

DESIGN AND ACCESS STATEMENT

Application Site: Land to the South East of Forewoods Common, Holt, Trowbridge, Wiltshire, BA14 6PJ

Proposal: Erection of a permanent agricultural worker's dwelling with the benefit of a section 106 Agreement as put forward with this application.

1. Introduction:

This Design and Access Statement supports the resubmitted application for a new agricultural worker's dwelling at Forewoods Common, Holt. The statement explains the design approach, layout, appearance, access arrangements and sustainability considerations for the proposal.

The scheme has been carefully prepared in response to previous feedback and has been amended to ensure that the dwelling is appropriately located adjacent to existing agricultural development on the holding.

2. Design matters previously accepted:

For clarity, the applicant wishes to remind the Local Planning Authority that the previous application for the identical dwelling, was validated on 7 April 2025 and determined on 3 December 2025. **During that eight-month assessment period, no concerns were raised by officers in relation to the design, scale, appearance, materials, layout or access arrangements of the proposed dwelling. The decision notice issued by Wiltshire Council contained three clearly defined reasons for refusal relating solely to agricultural justification, Green Belt policy and the absence of ecological information. Importantly, the refusal made no criticism of the architectural design or form of the dwelling. It is therefore a material consideration that the Local Planning Authority has previously accepted the design approach as appropriate in principle, and the current resubmission maintains the same design while addressing in full the specific technical reasons for refusal.**

3. Site and context:

The application site forms part of an established agricultural unit operated by Mr Hancock. The wider holding contains existing agricultural buildings, hardstanding and a lawful access track from Bradford Road.

The land surrounding the site is predominantly open farmland with pockets of woodland to the south. The proposed dwelling is located immediately adjacent to the existing

agricultural sheds and access, ensuring that it reads as part of the working farmstead rather than as an isolated residential incursion into open countryside.

Standing with one's back to the pre existing agricultural shed, with the B3105 to your left hand side, the view is directly toward the Cereal Factory in Staverton which is planning to expand with an additional 25,833 sq ft (2,400 sq m) under planning reference PL/2025/07023.

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000GJrm1IAD/pl202507023>

For the avoidance of doubt, we submit that the submission, with the supporting conditions will complement the surrounding area, as evidenced by the refused applications support from the five neighbors.

4. Amount and use:

The proposal is for a single, two-storey agricultural worker's dwelling with an attached garage. The accommodation has been designed to provide a practical family home suitable for a permanent rural worker.

The accommodation comprises:

1. Kitchen and breakfast room;
2. Living room;
3. Utility and boot room;
4. Four bedrooms (one for members of staff);
5. Family bathroom and en-suite; and
6. Attached garage and storage.

The layout is compact and functional and directly reflects the needs of a working agricultural enterprise.

5. Layout:

The layout has been designed to ensure the following:

1. The dwelling is positioned immediately adjacent to the existing agricultural buildings;
2. It utilises the established hard standing and access arrangements;
3. It avoids encroachment towards the nearby woodland; and
4. It sits comfortably within the existing built form of the farmstead.

This revised siting represents a clear improvement on the previous scheme and reflects professional ecological advice to locate the building as close as possible to existing development.

6. Scale:

The proposed dwelling is two storeys in height with an attached single-storey garage. The overall dimensions and proportions are typical of a rural farmhouse and are not excessive for the intended agricultural use.

The ridge and eaves heights are in keeping with nearby agricultural structures and are appropriate to the rural setting.

7. Appearance and materials:

The design adopts a simple, traditional rural character appropriate to the Wiltshire countryside.

The proposed materials and finishes are as follows:

1. Natural **local** stone walls, that is already collected, and on site;
2. Slate tiled roof;
3. Anthracite grey UPVC windows and doors;
4. Simple pitched roof forms;
5. Modest fenestration; and
6. Traditional agricultural aesthetic.

These materials and finishes ensure that the dwelling will appear as a high-quality rural building rather than as suburban development. A bat box is incorporated into the south elevation as part of the ecological enhancements.

8. Sustainability:

The dwelling has been designed with sustainability in mind. The proposal includes the following measures:

1. Use of a ground source heat pump for heating;
2. High levels of insulation;
3. Efficient modern construction methods; and
4. Orientation to make good use of natural light.

The sustainable construction approach is consistent with current best practice for rural development.

9. Access:

Vehicular access to the site is already established via the existing lawful farm access from Bradford Road. No new access is proposed.

The dwelling will utilise the following:

1. The existing hardcore track;
2. Existing visibility arrangements; and
3. Existing on-site turning and parking areas

There will therefore be no change to current highway arrangements, and the proposal does not raise any new highway safety issues. The proposal will result in significantly fewer on / off vehicles from the Applicant and his partner.

10. Landscaping:

The dwelling will be seen in the context of existing farm buildings and hardstanding. Additional landscaping and planting can be secured by condition to further soften the development and integrate it into the wider landscape.

The applicant is content for appropriate landscaping details to be agreed with the Local Planning Authority. We are keen to plant an orchard of native species apples and pears.

11. Security and safety:

Locating the dwelling immediately adjacent to the agricultural buildings will provide the following benefits:

1. Improved site security;
2. Enhanced supervision of livestock;
3. Rapid response to animal welfare issues; and
4. Improved general farm management.

This functional relationship between the dwelling and the farmstead is a key design consideration.

12. Conclusion:

The proposed dwelling has been carefully designed to meet the genuine operational needs of the agricultural enterprise while respecting its rural surroundings.

The design:

1. Is modest and proportionate;
2. Uses appropriate rural materials;
3. Is located in the least intrusive position;
4. Makes use of existing access and infrastructure; and
5. Incorporates sustainable construction measures.

The Local Planning Authority has previously accepted the design in principle, and nothing has changed in this respect. For these reasons the proposal represents appropriate, high-quality rural development and is considered to be acceptable in design and access terms.