

Design & Access Statement

Land adjacent Tudor Cottage, Park Lane, Cherhill SN11 8XN



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Introduction

The site is accessed from Park Lane along the western boundary via double gates leading onto a gravel driveway. This forms part of a shared access owned by the occupiers of Tudor Cottage. The entrance to the application site is then accessed via its own independent set of gates.

The application site is located on land adjacent to Tudor Cottage which historically formed part of its private garden and associated curtilage. This area has previously been domestically used and managed and does not represent undeveloped open countryside. The land has since been sold separately and now benefits from its own independent legal title and is no longer attached to or functionally associated with Tudor Cottage, which is a Grade II listed building. The proposed house will be sited approximately 57 metres away from Tudor Cottage, ensuring a respectful separation that preserves the listed building's setting.

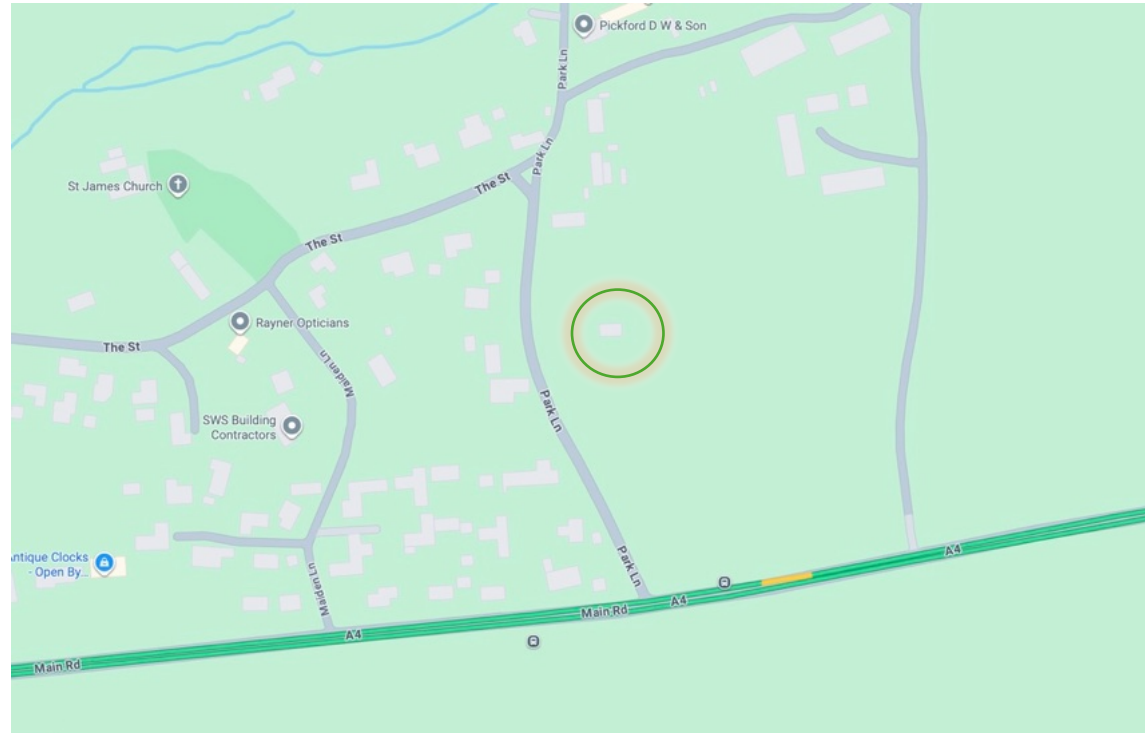
To the immediate south of the site lies the approved location for the new village hall. Agricultural land is located to the east, Tudor Cottage to the north, and established residential properties line Park Lane to the west. The site is situated within the eastern boundary of the Cherhill Conservation Area. To the north are three Grade II listed residential properties. The site also lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), giving it a high level of landscape and heritage sensitivity.

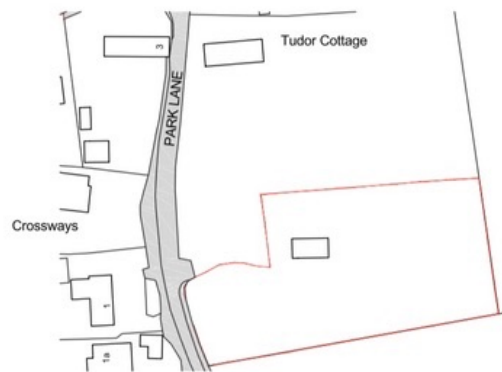
The development responds positively to the local context and follows guidance in Wiltshire Core Strategy Policies CP1 (Settlement Strategy), CP2 (Delivery Strategy), CP57 (Ensuring High-Quality Design and Place Shaping), CP50 (Biodiversity and Geodiversity), and CP51 (Landscape). National planning guidance on sustainable design and Conservation Areas has also informed the proposal.

Site Location & Block Plan

The application site is located within the village of Cherhill, along the A4, approximately 3 miles east of Calne. A location plan is submitted with the application to clearly identify the site in its wider context.

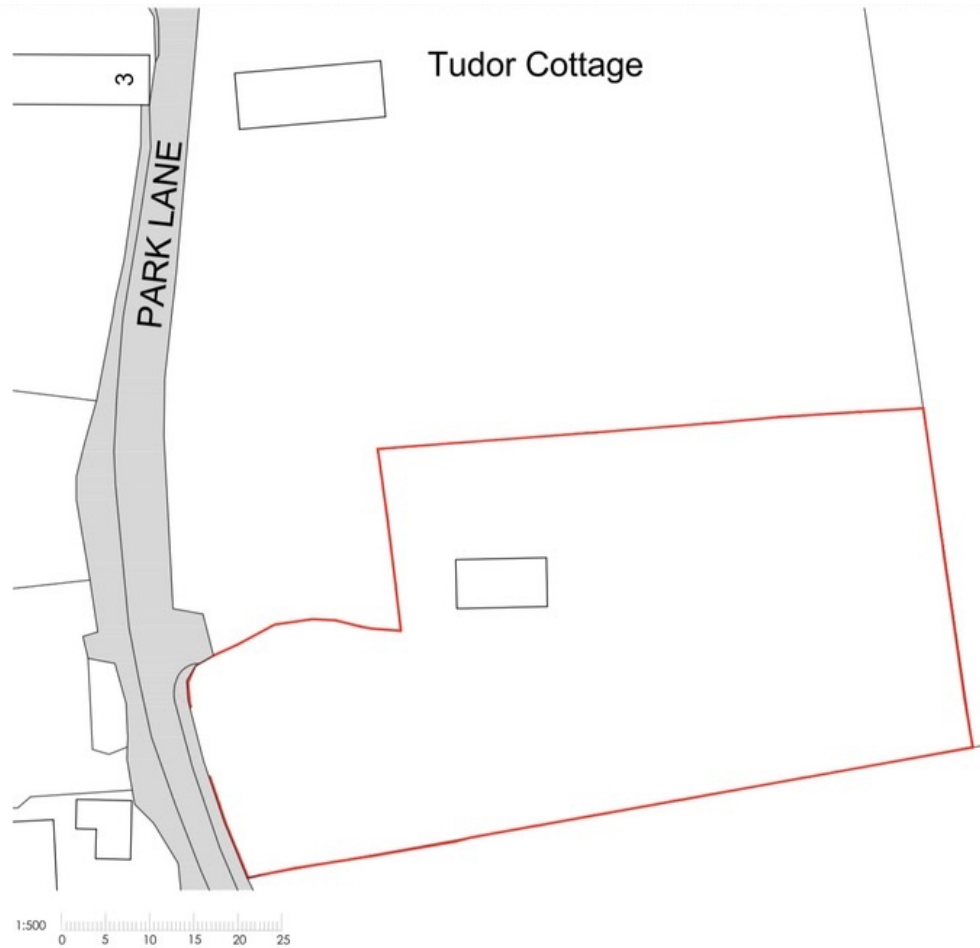
Cherhill is classified as a small village under Core Policy 1 (CP1) of the Wiltshire Core Strategy and does not have a defined settlement boundary. The proposal has therefore been developed with careful regard to relevant countryside, landscape, and heritage policies.





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Proposal

Planning permission is sought for the construction of a four-bedroom family House with associated garaging and a new entrance driveway accessed from Park Lane. The proposed vehicular access was previously assessed and approved in principle by Wiltshire Council Highways under application reference PL/2025/06552.

House Design, Materials and Fenestration

The proposed house has been designed in a cottage style, using traditional red brick to harmonise with the character of Cherhill village. The house is configured as one-and-a-half storeys and has been partially lowered into the ground to minimise visual impact and ensure no harm is caused to the setting of Tudor Cottage.

Architectural features include a timber porch, and gable ends with hip detailing, which soften the appearance and reduce any harsh visual impact. The roof will be covered with granulated double Roman tiles, maintaining a traditional aesthetic.

Windows are specified as woodgrain-effect uPVC in a subtle pearl grey finish. This carefully chosen colour and finish provides a visual appearance in keeping with the Conservation Area and vernacular architecture, with pearl grey recognised as a muted, heritage-appropriate tone commonly accepted in sensitive settings. In the context of rising energy costs, high-performance uPVC windows provide an energy-efficient and thermally robust solution, helping to reduce heat loss and long-term household energy demand. The use of high-quality, sympathetic uPVC therefore balances previous conservation concerns with modern performance, sustainability, and longevity requirements.

Overall, the design and materials have been selected to ensure the development integrates sensitively into its context, maintains local character, and provides a sustainable, future-proof family home.

Sustainability

The proposed development makes effective use of land that has been actively maintained and managed as part of the garden of Tudor Cottage for over 30 years, as confirmed through previous sales particulars and acknowledged by the Conservation Officer in 2023. The site therefore represents long-standing domestic land rather than unused countryside.

The house has been designed with a range of high-performance sustainability measures. Water supply will be provided via a private borehole following a hydrogeological survey. Photovoltaic solar panels will generate electricity and maintain the battery storage system. Thermal solar panels will provide hot water, complemented by an air source heat pump for heating and hot water during the winter months. Rainwater harvesting is proposed, alongside a Klargestar BioTec high-efficiency sewage treatment plant, providing a reliable and cost-effective solution.

The house will be constructed in accordance with Wiltshire Council Building Regulations requirements for high levels of insulation, air tightness, and energy efficiency. These measures, together with the integration of green technologies, will ensure the home achieves a high standard of sustainability and environmental performance, while respecting the character of the Conservation Area and its sensitive setting.

Landscaping and Arboriculture

The site is moderately flat, with a gentle rise from west to east, and a consistently level gradient from north to south.

An arboricultural survey was conducted by Ivan Hinsley of Mark Hinsley Arboricultural Consultants Ltd on 9th July 2025. The full report is submitted with this application. Following the site visit, it was noted that a small number of trees require removal due to poor condition, adverse impact on neighbouring trees, limited contribution to the local landscape, or questionable long-term viability.

Under the guidance of Mr. Hinsley, the site has begun a long-term woodland management programme. This includes the removal of saplings unlikely to thrive, substantial ivy that is damaging mature trees, and deadwood. The objective is to rejuvenate and restore the woodland, improving the health and longevity of mature trees and the overall ecological value of the site.

New trees have already been planted within the site, including three Liquid Ambar, one Lime, one Crab Apple, and one Holly tree. Native hedging has also been introduced around the woodland boundary, which will be extended as the site regeneration progresses.

While these works will temporarily create gaps in the existing tree line, this is an unavoidable short-term effect. Over time, natural growth and the additional planting of *Thuja plicata* hedging will restore and enhance screening. These measures ensure the development remains visually and ecologically integrated into the surrounding landscape, in keeping with the requirements of the Conservation Area and the North Wessex Downs AONB.

Materials from the existing garage will be salvaged where possible - roof tiles, bricks, and blocks for reuse in the new garage, garden walls, and raised beds, supporting sustainable construction practices.

Ecology & Wildlife

Although no bat activity has been recorded as of January 2026, the development includes significant ecological enhancements in line with Wiltshire Core Strategy Policy CP50 (Biodiversity and Geodiversity) and relevant national planning guidance on protecting and enhancing biodiversity.

The proposed house and garage will be fitted with a bat roosting box. Additionally, two bat boxes will be installed before the build starts along the southern and eastern tree avenues. Swift boxes will also be provided on both buildings to encourage breeding and roosting opportunities for these protected species.

A wildflower meadow is proposed along the eastern boundary, providing foraging and nesting habitat for invertebrates and birds. A nature pond will be created on the western side of the site, enhancing amphibian and aquatic wildlife habitats.

These measures are designed to provide a net gain in biodiversity, improve ecological connectivity across the site, and demonstrate proactive compliance with conservation and wildlife policies. External lighting will be carefully designed to be bat-friendly, low-level, downward-facing, and on timers or sensors where appropriate, to avoid light spill onto habitats and commuting corridors. The design balances sensitive habitat creation with careful management of the site to avoid disturbance to protected species, reinforcing the ecological value of the development within the Cherhill Conservation Area and the North Wessex Downs AONB.

Access and Highways

The proposed new entrance driveway from Park Lane follows the previously approved alignment and design. A 6-metre tarmac apron leading to double gates provides safe and convenient access. Parking and turning provision within the site comply with Wiltshire Council standards, as previously approved under application reference PL/2025/06552, ensuring highway safety and convenience for residents and visitors.

The existing hedge line running along Park Lane is currently dilapidated and contains areas of dead woody growth, dense bramble, and over-dominant ivy. As part of the proposals, this will be carefully removed and replaced with a 1.5-metre feather-edge boarded fence to provide immediate screening and boundary definition. In front of the fence, *Thuja plicata* evergreen hedging will be planted along the existing bank and extended along the boundary leading to the proposed entrance gates. Over time, this planting will establish a dense, natural screen, enhancing visual containment and integrating the access sensitively into the rural lane and wider countryside setting.

ACO drainage channels will be installed at both the top and bottom of the tarmac apron to intercept and manage surface water runoff, helping to remove excess rainwater and prevent discharge onto the public highway.

Design Responsiveness to Previous Advice

The proposed design has been carefully refined to respond to previous technical and conservation advice received during the earlier withdrawn application (PL/2025/06552). Notably, the current proposal has reduced the footprint by approximately 40%, lowered the height by 1.5 metres, reduced the depth, and shortened the overall length. Also lowered into the ground by .450mm from the previous FFL datum

These changes further minimise visual impact and ensure the development is fully in keeping with the character of the Cherhill Conservation Area and the North Wessex Downs AONB.

This information demonstrates that the current proposal reflects a considered, responsive design, building on lessons learned from previous feedback, while remaining a self-contained and policy-compliant application.

Planning Justification and Conclusion

The proposed development has been carefully designed to respect the character, heritage, and landscape sensitivity of the site, while providing a sustainable, high-quality family home. It demonstrates a clear response to both local and national planning policy and has been informed by previous advice from Wiltshire Council and relevant consultees.

Self-Build and Custom Housing

The proposed development supports the Government's Self-Build and Custom Housebuilding agenda, as set out in the Self-build and Custom Housebuilding Act and associated national guidance. Wiltshire Council maintains a register of individuals seeking to build their own homes, and local authorities are required to have regard to this demand when determining planning applications.

This proposal represents a genuine self-build family home, designed to meet long-term personal and local housing needs. It makes efficient and appropriate use of previously domestically used land and contributes positively to the delivery of high-quality, sustainable housing within Cherhill, without causing harm to heritage assets, landscape character, or residential amenity.

Commitment to Long-Term Management

The applicant is fully committed to the long-term success, environmental quality, and responsible management of the site. If considered necessary by Wiltshire Council, the applicant is willing to enter into a Unilateral Undertaking to secure the ongoing maintenance of landscaping, ecological enhancements, drainage infrastructure, and sustainable technologies.

This demonstrates a proactive and cooperative approach to addressing potential impacts and ensuring that the development continues to deliver environmental and community benefits over time.

Key points in support of the proposal include:

- **Policy Compliance:** Wiltshire Core Strategy Policies CP1, CP2, CP50, CP51, CP57, CP58, and relevant national guidance.
- **Heritage and Conservation Sensitivity:** Minimises impact on Tudor Cottage (Grade II listed), Conservation Area, and AONB through scale, massing, and sympathetic materials.
- **Landscape and Ecology:** Retains and enhances existing tree lines; provides additional native planting, hedging, wildlife boxes, wildflower meadow, and a nature pond, delivering net biodiversity gain.
- **Sustainability:** Incorporates renewable energy, rainwater harvesting, efficient heating systems, and high levels of insulation and air tightness.
- **Access and Highways:** Safe, previously approved entrance with compliant parking and turning provision.
- **Community Integration:** Respects neighbouring properties, maintains privacy and amenity, and uses previously domestically used land appropriately.

Heritage and Visual Relationship to Tudor Cottage

The proposed house has been carefully positioned and designed to respect the setting of Tudor Cottage and its curtilage.

The natural level change across the site provides effective mitigation, ensuring the development remains visually recessive relative to the neighbouring dwelling. The 57-metre separation



further ensures that the new dwelling is discreetly positioned within the landscape.

It is also noted that Nos. 5 and 6 Park Lane comprise existing modern semi-detached dwellings located in close proximity to Tudor Cottage, at a distance of approximately 14 metres. These properties demonstrate that contemporary residential development has already been accepted within the immediate setting of the listed building. By comparison, the proposed house is sited significantly further away and has been carefully designed to minimise visual and spatial impact.

For context, the overall height of Tudor Cottage from its finished ground level (south elevation) to ridge is 8.0 metres. The ground steps down towards the north, increasing the height by a further 0.6 metres, giving a total height of 8.6 metres. By comparison, the proposed house, with the reductions incorporated in this scheme, will achieve a total height of 7.2 metres, clearly demonstrating that the proposed dwelling will sit lower than Tudor Cottage and its curtilage.

This approach, together with careful siting, traditional materials, sympathetic design, and the 57 metre separation, ensures that the development does not dominate or harm the setting of the Grade II listed property. The lowered height and reduced massing, along with appropriate spacing and landscaping, collectively minimise any potential visual impact or harm. This statement provides the Local Planning Authority with a clear understanding of the existing ground conditions and their role in mitigating visual effects, reinforcing that the proposed dwelling will preserve the heritage significance of Tudor Cottage.

“It is acknowledged that, as with other residential properties within Cherhill and the surrounding AONB, elements of the development may be more apparent during winter months when vegetation is reduced. However, this is a characteristic of the local landscape and does not result in unacceptable visual or heritage harm, particularly given the reduced scale, recessed siting, existing built form, and comprehensive planting proposals.”

Contour Map Creator

0.402

[improvement ideas](#)

search clear



Sampling	Plot Options	Save/Load Cookie	Other Options
North West corner Latitude: 51.4314 Longitude: -1.94357	☐ Number of levels: 7	save data in cookie	clear map ▾
South East corner Latitude: 51.4307 Longitude: -1.94243	☐ Custom levels [m]: 380,400,420	load data from cookie ▾	change resolution ▾
Sampling Point: N-S axis: 20 W-E axis: 20	☒ Level Interval [m]: 1	remove cookie ▾	
	☐ Plot sampling points		
	Units: ☒ m ☐ ft		
	Rounding for legend (decimal places): 0		

Instructions

Go to the desired location in the map, set two markers by clicking the map to define a rectangle (or enter coordinates manually). Click the button **[get data]**. Optionally you can change the number of elevation samples you want in each direction, the more the better (max 400). You can also change the number of contours or set custom contour values. You can save some data in cookies, however there is a limit. Use the manual saving text areas below alternatively.

This service comes without any warranty whatsoever, including but not limited to functioning or correctness.

Resources: This service uses ArcGIS Map by [Esri](#), the [OpenStreetMap](#), Geocoding by [Nominatim](#), Mapzen, Leaflet, [jQuery](#) and the [CONREC](#) contouring algorithm by Paul Bourke and Jason Davies.

Created by [Christoph Hofstetter](#) (christophhofstetter (at) gmail.com) 2013-2025

Visit my other projects at [urgr8.ch](#) and [Living in Natural Harmony](#).

Save Data

51.43146922
098015

Copy data and save
somewhere

Load Data

Paste data back here
and click button below
load data

Save Contour Map as an SVG file

If you want to have the contour maps as an individual layer (e.g. to create overlays) you can copy the code underneath the image below and save it as an svg file. Please note, as for now, the drawing below is square and you may want to stretch it to cover the actual area in a map.

Elevation Data

130.1	130.3	130.6	130.8	min: 128 m
131.0	131.1	131.3	131.5	max: 133 m
131.6	131.8	132.0	132.2	

Local Precedent

Cherhill Village Hall

The proposed development sits adjacent to the site of the newly approved Cherhill Village Hall. The Village Hall project was granted planning permission through a Community Right to Build Order (CRtBO) in April 2019. This demonstrates a strong precedent for the acceptability of well-designed, significant development within Park Lane and the Cherhill Conservation Area.

A plan showing the Village Hall site and its context is included with this application to illustrate the relationship between the two sites and provide further context for the proposal.

As part of the Village Hall approval, a substantial landscaping and planting scheme has been secured along the northern boundary of the site. This will provide long-term structural planting and enhanced screening between the Village Hall and the application site. When combined with the proposed planting and woodland management within this scheme, this will deliver a layered and robust green buffer, further strengthen visual containment and protecting the rural and conservation character of the area.



- TREES**
- Ac *Acer campestre*
 - Al *Amelanchier lamarckii*
 - Ca *Corylus avellana*
 - Cm *Crataegus monogyna*
 - FsD *Fagus sylvatica* Dewyck Gold
 - Fs *Fagus sylvatica*
 - Ms *Malus sylvestris*
 - Ps *Prunus x subhirtell* Autumnalis
 - Sa *Sorbus aria*
- SHRUBS**
- Bs *Buxus sempervirens*
 - Cl *Choisya x dewittiana* 'Artec Pearl'
 - Cs *Cytisus scoparius*
 - Ha *Helleborus angustifolia*
 - Pl *Prunus* 'Otto Luyken'
 - Vo *Viburnum opulus* 'Compactum'
- BULBS**
- Np *Narcissus pseudonarcissus*

Revisions

Revision A - Amendments following meeting with architects 27.03.2017

Revision B - Amendments following meeting with architects 20.03.2017

Project
CHERRILL VILLAGE HALL

Client
Cherrill Village Hall

Drawing Title
Planting Plan

To be read with Planting Schedule, Specification and Maintenance Plan

Drawing no. CV/01 Rev. B
Date February 2016
Scale 1:250 @ A2

Crossways, Park Lane

Planning permission has been granted for a red brick dwelling known as Crossways, located opposite the application site on Park Lane. The approved development incorporates traditional red brick and concrete roof tiles, demonstrating that new residential development of this character and appearance has been accepted within this sensitive village setting.

While this site previously contained a bungalow, the approval nonetheless confirms that redevelopment and enhancement of existing plots along Park Lane is considered acceptable in principle, where proposals are well designed and responsive to local character.

Chestnut Cottage (Land Adjacent to Jugglers Cottage – Grade II Listed)

Chestnut Cottage was approved and constructed on land adjacent to Jugglers Cottage, a Grade II listed building. This development demonstrates that sensitive new residential development can be successfully accommodated within the setting of listed buildings, provided that scale, materials, siting, and design are carefully considered.

This precedent is particularly relevant to the current proposal, which has been designed to respect the setting of Tudor Cottage through reduced scale, lowered height, traditional materials, and generous separation distances.

Elm Tree Barn (Within Grade II Curtilage)

Elm Tree Barn was approved and developed within the curtilage of a Grade II listed property. This scheme further illustrates that well-considered residential development can be supported within historically sensitive settings where heritage significance is preserved and enhanced.

The successful delivery of this development reinforces the principle that new buildings, when appropriately designed and sited, can coexist harmoniously with listed buildings and conservation area contexts.

Collectively, these local precedents demonstrate a consistent planning approach within Cherhill and along Park Lane, whereby high-quality, context-led development is supported where it safeguards heritage assets, landscape character, and residential amenity. The current proposal follows this established pattern and aligns closely with previously approved schemes in the locality.

Site Views



Aerial view of the site from above.



Aerial view from the east illustrating the proximity of existing residential properties and the substantially greater separation distance of the proposed dwelling.



Aerial view from the east, showing the approved Village Hall site located to the south.



Aerial photograph taken at approximately 4 metres, demonstrating the view from first-floor level.



Aerial view taken from the A4 in July 2025.



View taken from the A4 in January 2026 demonstrating the visibility of existing residential properties along Park Lane during the leafless season.

Conclusion

In conclusion, the proposed family home development, Park Lane, Cherhill represents a carefully considered and sustainable family dwelling that responds positively to its sensitive context. The design respects the setting of nearby Grade II listed buildings, integrates with the Conservation Area and AONB landscape, provides ecological enhancements, and utilises sustainable construction practices. The development has been refined in response to previous feedback to minimise visual impact and enhance environmental performance. The proximity to the newly approved Cherhill Village Hall demonstrates that well-considered development is acceptable in Park Lane and within the Conservation Area context. Overall, the proposal demonstrates a high standard of design quality, environmental stewardship, and compliance with local and national planning policies, providing a suitable, future-proof home for the site.