

CHURCH FARM HOUSE,

EASTON GREY, SN16 0PF

Design and Access Statement – 19th February 2026

1.0 INTRODUCTION

- 1.1 The Applicants seek consent to alter the gateway at the entrance to their property. They are conscious of the imperative to maintain the integrity of their property within the context of this outlying part of the settlement and the surrounding landscape.
- 1.2 Church Farm House is not listed nor is the site within Easton Grey Conservation Area. Nonetheless, the Applicants understand their duty of care and intend to show proper respect for the location and to carry out works in a sympathetic and informed manner so as not to detract from the character and appearance of the property.
- 1.3 The site lies within the Cotswolds Area of Outstanding Natural Beauty.
- 1.4 The property does not lie within a designated Flood Zone and so a Flood Risk Assessment is not considered necessary for this application.
- 1.5 The proposed works are not expected to have any adverse ecological impact. We have been careful to ensure that no trees or hedges will be affected by the proposals.

2.0 HISTORY AND DESCRIPTION

- 2.1 Church Farm House lies within its own grounds and is set back from the unnamed road which runs from the B4040 at Easton Grey to Shipton Moyne.
- 2.2 This application relates solely to proposed alterations to the principal means of access to the house and its outbuildings.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed gateway will be slightly wider than existing and set marginally further north with the gate itself set further from the edge of the carriageway. Stone flanking walls on either side will run on a sinuous line from the gateposts to piers at the roadside. A pair of purpose-made metal gates will be hung across the gateway.
- 3.2 Last year there was a fire at the property which required the fire brigade to attend. The fire engine was unable to turn into the existing gateway because the road is too narrow to allow a large vehicle to turn in between the gate posts. By providing a wider gateway and a more generous apron outside the line of the roadside wall, access for larger vehicles will be improved. In addition, by setting the gates further from the carriageway, cars will be able to stop safely off the road while the gates open.
- 3.3 No other parts of the building or curtilage are affected by these proposals.

4.0 LANDSCAPE AND ACCESS

- 4.1 The existing layout will be marginally affected by the proposals. The changes will make vehicular access safer.
- 4.2 The proposed works will not increase the overall volume of the buildings on the site. The overall scale and external appearance will not be affected by the proposals. Where there is change, the character of the house and its setting will remain largely unchanged because the new components will be broadly similar to those being replaced. All external materials proposed are described on the drawings.
- 4.3 The house is set within its own grounds. Good management of existing trees and planting will give protection and screening and continue to provide wildlife habitat.
- 4.4 The existing vehicular gateway from the unnamed road will be changed. This will then be more convenient for all purposes anticipated including by emergency services. The existing turning and parking area within the property will be unchanged; these are level and provide plenty of space for parking and turning cars. They will continue to be suitable for the proposed use.

5.0 CONCLUSION

- 5.1 Highway safety will be improved by the proposals because the revised access will be safer and more convenient than the existing arrangement. The scale and volume will be barely larger than existing and the changes will have minimal visual impact on its environment. The proposed works and landscaping will be sympathetic to their surroundings. The proposed works will have no adverse impact on views from public roads or footpaths.
- 6.2 Materials and elements used in the proposals will blend in with the structures alongside. The Applicants intend to demonstrate their commitment to using high quality materials throughout.
- 6.3 The Applicants wish to carry out modest alterations which would overcome deficiencies in the existing access. They understand the special qualities of the AONB and are sensitive to the need to preserve and enhance this. These proposals represent the minimal scope of work which we consider necessary to achieve the stated aims.
- 6.4 Planning policies accord priority to the conservation and enhancement of designated heritage assets including Listed Buildings and AONBs. It is not considered that these proposals would have anything other than a very localised visual impact which would be capable of amelioration through the implementation of the carefully considered landscaping scheme indicated.
- 6.5 We do not consider that the site has biodiversity value such that this development would have an adverse effect. Care has been taken to ensure no trees or hedges will be affected.

TF/2516
19.02.2026

End of Written Statement