



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Formation of a new vehicular access at Land adjoining Hilperton Drive and Ashton Road, Hilperton, BA14 7WQ

Planning Statement

Prepared by Planning By Design on behalf of Mark Harding-Wyatt

Version	Date	Prepared By
2	22.07.2026	AB

1 Introduction

1.1 The Site

Planning By Design (**the agent**) has been instructed to act on behalf of Mark Harding-Wyatt (**the applicant**) to submit a Planning Application to Wiltshire Council (**the Local Planning Authority**) for a Formation of a new vehicular access **the proposal**) at Land adjoining Hilperton Drive and Ashton Road, Hilperton, BA14 7WQ (**the site**).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

This document should be read in conjunction with the accompanying Access and Transport Note.

1.2 The Site

The site is an agricultural field east of Ashton Road, a classified adopted public highway (C19). To the north the road forms a roundabout junction with the A361, Hilperton Drive whilst to the southeast the road forms a priority junction with A350 Yarnbrook Road.

The road in the vicinity of the site is subject to the National Speed Limit, but this transitions to 40mph just south of the roundabout junction.

The Site Location Plan is provided in Figure 1.

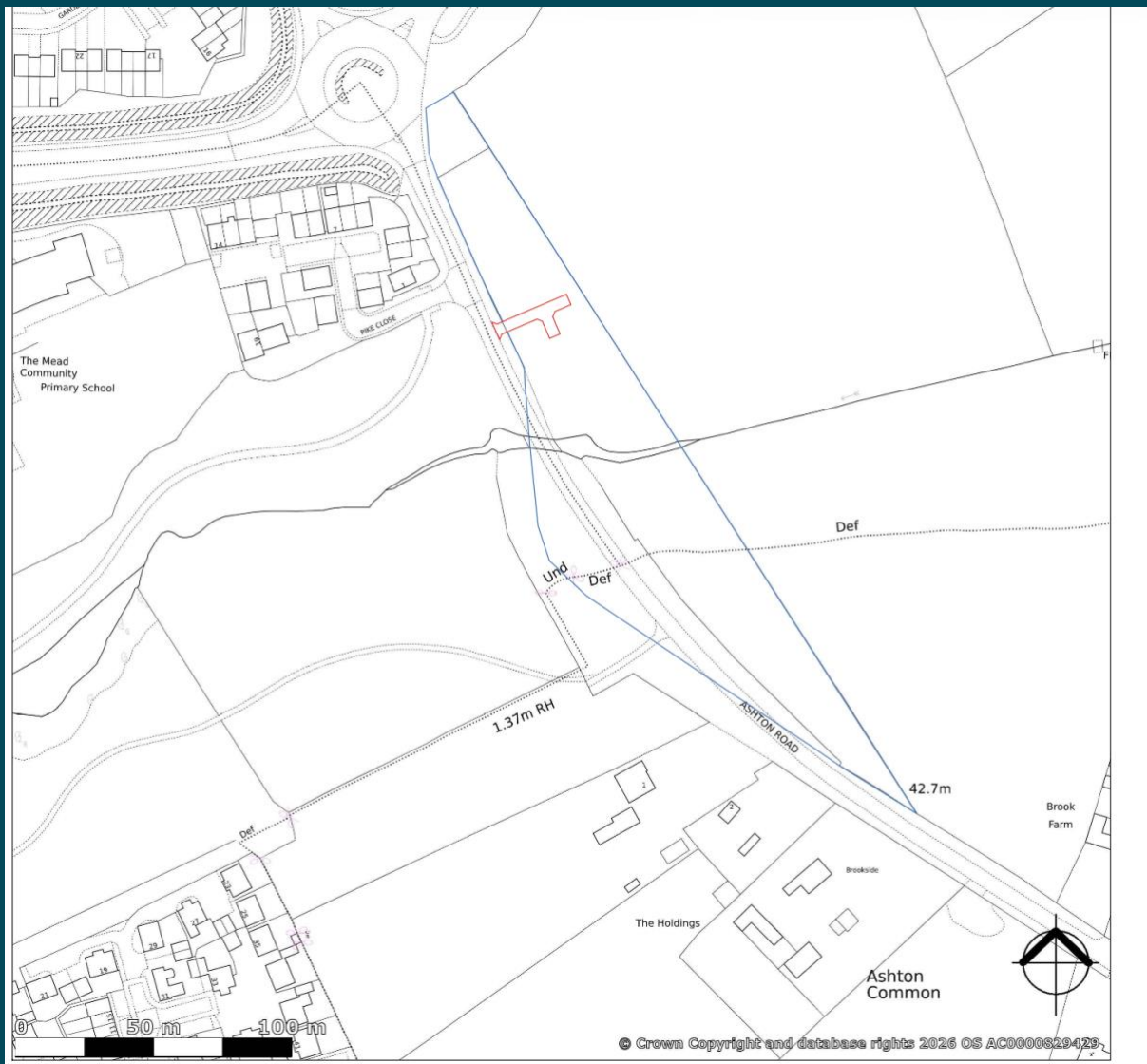


Figure 1: Site Location Plan

2 The Proposal

2.1 Overview

It is proposed to provide a new access on the road.

This application seeks to create a new access, in the form of a simple verge crossing, onto Ashton Lane, 20.0m south of Pike Close.

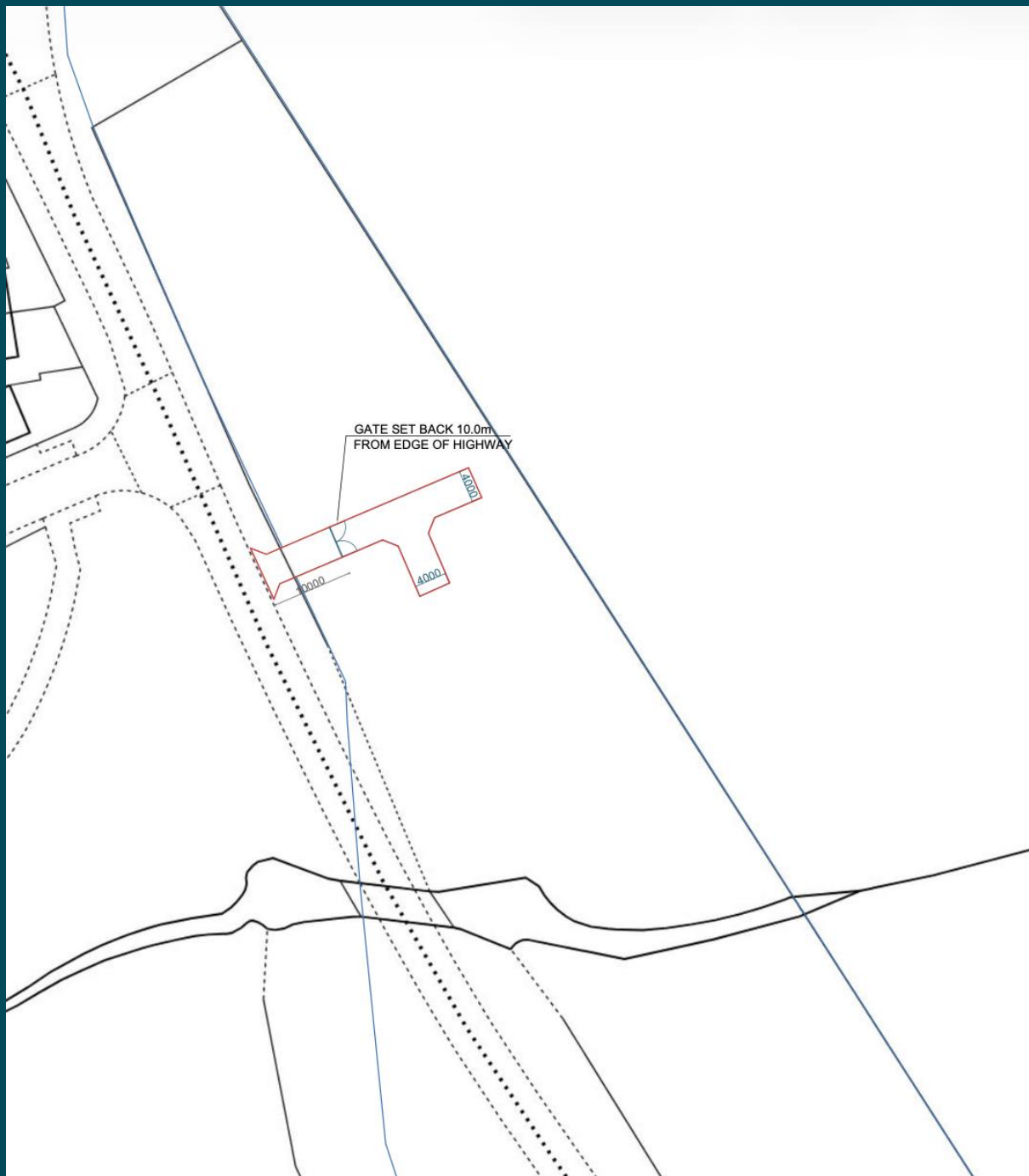


Figure 2: Block and Access Plan

3 Planning Policy

3.1 Introduction

This section will outline the important policy considerations.

3.2 National Policy

National Planning Policy Framework 2024

National planning guidance, a key material consideration in planning decisions, is primarily outlined in the National Planning Policy Framework (NPPF). The NPPF advises that, when determining

applications, local planning authorities should promptly approve proposals for sustainable development that align with an up-to-date development plan.

One of its core principles is the presumption in favour of sustainable development, as set out in Paragraph 11. Local planning authorities are directed to support development proposals that contribute to economic, social, and environmental objectives, provided they accord with an up-to-date development plan.

Section 6 – Building a strong, competitive economy

Paragraph 85 states:

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 88 states:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

3.3 Local Policy

Wiltshire Local Plan (2015)

Core Policy 48 – Supporting rural life

Improving access to services and improving infrastructure

Proposals which will focus on improving accessibility between towns and villages, helping to reduce social exclusion, isolation and rural deprivation, such as transport and infrastructure improvements, will be supported where the development will not be to the detriment of the local environment or local residents.

Core Policy 62 – Development impacts on the transport network

Developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages. Proposals for new development should not be accessed directly from the national primary route network outside built-up areas, unless an over-riding need can be demonstrated.

4 Policy Alignment

4.1 Introduction

This section demonstrates how the proposal aligns with the above identified policies.

Transport considerations are outlined separately in the accompanying Access and Transport Note.

4.2 Principle of Development

The principle of the proposed development is supported by national and local policy which positively encourages safe and sufficient access provisions. Paragraph 11 of the National Planning Policy Framework 2024 establishes a presumption in favour of sustainable development and confirms that proposals which accord with the development plan should be approved without delay. The proposal represents a modest and safe / purpose built vehicular access and does not give rise to built form or activity that would conflict with the spatial strategy for the area.

4.3 Economic Considerations

The provision of a secure access to land will improve operational efficiency, reduce travel distances associated with the land and wider site, and allow the Applicant's day to day function more competitively.

4.4 Environmental and Landscaping Considerations

In environmental terms, the proposal is limited in extent and results in minimal physical intervention within the site. The access itself comprises a simple verge crossing and does not introduce substantial engineering works. As such, the visual and landscape effects are expected to be localised and minor.

The Framework requires that development protects and enhances the natural and local environment. Given the absence of substantial structures, the retention of the majority of the field in agricultural or open use, and the limited intensity of activity, the proposal preserves the rural character of the area.

4.5 Planning Balance

When considered as a whole, the proposal delivers clear social and functional benefits. It accords with the Framework's strong support for accessibility and is consistent with the objectives of the adopted development plan. There are no identified adverse impacts that would significantly and demonstrably outweigh these benefits. In accordance with the presumption in favour of sustainable development, the proposal represents an appropriate and sustainable form of development for this location.

5 Summary and Conclusion

In the absence of any identified policy conflict or demonstrable harm and having regard to the presumption in favour of sustainable development set out in the National Planning Policy Framework 2024, the application is considered acceptable and planning permission should be granted.