requirement for Wiltshire is 42,000 dwellings with the majority envisaged to take place on greenfield land.
- 5.6 The principle of development on site has been established under planning permission PL/2024/07689. This application proposes changes to the design scheme and site layout which is addressed in more detail below.

Character and Appearance

- 5.7 The application site is situated within the East Grafton Conservation Area. Core Policy 58 states that all development should protect, conserve and where possible enhance the historic environment. Core Policy 57 additionally requires a high standard of design in all new development.
- 5.8 The East Grafton Conservation Area Appraisal states that *'East Grafton is now largely a collection of residential properties in the surviving environment of an historic farming village'*. It notes that *'the community has changed in character during the last 50 years from agricultural to almost exclusively residential. This is reflected in the uses put to its buildings and grounds. The exceptions are the church, the school and the Coronation Hall'*. The

Conservation Area is largely centred around the village Green where the historic and traditional buildings are generally located close to.

- 5.9 The site currently forms an irregular shaped parcel of grassland to the western side of the village. It is contained by a hedgerow along its northern-most boundary, but is visible from the public realm. The proposed dwelling will be sited centrally within the plot, orientated to address the A338, as is the case at the neighbouring dwellings of Forest View, The Garth, Hollydene and Garden Cottage. It is not considered that the site occupies a prominent position within the Conservation Area or the wider AONB, being contained by residential land to the east and west.
- 5.10 The proposed house is to be built in locally characteristic materials and is of a traditional form which will not contrast with the established character of this part of the conservation area. The simple design of the dwelling, and use of locally prevalent materials is considered to respect the local vernacular in the immediate vicinity. Further design considerations are discussed in Section 7 below.
- 5.11 The scale and massing of the proposed dwelling is of a similar form to the other properties in the vicinity. It is therefore not considered that the dwelling will represent an incongruous feature within this location. Rather, the new dwelling and associated residential land will be read in conjunction with the existing development in this location and is commensurate with the surrounding context.
- 5.12 Overall, the proposal will result in a high-quality dwelling, which will respect and retain the character of the East Grafton Conservation Area and wider AONB. The proposal is of a scale commensurate to the surrounding built form, using locally prevalent materials and is reflective of local vernacular and existing building pattern. It is not considered that the proposal will result in any harm to the designated heritage asset or wider rural setting, and consequently the proposal accords with Policies CP51, CP57 and CP58 of the Wiltshire Core Strategy.

Ecology

- 5.13 Core Policy 50 advises that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale.
- 5.14 This planning application is supported by an Extended Phase 1 Ecological Assessment by Philips Ecology. The report confirms that no further surveys are required, and that suitable mitigation measures can be delivered.

Trees

- 5.15 An Arboricultural Impact Assessment & Method Statement has been undertaken by Naturally Trees Ltd, in support of this planning application, to set out the tree protection measures, arboricultural working methods and management recommendations.

- 5.16 No trees are to be removed for the proposed development to be carried out.
- 5.17 It is considered that if the recommendations within the tree report are followed, then the impact of the development can be actively managed to be low.

Flood Risk & Drainage

- 5.18 According to the Environment Agency's (EA) Flood Map for Planning service, the site lies within Flood Zone 1 and is therefore, at low risk of flooding from rivers and the sea.
- 5.19 A Flood Risk Assessment has been undertaken by AAH Consultants in support of this planning application.
- 5.20 In respect to groundwater flood risk, infiltration testing was undertaken in June 2024 and included the excavation of two trial pits at the site. Trial Pit 1 was excavated to a depth of 1.5m, and Trial Pit 2 was excavated to a depth of 1.7m. No groundwater was encountered in either of the two trial pits.
- 5.21 Appendix G of the Wilshire Council SFRA alludes to groundwater being present at the Site within 0.025m and 0.5m below ground level. However, this is based on ground models created by BGS, which can be limited to isolated locations and is not representative of a whole area where groundwater flooding is known to occur, neither is it representative of the likelihood of groundwater flooding.
- 5.22 The site resides at a higher elevation than the public highway which fronts the Site. A review of online mapping software reveals the presence of gullies and manhole covers within this public highway and thus alludes to the presence of surface water sewers. As such, any groundwater emergence at the surface of the Site would be conveyed away with the topography of the land, towards the public highway, the A338, which fronts the site.
- 5.23 The FRA concludes that the development will be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.

6. Design & Access Statement

Proposed Development

- 6.1 Full Planning Permission is sought for the:

“Erection of detached dwelling and garage; with associated parking, turning, landscaping, private amenity space and access arrangements”.

Use

- 6.2 Planning permission is sought for 1no. dwelling and associated garage on the site.
- 6.3 The principle of residential development on the site was established in 2024. This application proposed alterations to the approved scheme.

Amount & Layout

- 6.4 The 0.2-hectare plot is of a sufficient size to accommodate the erection of a single dwellinghouse. The plot size would preserve the pattern of development in the immediate locality, being reflective of The Garth to the east and the prevailing density of the wider village of East Grafton. Consequently, the plot would not be of a constrained size and it would preserve the existing character of this part of the Conservation Area. The siting of the dwelling, within the built-up area will respect the existing built form and layout of the village.
- 6.5 The orientation of the dwelling, facing northwards, is reflective of what is seen elsewhere in this part of the village.
- 6.6 A garden will be created for the dwelling that reflects the size of the property, providing sufficient space for outside living and landscaping.
- 6.7 The layout and siting of the dwelling, including placement of habitable room windows at first floor level, means that no issues of amenity will arise as a result of this proposal.

Scale & Appearance

- 6.8 The dwelling will be a 4-bedroom, two storey dwelling which is wholly in keeping with the scale of dwellings in the immediate vicinity.
- 6.9 The dwelling has been designed to be in keeping with the neighbouring dwellings, whilst adding interest to the street scene. The materials used on the development, which include brick under a plain clay tile roof with timber joinery detailing, matches other properties seen in this part of the village and Conservation Area.

Landscaping

- 6.10 The site already benefits from a strong landscape framework, particularly along its northern and eastern boundaries. No trees are proposed for removal as a result of this proposal.
- 6.11 New soft landscaping features will be introduced, including new hedges along the garden boundaries. Full details of landscaping can be secured by way of a planning condition.

7. Conclusion

- 7.1 This Statement outlines the reasons why the Council should grant planning permission.
- 7.2 The proposals accord with Core Policy 2 of the Core Strategy, which allows infill development within the built-up area of East Grafton.
- 7.3 The principle of development was established in 2024 for residential development on the site. This current application proposed alterations to the approved scheme.
- 7.4 The site is a natural and logical site for a new dwelling, which could be delivered at a time whereby the Council cannot currently demonstrate a 5 years supply of housing land.
- 7.5 There are no technical reasons why this application should not proceed.
- 7.6 It is respectfully requested that planning permission be granted accordingly