



DESIGN & ACCESS STATEMENT

Land along Potters Hill, Crockerton, Wiltshire BA12 8AB

1.0 Application

- 1.1 An application for Permission in Principle (PiP) is being submitted to consider the construction of a single storey dwelling on land along Potters Hill, Crockerton.

2.0 Background History

Description of the site and surroundings

- 2.1 The application site is located in Crockerton, within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). Crockerton has developed along a narrow valley that leads to Shear Water from the A350, with Clay Street to the south and Potters Hill to the north. Parcels of land have been developed over the years within the curtilage of the village and along these main thoroughfares to create the thriving village that appears today.
- 2.2 The proposed site is to the north east of the village. Located in the corner of an area of sloped pastureland with an existing access off Potters Hill. The boundary to the east is separated from the footpath with hedging and small trees. Beyond this is Highfield as indicated in Fig 1.

- 2.3 The proposed site has had buildings in this location as seen in Fig 2 & Fig 3, taken from maps in the 1800's.

- 2.4 The proposed site will add to the linear street scene along Potters Hill, which has seen increased development as also indicated in Fig 1.

3.0 Planning History, Potters Hill

PL/2021/09891 - The Brac

New dwelling replacing the approved Garage/Flat. Approved April 2022.

19/09472/FUL - The Brac

Replacement dwelling and one additional dwelling with garaging and new access with a replacement indoor swimming pool and garage with a garage and store. Approved November 2019.

W/96/00866/FUL - The Brac

Construction of bungalow to replace existing building garage/pool and construction of a double garage. Approved July 1993.

W13/00493/FUL - Highfield

Demolition of existing bungalow and construction of a new two storey house. Approved March 2013.

W/11/00387/FUL - Badger Hollow

Proposed two storey extension. Approved at appeal in 2011.

W/14/02923/FUL - The Croft

Demolition of existing house and construction of new contemporary dwelling. Approved March 2014.

17/00755/VAR & 16/04087/FUL - Potters Hill Farm
To replace existing agricultural building with a three-bedroom dwelling. Approved February 2017

PL/2022/07829 - Strathmore

Erection of one dwelling and associated works. Approved January 2023

PL/2024/07300 - Strathmore

Replacement dwelling
Approved September 2024

W/01/00797/FUL - Briar Patch

Roof and ground floor extensions. Approved July 2001.

16/09691/FUL - Briar Patch

Proposed stables. Approved December 2016.



Fig 1 Proposed Site circled with buildings along Potters Hill indicated in magenta.

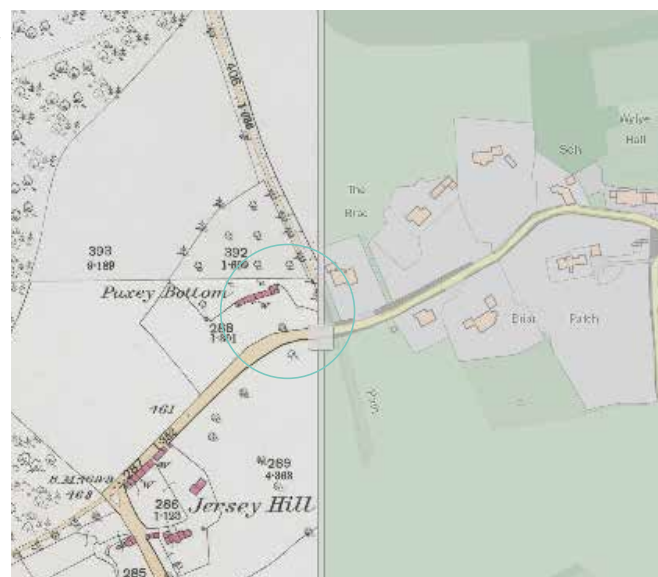


Fig 2 Comparison map from website: Know Your Place showing map from 1844-1888 with line of buildings in vicinity to proposed site.

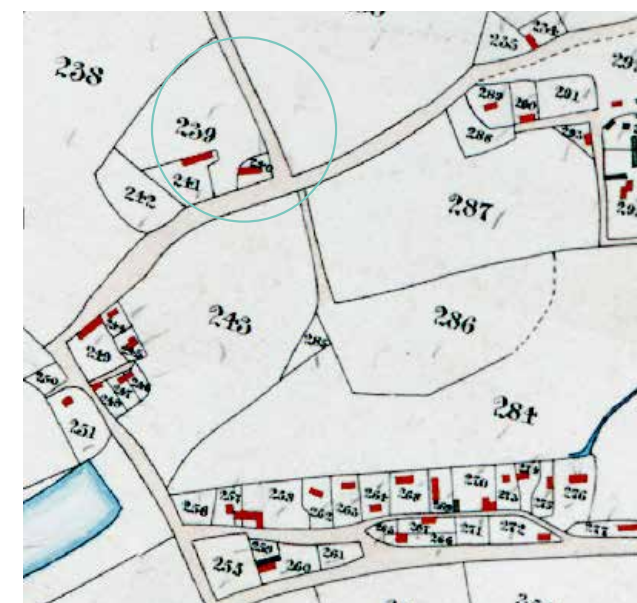


Fig 3 1840's map of Wiltshire Tithes indicate buildings on plots 240 and 241 in vicinity to proposed site

4.0 Proposed Development

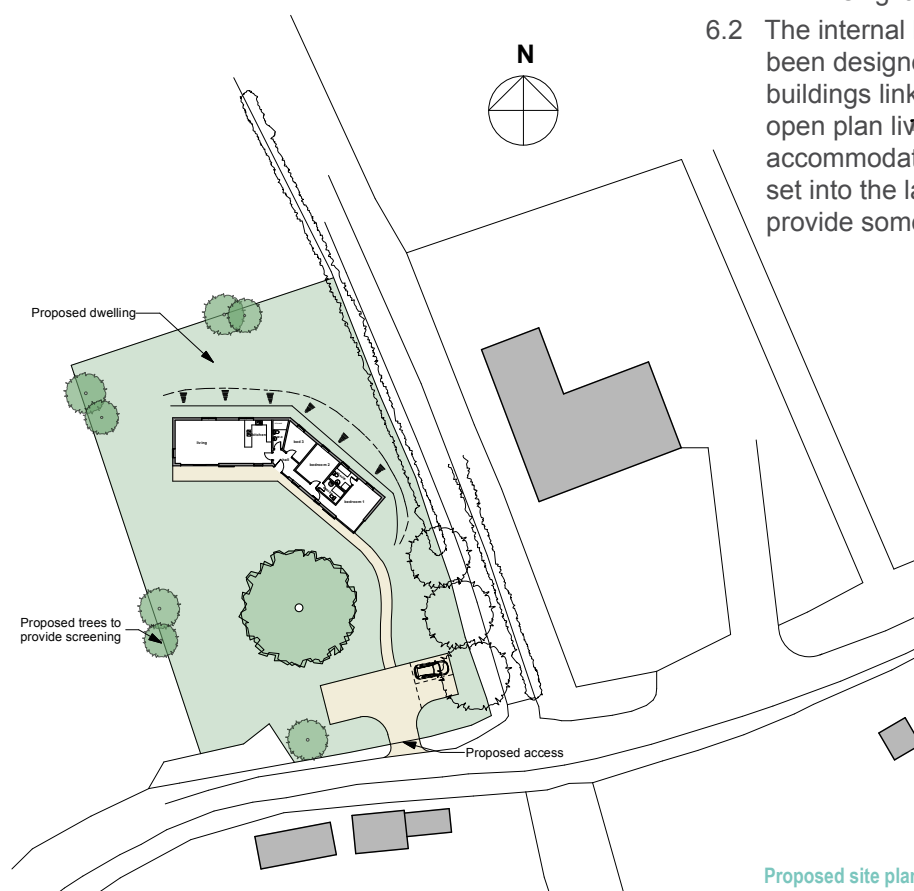
- 4.1 The application seeks permission in Principle (PiP). The Housing and Planning Act 2016 introduced Section 58A into the Town and Country Planning Act 1990, which states that 'permission in principle may be granted for housing-led development of land'.
- 4.2 The Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development. The PiP consent has two stages: the first ('permission in principle') stage establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals get assessed. This application relates to the first of these stages.
- 4.3 The scope of the consideration for PiP is limited to location, land use and the amount of development permitted. All other matters are to be considered as part of a subsequent Technical Details consent application if permission in principle is granted. There is therefore no requirement for technical reports to accompany this submission.
- 4.4 The application seeks permission in principle for the development of a contemporary, low energy, single storey, three bedroom, detached dwelling which will be set within the contours of the site and designed to look like a black barn that it is inkeeping with it's location.
- 4.5 The proposed development is single storey with a metal corrugated roof and black timber cladding all built to a very high standard using sustainable materials.
- 4.6 The dwelling will be built into the landscape to reduce it's impact with proposed trees to provide screening.
- 4.7 Proposed parking will be created using Grasscrete provided near to the road in order to reduce any impact within the development.

5.0 Amount of Development

- 5.1 The proposed dwelling is of a scale that replicates two small agricultural buildings that could have been converted in this location.
- 5.2 The overall scale and height of the proposed new dwelling will have minimum impact on its surroundings being in the form of a single storey property dug into the landscape. The corrugated metal roof construction and timber cladding will create the look of a black barn that could have been in this location.
- 5.3 The proposed parking comprising of Grasscrete and positioning adjacent to the road will reduce the impact of the development within the landscape.

6.0 Sitting and Layout

- 6.1 The proposed new dwelling has been sited in line with Highfield, the adjacent property, with parking and turning near to the road and hedging with a pedestrian path leading up in order to reduce the built up area within the landscape.
The proposal has been sited around and behind the existing oak tree which not only protects the tree but also screens the building and its amenity space.
The new dwelling is single storey with a corrugated metal roof construction and timber clad. It has been set down into the landscape, with the trees and existing mature hedging retained, thus minimising it's impact.
- 6.2 The internal layout of the proposed property has been designed to give the impression of two buildings linked together. One side provides an open plan living area and the other bedroom accommodation. The rear of the property will be set into the landscape with high level windows to provide some natural light and avoid roof lights.



Proposed site plan

7.0 The Design

- 7.1 The proposal is to build a contemporary, three bedroom, detached, single storey dwelling under a corrugated metal roof, with timber cladding to the elevations. The building has been designed to sit within the landscape and to appear as two former agricultural buildings, screened by the existing oak tree and create minimum impact within the landscape. Sliding external solar shades will reduce light pollution.

7.2 Materials :-

Walls - Black timber cladding

Roof - Corrugated metal roofing.

Doors & Windows - Powder coated aluminium.

Doors - Grasscrete

The Cranborne Chase National Landscape covers an area of 983 sq km (380 sq miles) of countryside overlapping the boundaries of Wiltshire, Dorset, Hampshire and Somerset, and abutting the Dorset National Landscape. The site is on the northern boundary of this designation.

- 8.2 This is a minor development within a sensitive landscape, however landscape and visual impacts can be managed through sensitive design and choice of materials, as well as detailed landscape plans.
- 8.3 As indicated by the indicative sketch scheme for the proposal, its single storey development set into the existing ground levels with materials that give the appearance of a former agricultural building reduces its visual impact.

- 8.4 The use of Grasscrete to form parking, a turning area and pathway leading up to the proposed dwelling. The parking area has also been located at the bottom of the site, close to the existing road, all to reduce its impact on the landscape.

The building is all set behind the existing oak tree with the existing hedge row and trees along the east boundary retained.

- 8.5 Final design details, including the use of materials will be developed at the Technical Details Stage. The landscape and scenic beauty of the National Landscape would be preserved and the development would therefore fully comply with Policy CP2, CP31 and CP41 of the Core Strategy.

8.0 Access

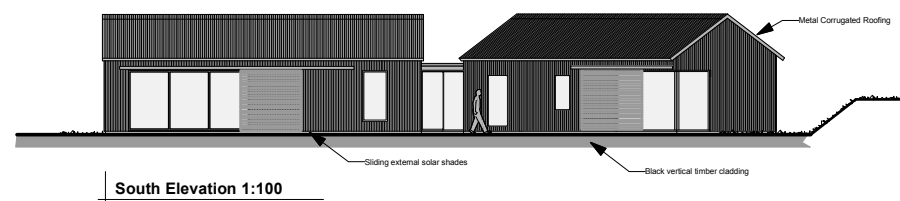
- 8.1 Access will be as existing gateway off Potters Hill.

- 8.2 The parking and turning area will be formed using Grasscrete in order to reduce any impact within the landscape.

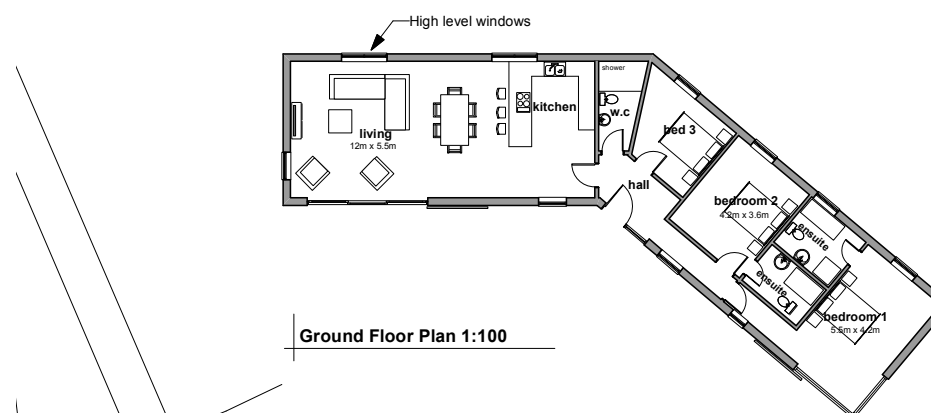
- 7.4 The proposed layout would allow for vehicles to turn within the site and for vehicles to leave the site in a forward direction. The proposed dwelling would be provided with adequate car parking spaces to meet the Council's minimum standard for a three bed dwelling as outlined in the Wiltshire Local Transport Plan 2011-2026.

8.0 Landscaping

- 8.1 The area was designated as the Cranborne Chase and West Wiltshire Downs AONB in 1981 under the National Parks & Access to the Countryside Act 1949. The criteria for designation include valuable wildlife, habitats, geology and heritage, as well as scenic views. The primary purpose of the designation is to conserve and enhance the natural beauty of the area, now and for future generations.



South Elevation 1:100



Ground Floor Plan 1:100

9.0 Ecology BNG

- 9.1 The introduction of Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) now requires development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. However, permission in principle is not within the scope of biodiversity net gain but the subsequent technical details consent could be subject to the biodiversity gain condition. This will probably change by the time any full application would be submitted as by the end of July 2026 it is expected that a new 0.2ha area based exemption will be introduced.

10.0 Sustainability

- 10.1 The proposed development has been designed to sit within the landscape and to appear as two former agricultural buildings, screened by the existing oak tree and create minimum impact within the landscape. It has been designed to be energy efficient. The building will be constructed using factory formed timber frames using FSC timber from a sustainable source. As a material, the carbon footprint of timber is very low compared to all other building materials. The frames will be factory insulated to provide a high energy performing structure. These and other materials will be sourced locally where possible. Light pollution will be kept to a minimum with the provision of sliding external solar shades and high level windows to the rear of the building.

11.0 Planning Consideration

- 11.1 Significant changes were made to the NPPF in December 2024. This, amongst other things, changed the methodology for calculating the required housing land supply. The National Planning Practice Guidance has also been updated to provide an explanation of the changes to the policy position in the amended Framework.

Paragraph 78 of the NPPF requires all Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 11.2 Wiltshire can only demonstrate 2.03 years' worth of deliverable housing supply against its local housing need. This is a significant under delivery.

12.0 Planning policy considerations

12.1 Wiltshire Core Strategy (2015)

Wiltshire Council formally adopted the Wiltshire Core Strategy Development

Plan Document in January 2015. The Core Strategy replaced a number of policies from the West Wiltshire District Plan 1st Alteration (adopted June 2004).

In this case only policies of the Core Strategy are considered to be relevant along with national planning guidance.

CP1 allows for modest development in small villages to respond to local needs and to contribute to the vitality of rural communities. Crockerton is defined as a small village for the purposes of the Core Strategy. Appendix F of the Core Strategy confirms the removal of the former village policy limit for Crockerton.

12.2 Relevant planning policies:

CP31 – Spatial Strategy – Warminster community area which includes Crockerton as one of its small villages. The Warminster Community Area is identified as requiring at least 2060 dwellings from 2006-2026. The majority of these will be delivered in Warminster itself, however 140 dwellings are earmarked to be provided in the wider community areas and villages.

CP41 – Sustainable Construction and Low-Carbon Energy

CP51 – Landscape

CP57 – Ensuring High Quality Design and Place Shaping

Saved Policies for the West Wiltshire District Local Plan (1st Alteration)

U1a Foul Water Disposal

National Planning Policy Framework (NPPF)

7. Requiring good design

Planning Practice Guidance (PPG)

Wiltshire Local Transport Plan 2011-2026

12.3 The Proposal meets the following criteria:

- A: sitting, layout and design considerations are satisfactory and are in keeping with the character of the surrounding area;
- B: They would not create inappropriate backland or tandem development;
- C: They provide adequate water services for the disposal of surface water, without increase of flooding risk to downstream riparian owners; They provide adequate water supplies, sewerage and sewage treatment, without adversely affecting the environment;
- D: They protect and conserve important nature conservation interests;
- E: They provide safe and convenient connection to existing and planned pedestrian, cycle and public transport networks, the highway and, where appropriate, rail facilities, without creating transport problems.

- 12.4 The National Planning Policy Framework (NPPF) has introduced a presumption in favour of sustainable development and it is clear in outlining the need to provide additional housing. In this regard it advises that 'housing applications should be considered in the context of the presumption in favour of sustainable development'. The NPPF does not bring forward the requirement to make an efficient use of land which existed in PPS 3 (albeit it was watered down by revisions to the document). In this respect there is no national requirement for minimum densities of development to be met and there is also no longer a requirement upon Local Planning Authorities to set their own minimum densities for residential development.
- 12.5 Principle of development
The site lies within the settlement boundary of Crockerton. Core Policy 1 and Core Policy 31 define Crockerton as a small village where development for housing is considered acceptable.
- 12.6 Impact on the character of the area
Core Policy 57 of the Wiltshire Core Strategy requires a high standard of design in all new developments and that development respond positively to the existing townscape and landscape in terms of building layout, built form, height, mass, scale, building line, plot size, design, materials and streetscape.
- 12.7 Impact on the living conditions of neighbouring residents
Core Policy 57 requires a high standard of design in all new developments and that development has regard to the compatibility of adjoining buildings and uses.

11.0 Conclusion

- 11.1 The proposed development is sited close to and in line with Highfield, on Potters Hill, where permission has been granted for three new dwellings on the former site of The Brac which is next to Highfield. We also note that in the latest planning permission (PL/2021/09891), the location of the dwelling has been sited beyond the original domestic boundary into the paddock area. Highfield itself has recently been demolished and replaced with a large two story dwelling with extensive glazed areas and balcony at first floor level.
- There are a range of agricultural buildings directly opposite the site, as can be seen in **Fig 1**, ensuring that the site is not seen to be isolated. Historically, as shown on the maps from the 1840's, buildings were sited in this location. The proposed development has been designed to sit within the landscape and to appear as two former agricultural buildings, screened by the existing oak tree and create minimum impact within the landscape.