



DESIGN AND ACCESS STATEMENT

Application:	Retrospective Planning Permission For The Installation Of Hardstanding Yard Area
Property:	Ox Lea Barn Farm, Rowde, SN10 2BQ
Client:	Ms M. Camilleri and Mr J. Mills
Date:	March 2026
Agent:	Chris Powell BSc (Hons) MRICS FAAV

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This statement has been set out as suggested in the publication entitled ‘Design and access statements how to write, read and use them’ published by the Commission for Architecture and the Built Environment’. This guidance document has been published to accompany the government.

1. INTRODUCTION

- 1.1. Symonds and Sampson LLP have been instructed by Ms Camilleri and Mr Mills to make a retrospective application for a hardstanding yard area at Ox Lea Barn Farm, Rowde, SN10 2BQ.
- 1.2. The purpose of this report is to identify and report upon planning considerations in terms of the design & access in respect of the installation of a hardstanding yard area to facilitate access to the existing agricultural barn.
- 1.3. This document provides:
 - Location and site information
 - Further Supporting Information

2. LOCATION AND SITE INFORMATION

- 2.1. The location of Ox Lea Barn Farm is shown in Figure 1. It is located 1.32 miles Northwest of Devizes and 5.17 Miles East of Melksham
- 2.2. Ox Lea Barn Farm is accessed off Dunkirk Hill road (A342) by a shared access track.
- 2.3. The following Statutory and non-statutory designations apply:
 - Ox Lea Barn Farm is not situated within a Flood Zone
 - Ox Lea Barn Farm is within a Nitrate Vulnerable Zone (NVZ)

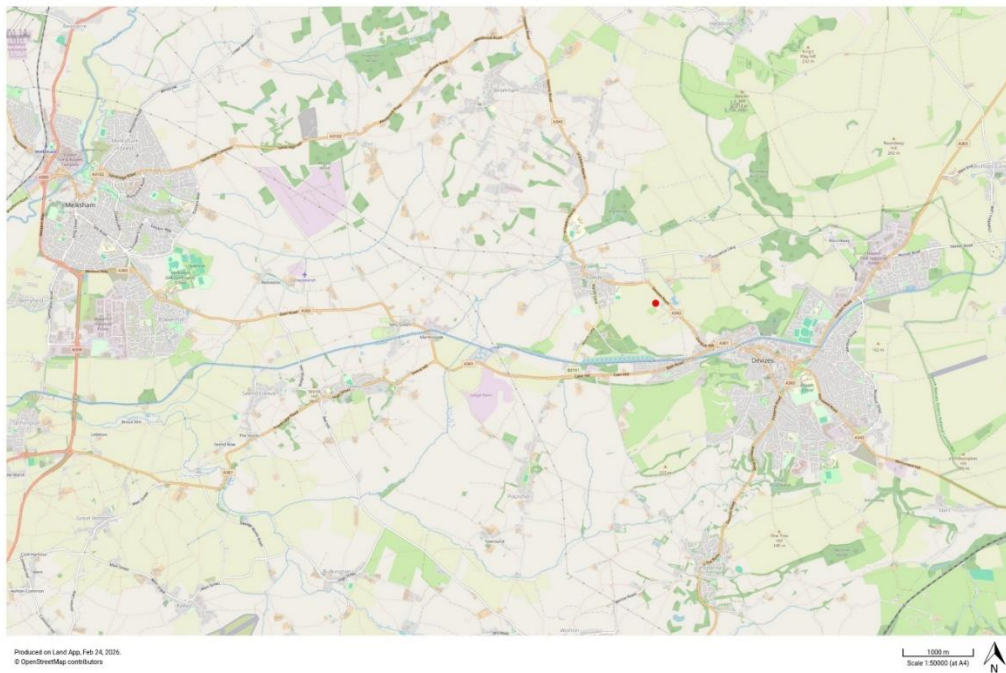


Figure 1 Map showing the location of Ox Lea Barn Farm

3. BACKGROUND

- 3.1. Ox Lea Barn Farm extends to approximately 15.6 acres (6.3 hectares).
- 3.2. Ox Lea Barn Farm has been occupied by the applicants since 2017 with a focus on breeding rare breed sheep. The primary breed on the holding is the Oxford Down Sheep, which support rebuilding national flock number while also producing high quality meat for sale locally.
- 3.3. The hardstanding yard area is required to facilitate access to the agricultural building approved under planning application PL/2023/10214. The installation of hardcore between and to the rear of the agricultural buildings provides better access at all times of the year for machinery. Without a hardstanding yard area, the agricultural building would becoming inaccessible during wet periods. It also provides a better and safer surface for the handling of livestock.

4. PROPOSAL

- 4.1. The proposal is for an area of approximately 286m² to be a hardstanding yard area to facilitate year-round access to the existing agricultural building.

5. DESIGN AND APPEARANCE

- 5.1. The hard standing will cover an area of approximately 286m².
- 5.2. The hard standing has a geotextile membrane under as subbase of 200mm clean stone and built up with MOT Type 1. This is to be dressed in a top layer of recycled road plainings.

6. LANDSCAPING

- 6.1. The scale and design of the hardstanding adjacent to the buildings is typical of a agricultural holding and is therefore in keeping the surround farmyard area and wider agricultural setting.
- 6.2. Therefore, the additional hardstanding is not considered to have a negative impact on the surrounding landscape.

7. HERITAGE/ARCHAEOLOGY

- 7.1. The proposal is not considered to have any impact on heritage or archaeological features.

8. HIGHWAYS AND TRANSPORT

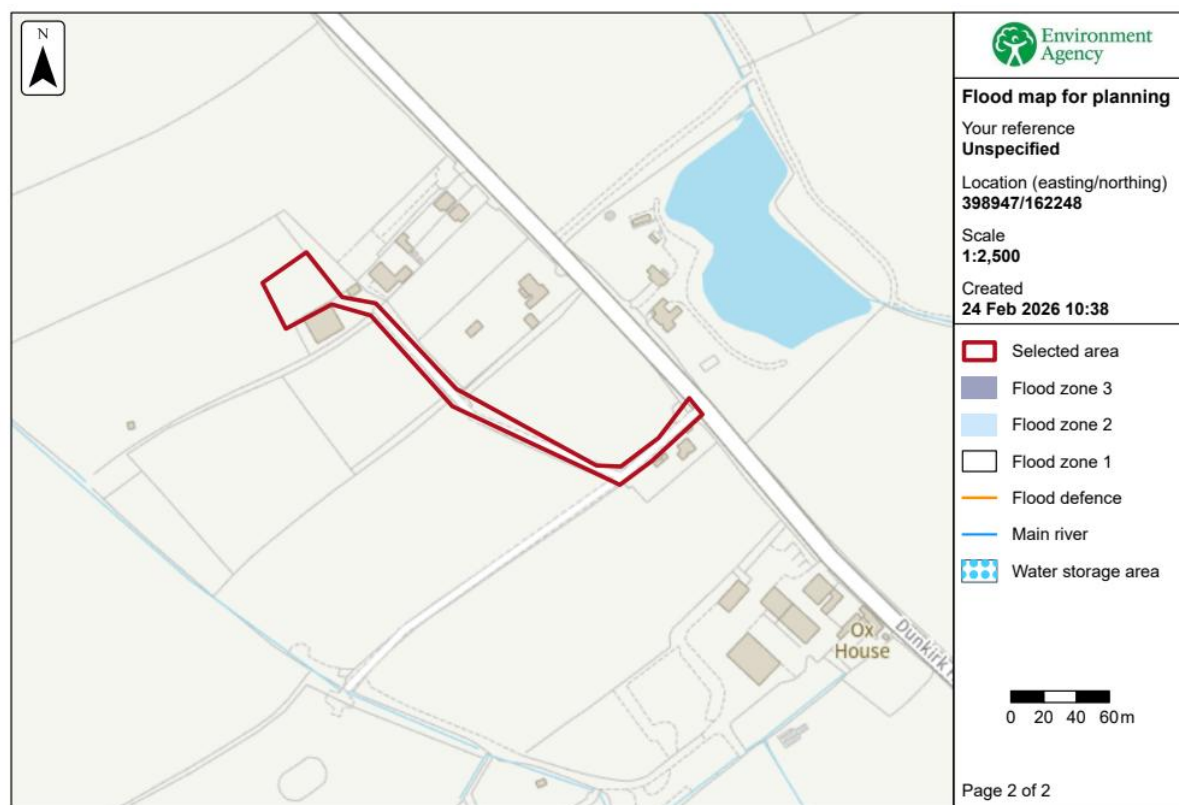
- 8.1. The proposal will use the existing access to Ox Lea Barn Fam, with no changes proposed to the access.
- 8.2. The proposal will not increase the number of vehicular movements associated with the property.

9. ECOLOGY AND BNG

- 9.1. The proposed buildings are not considered to negatively impact on surrounding habitat or ecology. Therefore, an ecological assessment is not considered necessary.
- 9.2. The development site is not within or adjacent to any Priority Habitat, nor designated as a SSSI.
- 9.3. There are no trees impacted by the proposal.
- 9.4. As a retrospective application it is exempt from the requirements of Biodiversity Net Gain.

10. FLOOD RISK

- 10.1. The Site is not located in a Flood Risk Zone and is therefore considered to have a low probability of flooding as identified by the Environment Agency Flood Risk Map. Additionally, the site is not considered at risk from surface water flooding.



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Figure 2 Flood Risk Map -Source: <https://flood-map-for-planning.service.gov.uk/>

11. CONTAMINATION

11.1. The site is not considered to be contaminated or at risk from future contamination.

12. PLANNING HISTORY AND POLICY

12.1. The planning history of the site is shown in Table 1

Table 1 – Planning History			
Application Number	Purpose	Decision Date	Decision
17/00035/FUL	Erection of agricultural building to house livestock and associated equipment along with the creation of a hardcore access track.	14/03/2017	Approved with Conditions
PL/2022/00576	New access onto A342	31/03/2022	Approved with Conditions
PL/2023/10214	Agricultural building for the storage of machinery and provide a workshop.	01/02/2024	Approved with Conditions

12.2. NATIONAL PLANNING POLICY FRAMEWORK

12.2.1. The National Planning Policy Framework (NPPF) was updated in December 2024 and the following paragraphs are considered relevant to this application:

- Paragraph 11 sets out that the *'presumption in favour of sustainable development' with development seeking to 'meet the needs of their area; align growth and infrastructure; improve the environment; mitigate climate change ... and adapt to its effects.'*
- Paragraph 88 specifically refers to 'supporting a prosperous rural economy' and states that Planning policies and decisions should enable:
 - a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - b) the development and diversification of agricultural and other land-based rural businesses.
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside.

12.3. LOCAL POLICY – Wiltshire Core Strategy (Adopted January 2015)

12.3.1. Wiltshire Council's Core Strategy, adopted in January 2015 acts as the Local Plan to guide development decision. The following Core Policies are considered relevant to this application.

- Core Policy 48: *Supporting rural life* 6.61 Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:
 - *Protecting the countryside and maintaining its local distinctiveness.*
 - *Supporting the sensitive reuse of built assets to help meet local needs.*
 - *Supporting improved access between places and to services.*
- Core Policy 51: (Landscape) *Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:*
 - i. *The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies*
 - ii. *The locally distinctive character of settlements and their landscape settings*

- iii. *The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe*
- iv. *Visually sensitive skylines, soils, geological and topographical features*
- v. *Landscape features of cultural, historic and heritage value*
- vi. *Important views and visual amenity Wiltshire Core Strategy Adopted January 2015*
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- vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion*
- viii. *Landscape functions including places to live, work, relax and recreate, and*
- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty. Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.*

This application supports the expansion of a rural business without detrimental impact to the surrounding landscape.

13. SUSTAINABILITY

- 13.1. Sustainable development is a core principle of the planning policy which underpins all levels of planning policy. This proposal supports the sustainability of an established farming business by enabling the most efficient use of the agricultural building onsite.

14. CONCLUSION

- 14.1. Overall, there is a clear need for the hardstanding yard area between the existing agricultural buildings.
- 14.2. The proposal has no negative impacts, including the surrounding landscape or ecology, due to the small scale of the development which is typical for an agricultural setting.

SIGNED:

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Chris Powell BSc (Hons) MRICS FAAV
Partner | RICS Registered Valuer

DATE:

March 2026