

## Design and Access Statement including Planning Statement

**For: The Wheatsheaf (CF) Ltd.**

**Written by: JB**

**Checked by: ARW**

**ISSUE DATE: 27/04/2026**

### 1.0 Introduction:

This document is in support of a Planning and Listed Building Consent application for various works at The Wheatsheaf public house, as listed in the sections below.



The Wheatsheaf is a Grade II listed building located in the Chilton Foliat Conservation Area.

### 2.0 Site Location:

The Wheatsheaf occupies a prime roadside position on the Main Street of Chilton Foliat.

Chilton Foliat is a small village, 2.5 miles outside of Hungerford, it is within the jurisdiction of Wiltshire Council. A car park and beer garden can be found at the rear of the property.



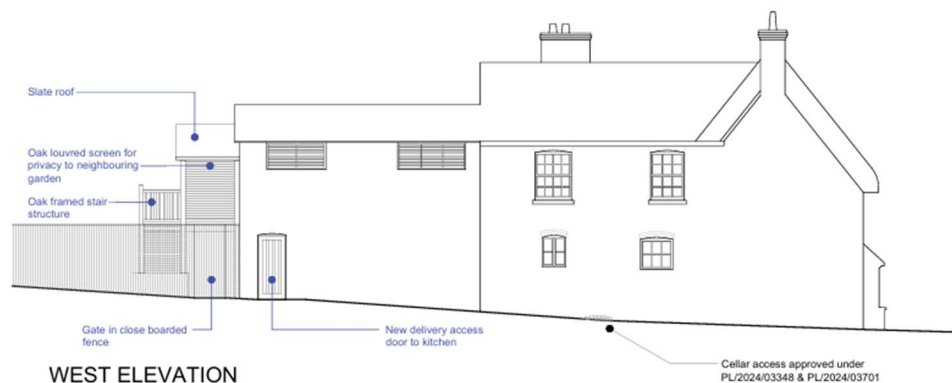
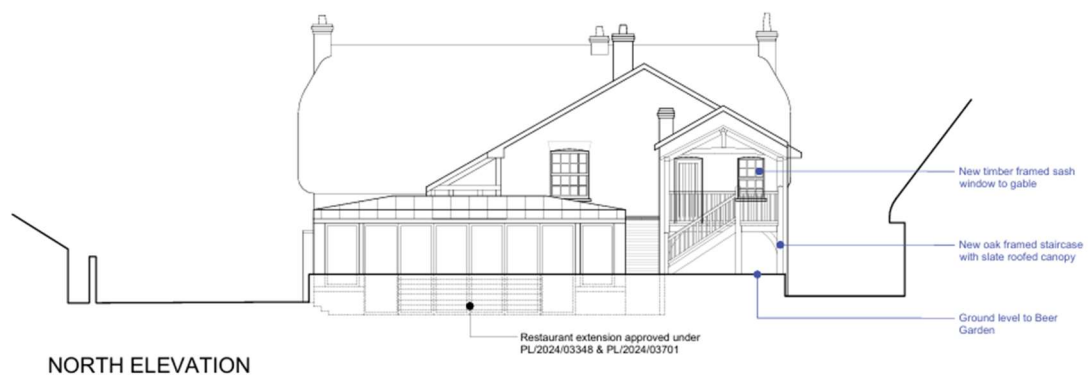
Extract of Wiltshire Planning Explorer Map highlighting The Wheatsheaf in red

### 3.0 Proposal:

This listed building consent application seeks to obtain approval for:

- The addition of an external access to the kitchen to the West elevation, as an alternative to the door on the North elevation that has been previously approved.
- The design of the external staircase to the rear gable that has been constructed to a different design to the previously approved scheme.
- Insertion of a window in the rear gable wall.
- Hard landscaping to the forecourt, replacing existing tarmac surface with stone flags and pavers.
- Alteration to the approved surfacing to the car park to the rear, with the extent of gravel filled grid pavers and tarmac to be adjusted.
- Planting beds, steps and dwarf walls in the beer garden to the rear of the building.

The application is partly retrospective since the staircase, door, forecourt surfacing and planting beds/dwarf walls have been constructed on site.



## 4.0 Planning Statement

### National Planning Policy Framework, December 2024 (NPPF)

The NPPF sets out Governments expectation for development across the UK.

#### Section 6: Building a strong, competitive economy

In alignment with this section of the NPPF, the overall project is seeking the restoration and refurbishment of a listed building within the Conservation Area. The addition of the door will ensure that the most efficient operations can be completed within the kitchen. The delivery of this minor alteration will contribute to the future viability of the business.

#### Section 12: Achieving well-designed places

The Government sets out that new development must be high-quality, beautiful and sustainable. As such, the design for the door is in keeping with the character of the existing building, the staircase is a traditional oak framed design and the forecourt introduces natural materials into the street-scene in preference to tarmac.

#### Section 16: Conserving and enhancing the historic environment

The section of the NPPF sets out Government expectations for development affecting the historic environment. It explains that development proposals must consider the special character of our built heritage, and where possible, this should be preserved and enhanced. The scheme has considered the special character of the building and seeks to provide a new door and stair which is of traditional construction and in character with the existing building.

## Local Planning Policy

### Wiltshire Core Strategy (Adopted January 2015)

The Wiltshire Core Strategy replaced the saved policies from the North Wiltshire Local Plan.

Within the Core Strategy, Chilton Foliat is defined as a small village within the Marlborough area. The Marlborough Community Area lies within the North Wessex Downs AONB and includes Stonehenge and Avebury World Heritage Site.

#### Strategic objective 1: delivering a thriving economy

This strategic objective highlights the Council desire to “*deliver resilient rural communities*”. As the scheme looks to help ensure the success of the existing business within the listed building pub within the small village of Chilton Foliat, it is apparent that the works will align with this objective.

#### Core Policy 39 – Tourist development

This policy seeks to ensure that tourist development in small villages is located within existing buildings. The proposal will see the optimisation of the operational commercial kitchen. This will directly impact on people’s experience when visiting the establishment, thus helping drive its future success as a rural business.

#### Strategic objective 5: protecting and enhancing the natural, historic and built environment

This objective looks to protect the most special sites within the district. The proposal looks to complete a minor alteration to the existing building which has been designed to be in keeping with the character of the listed building and wider conservation area.

**Core Policy 5: Ensuring high-quality design and place-shaping**

This policy sets out the Council's expectation for ensuring that development makes a positive contribution to the local area. The proposal has carefully considered the existing form and materiality of the existing building to ensure this is not compromised through the delivery of the scheme.

**Core Policy 58: Ensuring the conservation of the historic environment**

In alignment with the policy, the scheme will see the continued success of the business which operates from a prestigious listed building within the Chilton Foliat Conservation Area. The alterations proposed match the existing building.

## **5.0 Heritage**

The development relates to a Grade II listed building within the Chilton Foliat Conservation Area.

The application is supported by a Heritage Statement which considers the character and significance of the existing building and provides an impact assessment for the proposed development. Whilst it is seen that the additional doorway will cause a low level of less than substantial harm to the designated heritage asset, it is also identified that its inclusion is required to help improve efficiencies in the operation of the commercial kitchen. In turn this will help ensure the success of a rural business. Similarly, other works such as the variation to the staircase design and hard landscaping are viewed as having minimal impact to the heritage asset, but carry a positive impact in terms of the future success of the business.

## **6.0 Trees**

There are two trees within the car park that are to be retained.

An Arboricultural Method Statement has been submitted, and although this is based on a previous design iteration of the park layout, the principles are still valid.

The proposal is for permeable geogrid paving with gravel infill in the root area of the trees, this will protect the tree root area to a greater degree than the former arrangement of gravel and parking directly on the earth below the trees.

The proposed site plan indicates the proposed extent of the areas of tarmac and gravel.

## **7.0 Privacy to Neighbouring Garden**

The previously approved design for the staircase incorporated a screen to the side of the stair structure that faced towards the neighbouring garden. This is maintained in the current proposal by the inclusion of a louvred screen. The principle of the louvre is to allow daylight into the landing area and window to the staff office, whilst blocking the view down towards the neighbour's garden from the stair landing.

## **8.0 Conclusion**

The proposal seeks to undertake minor alterations to the previously consented works to the listed building in order to improve the operation of the commercial kitchen/back of house staff areas and improve the appearance of the streetscene and beer garden area. The scheme has been sympathetically designed to ensure the works are complementary to the character of the existing building. The delivery of this small scheme will help ensure the longevity and success of the business which is currently undergoing extensive refurbishment works to continue its operation as a rural pub.