

**PROPOSED ERECTION OF A BARN AND
CONSTRUCTION OF A TURNOUT AREA, AND
ANICLLARY WORKS**

**LAND SOUTH OF FINCHES FARM WATER TOWER,
FINCHES LANE, BAYDON, MARLBOROUGH, SN8 2JN**

DESIGN AND ACCESS STATEMENT

June 2026

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REPORT CONTROL

Project:	Land South of Finches Farm Water Tower
Report Type:	Design and Access Statement
Client:	Katherine Gordon-Quayle
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1.0 INTRODUCTION

- 1.1 On behalf of our client, Katherine Gordon-Quayle, Grass Roots Planning has been instructed to prepare and submit a full planning application for the proposed erection of a barn and construction of a turnout area, and ancillary works at Land South of Finches Farm Water Tower, Finches Lane, Baydon, Marlborough (the site). The site lies within the administrative boundary of Wiltshire Council.
- 1.2 The site comprises a field and associated land for equestrian use, which is situated off Finches Lane to the east of the built up area of Baydon. The site contains an access track and grazing area, with an adjacent existing barn and menage. There is no existing residential development immediately adjacent to the site.
- 1.3 The scheme will support the existing lawful equestrian use at the site and enable the existing horses to live together as a herd. The proposal will also have further benefits, which include fewer deliveries to the site as there will be a greater amount and more suitable storage, and the new facilities will mean the applicant does not need to visit the site as frequently. This will result in a reduced number of vehicles trips to and from the site. New tree planting to the north of the site and around the turnout area will also provide enhanced biodiversity, as well as natural screening.

2.0 SITE DESCRIPTION

- 2.1 The Site lies to the east of Baydon and is accessed off Finches Lane. The Site comprises an access track and grazing area, with an adjacent existing barn and menage, and further grazing areas as part of the wider site. Figure 1 below shows the redline boundary for the Site.

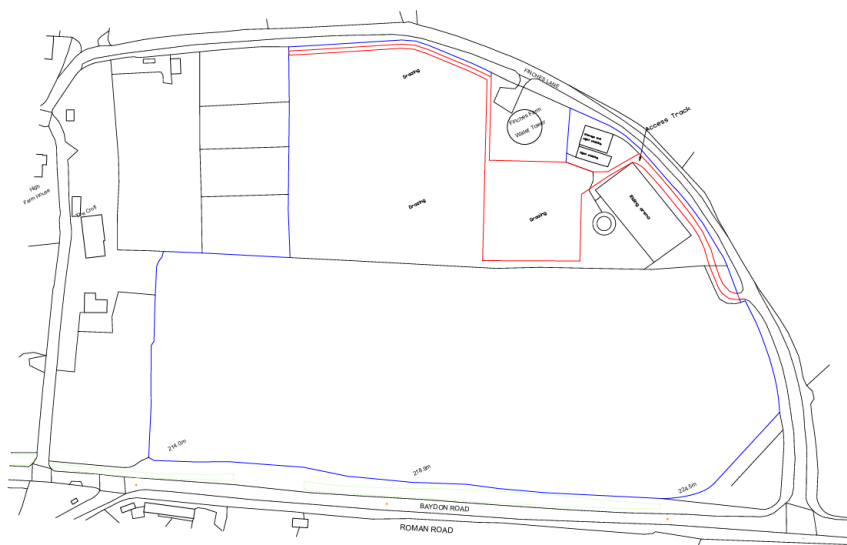


Figure 1. Extract of Location Plan prepared by Equestrian Blueprint

3.0 LAYOUT OF THE PROPOSED DEVELOPMENT

3.1 An extract of the Layout Plan for the proposals is shown in Figure 2 below.



Figure 2. Extract of Layout Plan prepared by Equestrian Blueprint

- 3.2 The barn and turnout area will be positioned close to the existing equestrian facilities on the wider site, which reflects the context of the surrounding area, and creates a contained and focused development rather than sporadically across the site.
- 3.3 The position of the barn in close proximity to the existing buildings was supported by Officers in the pre-application response where it states *“In terms of location, the proposed barn is to be located near existing buildings which would be supported”*.
- 3.4 The floorspace of the barn is approximately 400 sqm, and with the addition of the turnout area, the total proposed floorspace measures approximately 987 sqm. The total development does, therefore, not exceed 1,000 sqm and the site area is only 0.29ha, so the proposal should be considered to fall under the category of minor development.
- 3.5 The proposal is, therefore, not excessive and reflects similar development in the immediate (the wider site) and surrounding area, and is considered to be proportionate in the local context.

- 3.6 In the northern part of the site and around the edge of the turnout area, it is proposed to create a planting area for 20 trees. This tree planting will result in the proposals achieving a biodiversity net gain of 10.79% and create natural screening.

4.0 DESIGN OF THE PROPOSED DEVELOPMENT

- 4.1 Core Policy 57 of the Wiltshire Core Strategy ‘Ensuring High Quality Design and Place Shaping’ states that a high standard of design is required in all new development. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 4.2 This application seeks full planning permission for the proposed erection of a barn and construction of a turnout area, and ancillary works. As set out above, the barn is proposed to be located close to the existing equestrian facilities towards the east of the land that is owned by the applicant.
- 4.3 The proposed materials for the barn include concrete panels, Yorkshire boarding and corrugated cement roof. An extract of the proposed elevations for the barn is shown in Figure 3 below.

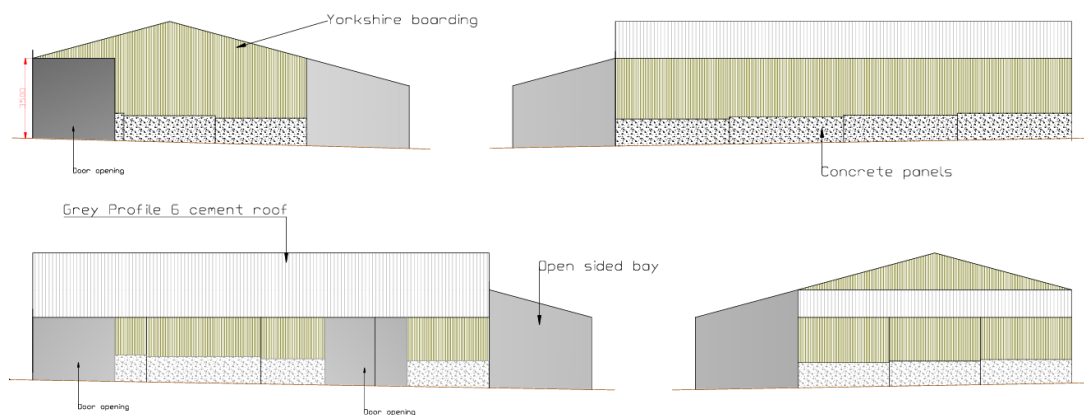


Figure 3. Extract of Proposed Elevations (prepared by Equestrian Blueprint)

- 4.4 It is considered that the design of the building is akin to the buildings on the wider site, and reflects the style, proportions and materials of other buildings in the surrounding area. This is considered to reflect the character of the local area and be suitable in the local context.
- 4.5 This is supported by the Officers view in the pre-application response, which states *“It is noted that the materials reflect the existing buildings which is to be welcomed.”*

- 4.6 The turnout area is proposed predominantly to the south of the barn and the surface of this will be a permeable material.
- 4.7 The building is designed to a high standard, and the proposal will be in keeping with the existing built form on the wider site and reflects the character of the area. The proposals are, therefore, considered to accord with Core Policy 57 of the Wiltshire Core Strategy.

5.0 ACCESS FOR THE PROPOSED DEVELOPMENT

- 5.1 The proposals will utilise the existing access off Finches Lane. This is considered appropriate given the activity on site is a private operation with limited visitors, and the proposals will in fact decrease the amount of vehicle movements, since the applicant will be able to reduce the amount of deliveries received as the barn will provide additional storage and the applicant will not need to visit the site as often due to the improved facilities that the development will deliver.



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