

Design and Access Statement

V.01 – March 2026

Proposed Conservation Lake, Wetland & Associated Earthworks -

Ham Cross Farm, Lower Chicksgrove, Tisbury, Wiltshire SP3 6ND

1. Introduction

This Design and Access Statement has been prepared in support of a planning application Reference: PP-14331866 for the creation of a new conservation lake, bio-swale and reedbed designed primarily to enhance biodiversity and landscape character. The lake will function as a long-term ecological asset, contributing to local habitat networks and delivering environmental benefits in accordance with national and local planning policy.

2. Site Context

The 6.6 ha. site is located within a rural/agricultural landscape. The site is bounded by Ham Cross Farm to the West, access driveway to Ham Cross Farm to the North, the Gillingham (Dorset) to Salisbury railway line to the South and Chicksgrove Road to the East. Ground levels fall from NW to SE by approximately six metres.

3. Amount

The development comprises of:

- Conservation Lake – Total Area approx. 2,035sq.m and a water surface area approx.1080sq.m
- Bio-swale - approx. 410sq.m
- Reedbed – approx. 1216sq.m
- Bunds – approx. 3050 sq.m

No built structures are included in the proposal other than minor landscape features e.g. timber jetty to the lake and a culvert passing under the public bridleway.

4. Layout

The new lake runs parallel to the property driveway. A new wetland/reedbed positioned to the SE of the site is to receive any water from lake overtopping fed by the surface bioswale, utilising the natural fall of the land. Excess material cut from the lake is to be used to create bunds approximately 1.1m high running adjacent to the existing hedgerow along Chicksgrove Road. These will have shallow gradients allowing for a more natural integration into the surrounding landscape.

5. Scale

The scale of the lake has been carefully considered to sit comfortably within the existing landscape transitioning to a maximum depth of 2.5 metres.

6. Appearance and Landscape Design

The kidney bean shaped lake is designed to adopt a soft, natural aesthetic, ensuring the lake appears as a long-established landscape feature over time.

The lake will be visually integrated into its surroundings through boundary planting, with a shallow external gradient of 1:6.

7. Biodiversity & Ecology

The primary purposes of the conservation lake are ecological and visual enhancement.

The scheme delivers:

- Improved connectivity between existing habitats
- Enhanced conditions and habitat for bats, birds, amphibians, invertebrates and native aquatic species

8. Environmental Considerations

The conservation lake provides wider environmental benefits as outlined in the BNG Report and the proposal supports biodiversity net-gain principles through habitat creation and long-term management.

9. Access

Formal access to the property from Chicksgrove Road remains unaltered as does the gated access to the bridle way.