

Design and Access Statement

Relating to

Application for Full Planning Permission

For

Erection of 1no. Rural Worker's Dwelling and Associated Works

On behalf of

Tom and Pippa Blanchard

At

Land North of Forest Road, Wootton Rivers, Marlborough

Dolman

Tel: 01380 729456

Email: info@dolmansurveyors.co.uk

May 2026

C O N T E N T S

Introduction	3
Site Context	4
Planning Context	6
Design Considerations	8
The Proposal	9
Access	12
Sustainable Construction	12
Conclusion	13

Introduction

This Design and Access Statement supports a full planning application for a new dwelling on Land North of Forest Road, Wootton Rivers, Marlborough on behalf of Tom and Pippa Blanchard.

The proposed development is described as follows:

Erection of 1no. Rural Worker's Dwelling including garage with associated parking area. Use existing highways access from Forest Road.

The dwelling is proposed to the north of existing agricultural barns that are used for cattle housing and storage. The barns are part of a wider farm business where the principal farms are located at New Barn Farm and Wolfhall Farm. There is an essential need for a new dwelling on the site to accommodate a rural worker that can supervise the young stock cattle away from the principal farm.

The purpose of this document is to examine and explain the key design considerations associated with the proposed construction of a new detached agricultural worker's dwelling.

The remainder of this report is structured as set out below.

The **Site Context** section examines the site location and describes the site and key features that influence the proposal.

The **Planning Context** section sets out key national and local planning policies relevant to the proposed development.

Design Considerations are set out in the next section including the site constraints and opportunities that the design concept responds to.

The Proposal section provides the vision and design objectives and describes the key components of the design including amount, layout, scale, appearance and materials.

The **Access** and **Sustainable Construction** sections review how the proposed dwelling will be accessed and how it will achieve a high level of environmental performance.

The **Conclusion** section summarises and concludes the report.

Site Context

Site Location

The site is located north of Forest Road, approximately 220 metres from the northern edge of Wootton Rivers in the Pewsey Community Area within Wiltshire. Wootton Rivers is a small village within Wiltshire situated approximately 5km to the south of Marlborough and 4km northeast of Pewsey.

The village has the Kennet & Avon Canal running through it and offers a range of local amenities including a village hall, a church and a pub (The Royal Oak). There is a bus stop in the village that provides a fixed weekly service, as well as an on-demand service, to Marlborough and Wilton.

The wider surroundings are characterised by farmland and areas of open countryside with dispersed individual dwellings and farmsteads. The North Wessex Downs National Landscape covers Wootton Rivers, the site and wider surroundings. The site sits at a point of transition between the elevated chalk landscape of the Severnake Plateau and the lower lying landscape of the Vale of Pewsey.

The Kennet & Avon Canal and main London to Devon and Cornwall (Berks and Hants) railway follow a route that runs in an east-west direction to the south of the site. The baseline landscape context is set out in more detail within the Landscape and Visual Appraisal that accompanies the application.

Wootton Rivers has no defined settlement boundary; however, the Wootton Rivers Conservation Area covers most of the village in a linear form running north-south along Forest Road. The Conservation Area Statement (March 2004) notes the number of thatched houses and cottages at the core of the village as well as the use of red brick throughout the conservation area. It also notes that importance of the village's landscape setting in defining the conservation area.

Across the area there are a mix of building styles and types present with residential properties generally constructed using traditional local materials. Red brick and flint predominate as building materials, often used in decorative styles, but other materials include limestone, sarsen, cob and timber frame, with roofs of straw thatch or clay tile.

Site Description

The site itself is part of an arable field that falls to the north of three existing agricultural barns. A small woodland plantation known as "The Pit Plantation" falls to the north and east of the site boundary. The remainder of the field falls to the west. The site gently slopes from Forest Road and the agricultural barns to the south up towards the plantation to the northwest.

Access to the site is via an existing access from Forest Road to the south of the barns. A bridleway (WRIV5) runs from Forest Road north through the plantation to the east of the site, separated by a mature hedgerow. Bridleway WRIV1 runs north-south at the field boundary to the west of the site.

Site Photographs



Figure 2: View north across the site showing agricultural barns to the east and Pit Plantation to the north



Figure 3: View southeast from the site across existing agricultural barns

Planning Context

The site falls within the North Wessex Downs National Landscape.

It falls within Flood Zone 1 as shown on the Environment Agency Flood Map for Planning (low risk of flooding). It does however fall within a Source Protection Zone (zone 3).

There are no listed buildings on conservation area designations on the site with the nearest listed building and conservation area located at Wootton Rivers.

The planning history of the site and immediate surroundings includes:

- 16/05166/APD - Proposed Steel Portal Framed Building – Prior approval not required
- 20/03798/APD - Prior notification for an agricultural steel framed building for storage of straw – Prior approval not required
- PL/2022/05565 - Change of use of existing buildings on site, from restricted agricultural use, which includes cattle housing to full agricultural use, including cattle housing - Approved with conditions
- PL/2023/05141 - Full planning permission for construction of an additional cattle building – Approved with conditions

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with policies in the Development Plan taking account of any other relevant material considerations.

The Development Plan for the site comprises the Wiltshire Core Strategy (2015), Wootton Rivers Neighbourhood Development Plan 2017 – 2026 and Saved Policies from the Kennet District Local Plan 2011. Material considerations also include the National Planning Policy Framework (NPPF), Planning Practice Guidance and Supplementary Planning Documents and Guidance.

Chapter 12 of the NPPF sets out the importance of design quality. In summary:

- Development should function well and add to the overall quality of the area.
- It should be visually attractive as a result of good layout, appropriate scale, high quality materials and landscaping.
- Respond positively to local character and history, and reflect the identity of the local surroundings and materials.
- Foster safe inclusive environments that are accessible and easy to move around.

The Development Plan also includes design policies that have been considered in the development of the proposal, including:

- Core Policy 57 of the Wiltshire Core Strategy to provide overarching principles that support high quality design and place shaping. It sets out an expectation for a high standard of design and seeks for proposals to be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire against 14 specific criteria.
- Policy D1 of the Wootton Rivers Neighbourhood Development Plan to require new development to take account of core design and heritage policies as well as the Wootton Rivers Conservation Area Statement and Village Design Statement.

A detailed assessment of the proposal against relevant planning policy is set out within the Planning Statement that accompanies the application.

Design Considerations

Key opportunities and constraints that have influenced the design concept are:

- The need for a modern, sustainable rural worker's dwelling that can meet the needs of the farm business;
- Site the dwelling to ensure that it meets the needs of an agricultural worker by being in proximity to nearby agricultural buildings;
- Provide a positive response to the wider landscape context and consideration of views from nearby receptors along Public Rights of Way and the Wootton Rivers Conservation Area;
- Ecology corridors and the potential impact of artificial lighting from the proposed dwelling;
- Built form, appearance and use of external materials that integrate with the rural character of the site's surroundings;
- Use of the existing site access from Forest Road and provide an access track to the dwelling that integrates with surrounding landscape;
- Residential amenity for future occupiers;
- Technical considerations including drainage and sustainable construction;
- Deliver a high standard of design quality to respond to relevant design policies within the NPPF and the Development Plan.

The Proposal

The site is part of a wider farm business that is operated by the applicants, Tom and Pippa Blanchard. The proposal is for 1 no. 4-bed dwelling that is to be occupied by a rural worker employed by the farm business, and their family.

The proposed dwelling includes a two-storey element with ground floor living accommodation and 4 bedrooms and a family bathroom at first floor. A single storey extension includes a farm office and meeting room together with a garage. The proposal has been carefully designed to provide for a rural worker and their family.

The vision and design objective is to deliver a high-quality small-scale dwelling to house a rural working family that supports the long-term operational needs of the farm business, while responding sensitively to its landscape setting. The design draws on traditional rural dwelling typologies and uses natural, locally appropriate materials, to create a low-carbon, sustainable dwelling that integrates comfortably with its rural surroundings.

The description of development is:

Erection of 1no. Rural Worker's Dwelling including garage with associated parking area. Use existing highways access from Forest Road.

Amount & Layout

The proposal is for the development of a modest 4-bed residential dwelling with an internal garage and the associated change of use of the land to create a driveway, outdoor amenity space and car parking.

The building is proposed to sit on a level plateau that is cut into the slope and retained to the north by a wall. Access is via a proposed access track, which would run from the existing entrance at Forest Road, to the west of the agricultural barns to meet the proposed dwelling.

The building is designed to be functional for a rural worker and their family. The proposed dwelling has a floor area of 153 sqm with the farm office and meeting room measuring 27 sqm and the garage measuring 39.5 sqm.

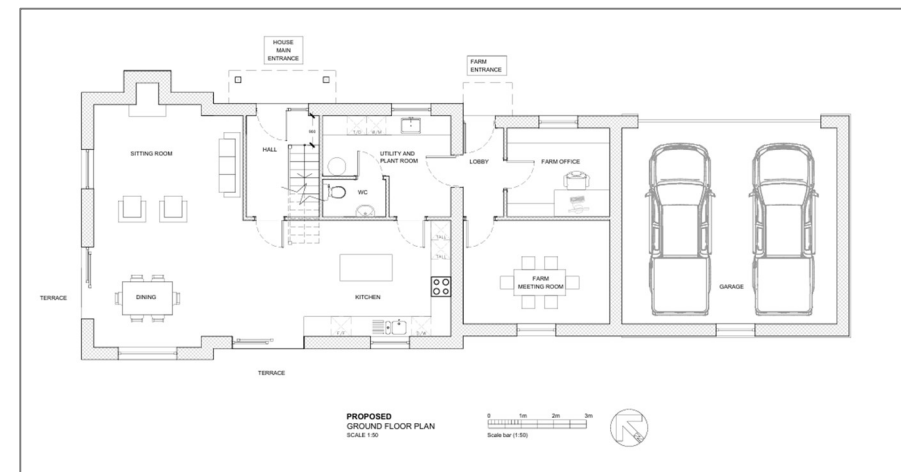


Figure 4: Proposed Ground Floor Plan

At ground floor, the proposed main entrance and hallway lead to an open-plan kitchen/sitting/dining area with a separate utility/plant room and WC.

The utility provides access to the single storey part of the building comprising the farm office and meeting room. This has a separate 'farm entrance' external door with a lobby for necessary space to separate activities within the building. This arrangement means that farm workers can come and go without disturbing the family in the main living space.

Stairs within the hall lead to the first-floor level, which includes a master bedroom with ensuite, two double bedrooms and a single bedroom with a family bathroom accessed from the landing.

A modest sized outdoor amenity terrace is proposed that wraps around the northern corner of the house. Soft landscaping is proposed within the wider site to build on the tree planting scheme that was approved with the latest agricultural barn under ref. PL/2023/05141. This application proposes a new mixed native hedgerow that will soften and screen the proposed access track to the dwelling and create a strong boundary between the agricultural buildings and the field.

Scale, Appearance & Materials

The form and massing of the building have been carefully considered to respond to its landscape context. The proposed

dwelling has a stepped massing that reflects to the surrounding landform with a two-storey element to the northwest, stepping down to single storey with a hipped roof to mediate the transition. The garage reads as a separate single storey element to the southeast with a different roof material to further break up the massing.

On the northwest elevation, a chimney stack is proposed that connects to the internal fireplace within the main ground floor sitting area.



Figure 5: Proposed North East Elevation

The external appearance of the building includes a limited palette of natural materials that reflect the local rural character. The predominant material for proposed elevations is a red multi-colour brick in a flemish bond with a dentil course and brick plinth running across the building to emphasise the horizontal form of the building.

The roof to the dwelling is proposed to be covered with slate. Timber cladding and zinc are used for the proposed garage to distinguish it from the core of the building. Elements of timber cladding and zinc are proposed to dormer windows and the entrance porch to create a cohesive design.



Figure 6: *Proposed South West Elevation*

Fenestration is well proportioned and regularly arranged. Larger areas of glazing are introduced where appropriate to support modern living and to maximise natural light within living spaces. Brick window heads and cills are proposed to add simple but effective detailing that adds character to the elevations.

Overall, the appearance and form of the building deliver a building with a traditional rural feel that is grounded in its agricultural setting and appropriate to the local landscape character.

Access

The site is accessed via an existing farm access from Forest Road. There is adequate visibility from the access and egress point onto the highway. A new access track is proposed to the west of the existing barns to reach the proposed dwelling.

There is space within the site for a vehicle to turn and allow for egress in a forward motion.

The proposed dwelling is designed in accordance with Building Regulations Part M, ensuring it meets appropriate accessibility standards.

Sustainable Construction

The proposal prioritises energy efficiency and long-term adaptability, in line with local and national sustainability policies. The design incorporates passive design principles, a high-performance building fabric and sustainable construction methods to significantly reduce operational energy demand and support the transition towards net-zero operational carbon emissions.

An air source heat pump is proposed to be the primary source of renewable energy generation on site and will provide efficient, low-carbon heating and hot water.

Conclusion

This Design and Access Statement has been prepared by Dolman Building Surveyors on behalf of Tom and Pippa Blanchard to support a full planning application for the erection of a new detached agricultural worker's dwelling and associated works.

The design objective is to deliver a high-quality contemporary dwelling that supports the long-term operational needs of the farm business while responding sensitively to its rural context.

The proposed development is a well-considered and contextually appropriate design that responds positively to the character of the surrounding landscape and the site planning constraints. The internal layout has been designed with function and future occupiers in mind. It will provide space for the farm business together with living spaces and bedrooms at first floor.

In summary, the proposal would deliver a high-quality, energy-efficient and contextually appropriate home.