



Design & Access Statement

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2601 | The Seven Stars, Bottlesford

Ref. 3_601

Revision: P1

August 2026

miltonarchitects



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Introduction

This Design and Access Statement has been prepared by Milton Architects to accompany the planning application for the redevelopment of The Seven Stars, Gores Lane, Bottlesford, Pewsey, SN9 6LW.

The purpose of this statement is to describe the nature of the application and set out the development proposals, providing an overview of the key principles that have informed the design, as well as identifying the planning policy framework within which the proposals have been conceived.

This document should be viewed alongside the submitted drawings and other supporting reports as outlined adjacent.

Overview

The Seven Stars, a previously successful country pub and restaurant, closed for business in August 2025 and changed ownership the following month. The pub was listed as an Asset of Community Value on 21 July 2025.

Renovation and extension works are proposed for the pub and its surrounding land, enhancing the facilities available to the local community, residents from the wider area, and visitors travelling from further afield.

The pub currently has a rear extension, part single storey and part two storeys, which houses the kitchen, staff accommodation above, and public toilets. These spaces lack cohesion, and the existing kitchen is small and impractical for the pub's operational needs.

It is proposed that this extension be replaced with a new, single-storey extension, retaining the older front section of the building with its thatched roof. Additional guest bedrooms are also proposed to the north-east and north-west of the site. In its current form, the pub offers only two guest rooms alongside limited staff accommodation; the proposed bedrooms will strengthen the pub's economic viability by broadening its accommodation offer.

Parking provision is currently limited, with approximately 15 spaces available, located directly in front of and opposite the pub.

The main objectives of the proposed scheme comprise:

- Extension, refurbishment and alteration of the main thatched public house to restore the quality and character of the original building, including a multi-use space within the extension to support community functions.
- Provision of additional overnight guest accommodation through the construction of new buildings within the site, comprising 12 lettable bedrooms and associated facilities, to improve the commercial viability of the business.
- Introduction of a Yoga Barn to the west of the site.
- External landscape enhancements to the amenity areas, including the beer garden, al fresco dining space, and children's play area.
- Provision of additional parking to serve the proposed accommodation, pub, restaurant and Yoga Barn.

Associated Documentation

This application is supported by the following information:

Drawings - by Milton Architects

[Existing Drawings are based on a measured survey by Dando Surveying Ltd.]

- Milton Architects Drawings Submitted:*
- 2601-3_001-P1-EXISTING - Location Plan
 - 2601-3_002-P1-EXISTING - Site Plan
 - 2601-3_003-P1-EXISTING - Pub and Restaurant
 - 2601-3_004-P1-EXISTING - Pub and Restaurant
 - 2601-3_101-P1-PROPOSED - Site Plan
 - 2601-3_102-P1-PROPOSED - Site Ground Floor Plan
 - 2601-3_200-P1-PROPOSED - Pub and Restaurant Basement and Ground Floor Plan
 - 2601-3_201-P1-PROPOSED - Pub and Restaurant First Floor & Roof Plan
 - 2601-3_210-P1-PROPOSED - Pub and Restaurant Elevations
 - 2601-3_220-P1-PROPOSED - Guest Rooms East
 - 2601-3_230-P1-PROPOSED - Guest Rooms West
 - 2601-3_231-P1-PROPOSED - Guest Rooms West Elevations
 - 2601-3_240-P1-PROPOSED - Yoga Barn
 - 2601-3_250-P1-PROPOSED - Cart Shed
 - 2601-3_260-P1-PROPOSED - Site Sections

Consultant Reports

- Arboricultural Impact Assessment
SJ Stephens Associates
- Outline Construction Environmental Management Plan
Celadon Consulting
- Drainage Strategy
Dixon Civils
- Biodiversity Net Gain assessment & Ecological Assessment
Pro Vision
- Landscape and Visual Impact Assessment
WH Landscapes
- Nutrient Statement
Holbury Consultancy Service
- Transport Statement
Nick Culhane Highways Consultant



Milton Architects
Architecture



Nick Culhane
Highway Consultant

FLORA SOAMES

Flora Soames
Interiors



Simon Stephens
Arboricultural Consultant



Giraffe
Structural Engineer



Holbury Consultancy Service
Nutrient Neutrality Consultant



Dixon Civils
Drainage Engineer



Pro Vision
Ecology Consultant
BiodiversityNetGain
Bats
Great Crested Newts

ROBIN WILLIAMS & ASSOCIATES
GARDEN & LANDSCAPE DESIGN CONSULTANTS

Robin Williams
Landscape Design



WH Landscape
Landscape & Visual
Impact Assessment



Celadon Consulting
Construction Environmental Management Plan



Site Analysis

Site Location

The Seven Stars
Gores Lane
Bottlesford
Pewsey
SN9 6LW

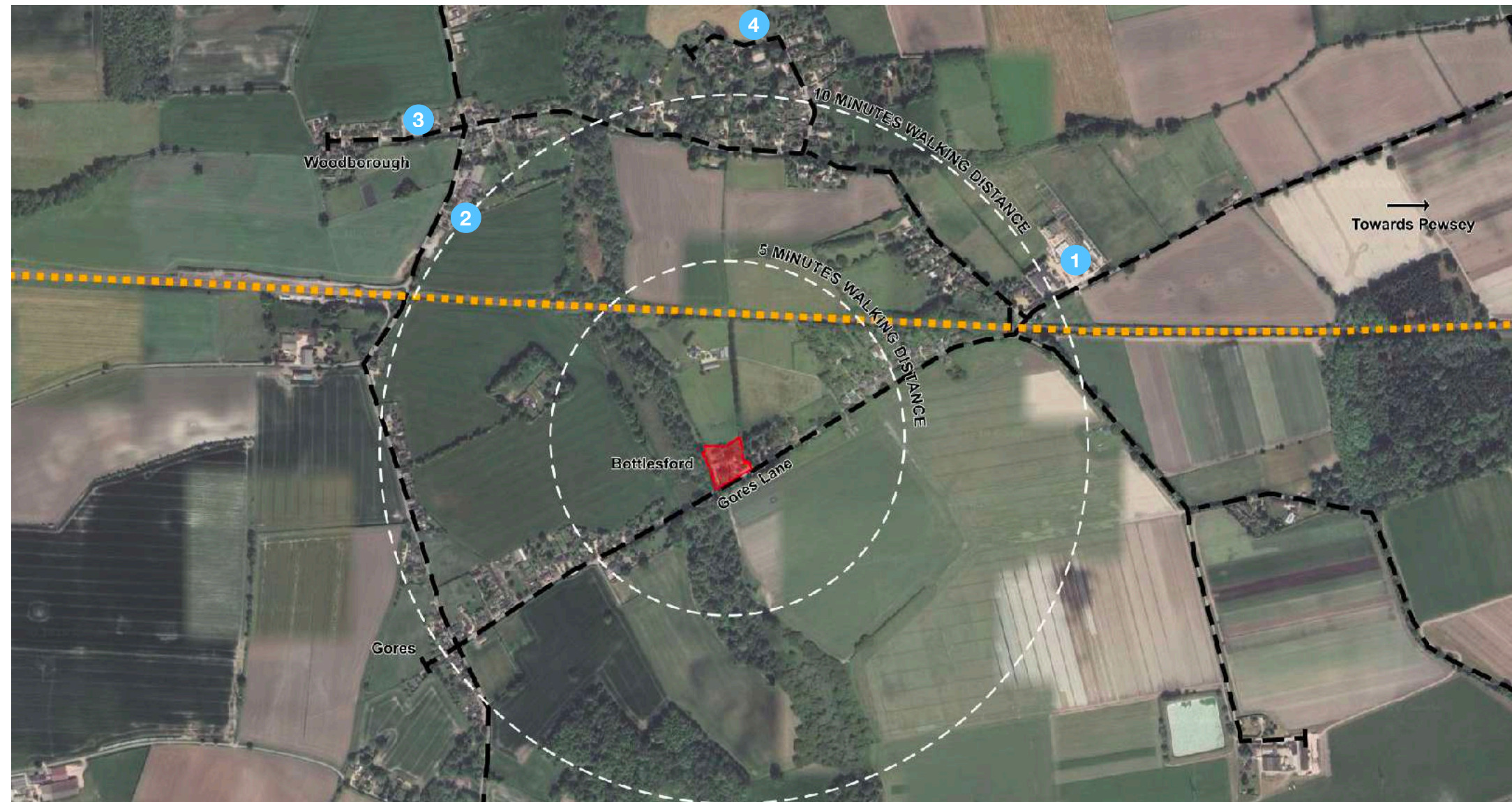
The Seven Stars is located in the rural hamlet of Bottlesford, within the Vale of Pewsey in Wiltshire.

Wider Context

Historically Bottlesford formed part of a network of settlements associated with farming in the Vale of Pewsey.

Despite its rural location, the site is served by some amenities including a primary school in Woodborough, a garden centre and cafe, a church and social club in addition to countryside recreation. Local shops, supermarkets, GP surgery, pharmacy and additional services are located in Pewsey (approx. 3 miles away).

The nearest railway station is located in Pewsey offering mainline services to London Paddington and Penzance. The station is accessible by bus through the Wiltshire Connect On-Demand service. Taxi services could also be used by guests staying at the pub.



Wider Context Diagram

Key

- | | | | |
|--|------------|--|---------------------------------------|
| | Site | | Woodborough Garden Centre |
| | Railway | | Woodborough C of E School |
| | Main Roads | | Woodborough Social Club |
| | | | St Mary Magdalene Church, Woodborough |

Site Context

The pub is located off Gores Lane and is surrounded by open agricultural land and detached residential properties. Its rural setting contributes positively to the character of the North Wessex Downs National Landscape.

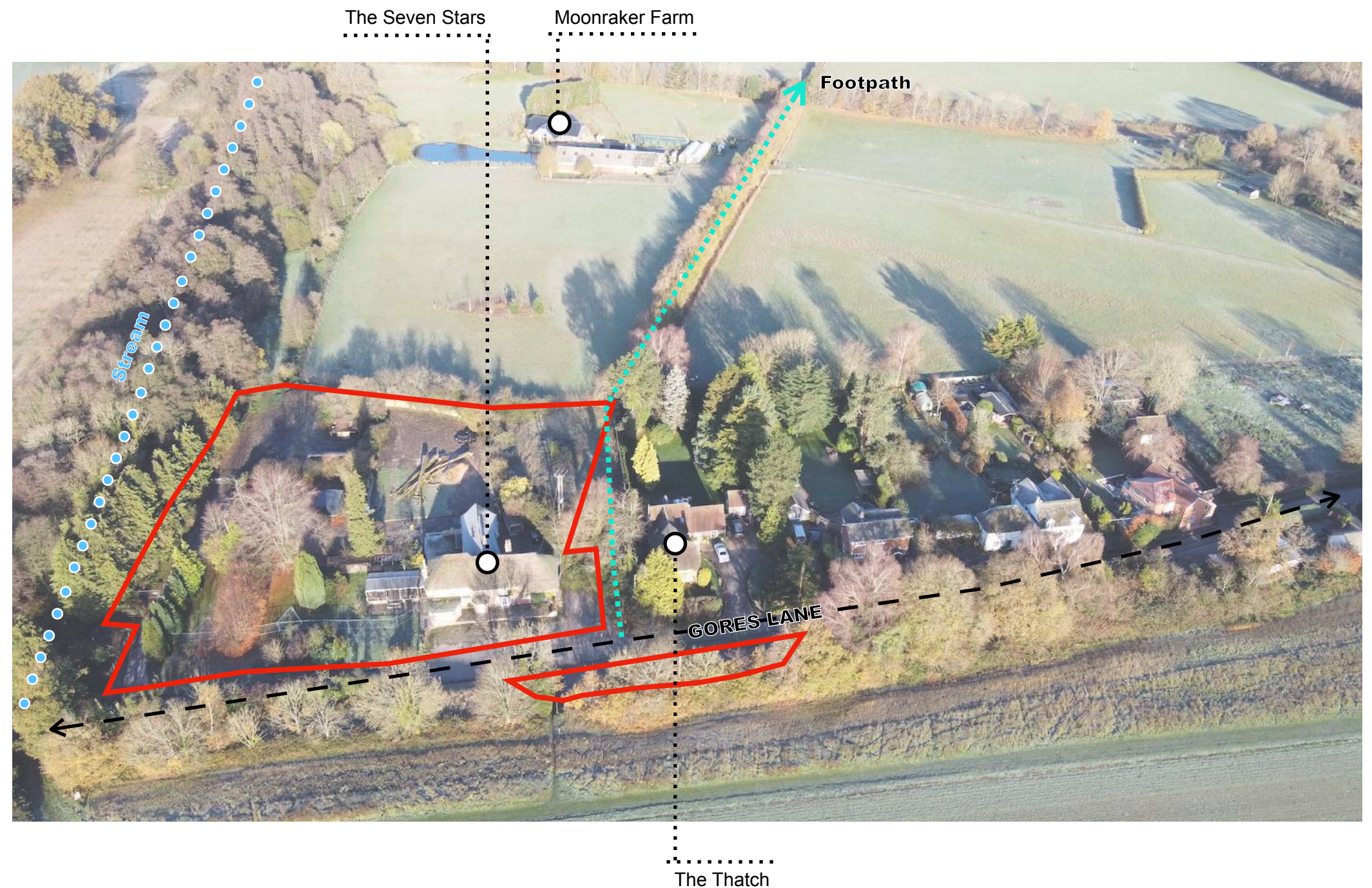
The site development area extends to 0.45 hectares, with wider site ownership extending to circa 5.25 acres, including the adjacent stream, ponds and woodland.

The southern boundary runs along Gores Lane, with an additional area of land opposite providing parking for the pub.

The eastern boundary is not defined by any physical features on site and borders a small parcel of land in separate ownership. A public footpath extends northward from Gores Lane across this neighbouring parcel, briefly crossing the far north-eastern corner of the Seven Stars site. To the east, The Thatch, a private dwelling, is separated from the site by a 1.8m high woven timber fence and hedge.

The western boundary runs adjacent to a stream, which sits at the bottom of a wooded bank approximately 3 to 4 metres below the natural ground level of the proposed development site at this edge. A Wessex Water pumping station is also located adjacent to the south-western corner of the site with shared access off Gores Lane.

To the north, the site adjoins a field within the ownership of Moonraker Farm, a private smallholding whose buildings - including a private dwelling and outbuildings - are located some 200 metres further north. Due to the distance and the rising ground between the development site and the farm buildings, there is no risk of overlooking to the north.





Existing Site

The existing pub building is a traditional thatched freehouse with a low-rise form, typical of rural Wiltshire vernacular architecture. Key architectural features include:

- Traditional pub frontage facing the lane
- Thatched roof construction
- Chimneys serving open fires
- Red facing brickwork
- Painted timber windows

The main, front-of-house building faces south and is set back from the lane by approximately 8 metres, elevated above it by approximately 1 metre. This allows for some off-street parking and a small terrace, while concealing further built form to the rear, which accommodates the public toilets, kitchen, and back-of-house service areas, along with staff accommodation above.

The first floor of the main range contains 2 guest bedrooms.

A vehicular service bay is located to the eastern end of the main range and elevated beer garden with some outdoor covered areas to the west.

The remainder of the site is currently rough ground, but has historically been used for a variety of purposes, including outdoor hospitality space, equestrian stables, and a horticultural polytunnel.

A vehicular access off Gores Lane, located in the south-west corner of the site, provides access to the land to the west and north of the pub, as well as to the wooded ground along the length of the stream.



View facing pub from south east of Gores Lane



View of pub from Gores Lane



View facing pub from south west of Gores Lane



Arial view of the pub from the south west



Arial view of the pub from the north



Arial view of pub from the south east

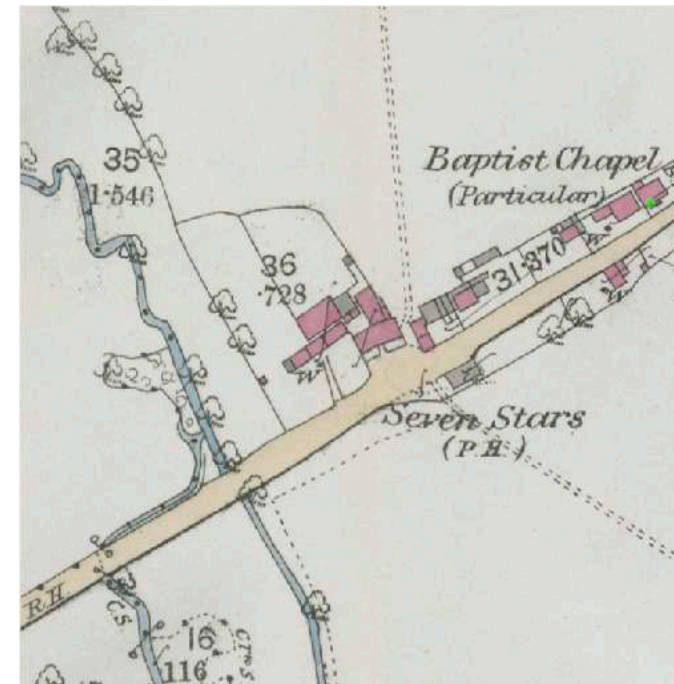
Historial Context

The extract from the 1840s Tithe Map of Wiltshire shows the public house together with several associated outbuildings (Tithe Plots 3, 4 and 5). The main pub building dates from the eighteenth century and comprises a thatched roof over brick walls constructed in Flemish bond. Over time, the building has undergone a series of alterations, including the addition of Victorian bay windows to the front elevation and, more recently, twenty-first-century extensions and modifications to the rear. These successive changes have resulted in a convoluted layout that restricts the efficient operation of the pub.

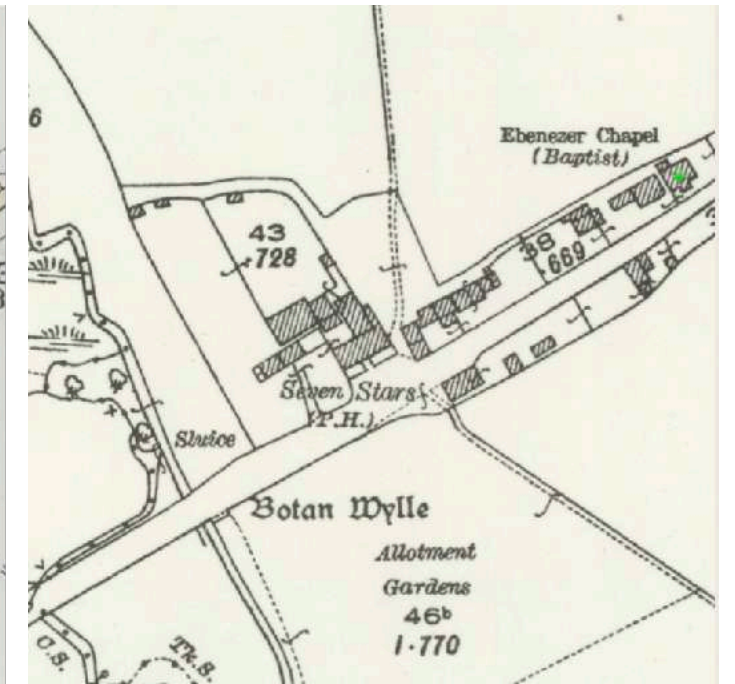
The building has operated as a public house since 1748 and was originally licensed to provide beer for local farm workers. The name "Seven Stars" is believed to reference the constellation known as the Plough (part of Ursa Major) visible in the night sky. Historically, the site also included its own brewery and was briefly used as a fireworks manufacturing facility between 1898 and 1903.



1840s Tithe Plan*



1844-1888 OS Map*



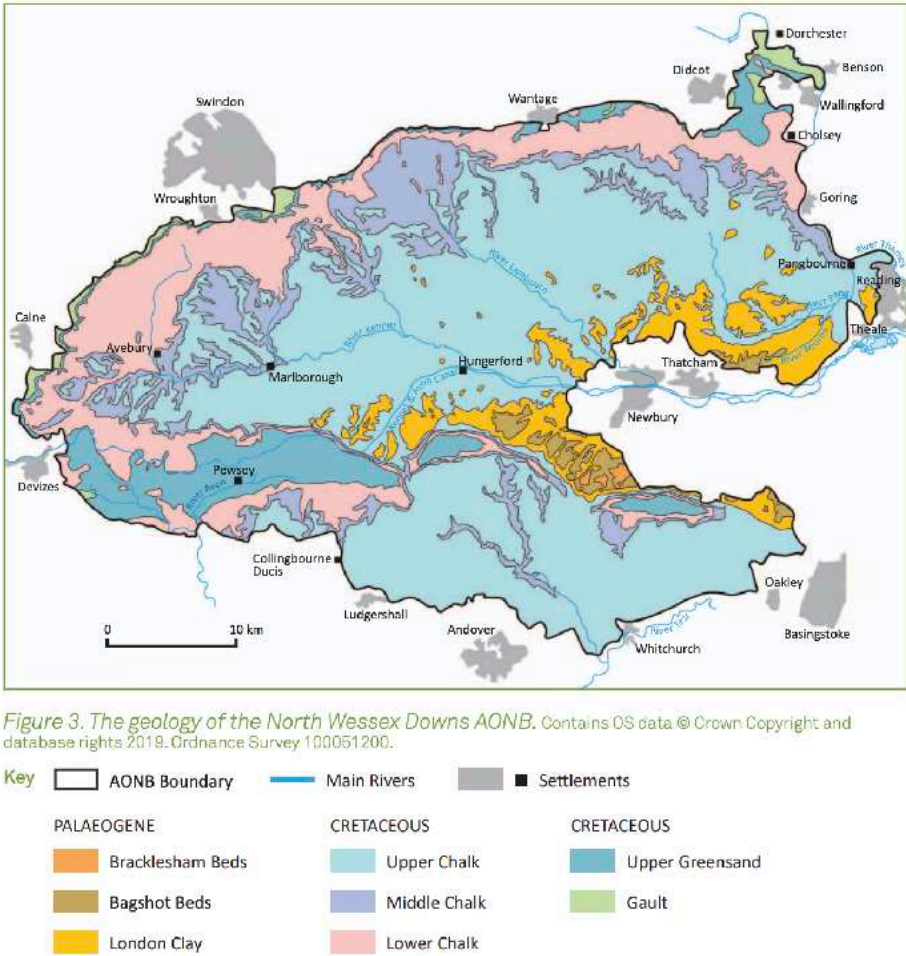
1898-1939 OS Map*

*Maps extracted from Know your Place

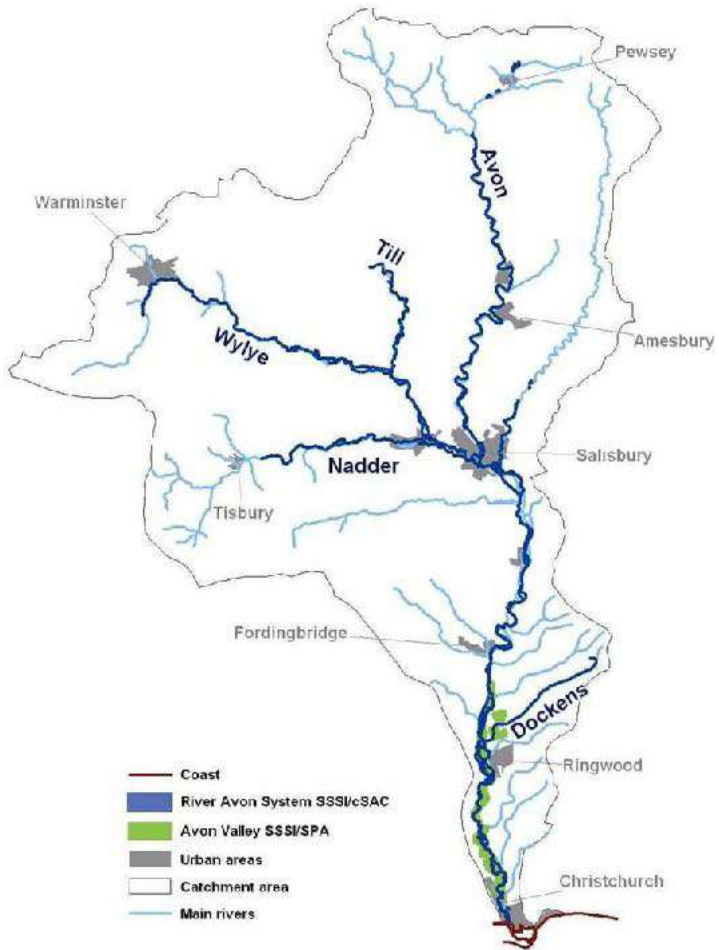
Site Designations

The site is subject to the following designations:

- North Wessex Downs National Landscape
- Flood Zone 1 - Very low risk of flooding from rivers and the sea
- Very low risk of surface water flooding
- The Hampshire River Avon Catchment and will therefore be subject to the phosphorus mitigation regulations.
- A Site of Scientific Special Interest (SSSI) - River Avon System.
- Listed as an ‘Asset of Community Value’.



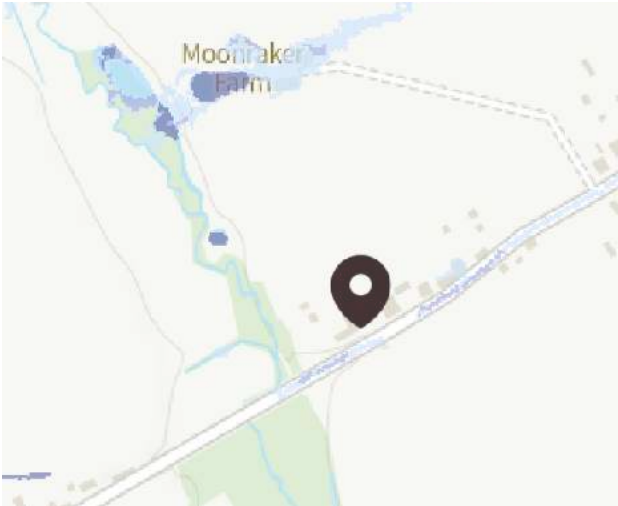
North Wessex Downs National Landscape is the largest area of chalk downland in southern England. The site however lies on a swathe of Upper Greensand



River Avon SSSI - from https://www.restorerivers.eu/wiki/images/f/fe/CRF007_Project_Briefing_Note_-_Salisbury_Avon.pdf



River and stream Flooding Map from - <https://check-long-term-flood-risk.service.gov.uk/map#>



Surface water flooding map from - <https://check-long-term-flood-risk.service.gov.uk/map#>

Flood risk summary

Your selected location: The Seven Stars, Bottlesford, Pewsey, SN9 6LW

This information tells you the flood risk of the land around a building, not the building itself.

[How we assess an area's flood risk](#)

[Flood risk and climate change](#)

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding, when rainwater cannot drain away through normal drainage systems.

[Why surface water flooding is a problem](#)

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

[Why flood defences cannot completely prevent flooding](#)



Planning Policy

The key adopted policies relevant to this proposal and addressed throughout this design statement are outlined below.

• **National Planning Policy**

- National Planning Policy Framework (NPPF) 2026
- Planning Practice Guidance (PPG)
- National Design Guide

• **Wiltshire Core Strategy (WCS) (adopted January 2015)**

- Core Policy 1 Settlement Strategy
- Core Policy 2 Delivery Strategy
- Core Policy 18 Spatial Strategy for the Pewsey Community Area
- Core Policy 49 Protection of Rural Services and Community Facilities
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- Core Policy 60 Sustainable Transport
- Core Policy 61 Transport & Development
- Core Policy 64 Demand Management
- Core Policy 67 Flood Risk

• **Supplementary Planning Documents**

- Wiltshire Local Transport Plan 2011 – 2026 – Car Parking Strategy (March 2011)
- Wiltshire Design Guide 2024
- North Wessex Downs National Landscape Management Plan 2025-2030
- Wiltshire Waste Storage and Collection: guidance for developers (January 2017)

Planning History

ACV/2025/00008 Asset of Community Value - APPROVED 21/07/2025

E/2011/1065/FUL Replacement of existing storage building to create office and residential accommodation for manager of existing Camping and Caravan Club site - REFUSED 22/09/2011

E/11/0544/FUL Change of use from stable block/storage to shower/toilet block for existing certified camp site - APPROVED 08/06/2011



Site Constraints

The site presents several constraints to be considered within the design proposals.

These include:

- Significant level differences with areas of banking.
- Public right of way outside the east site boundary to be maintained.
- Extensions to the north of the existing building turn their back on the garden and impact the connection with the landscape.
- Existing outbuildings in poor state of repair.
- Existing trees.

Site Opportunities

The site also includes a number of opportunities identified to inform the design proposals as outlined below:

- Key views to the south due to sloping nature of the site.
- Historic building (unlisted) with local heritage value presents opportunities for reinforcement.
- Landscape improvements to reinforce the site's rural character.
- Potential areas for improvement where existing outbuildings are currently located.



Overlay of Title Deeds and Wiltshire Council Rights of Ways Explorer Map showing legal Definitive Footpath Map - Accessed 19/08/26



Design Principles

The primary focus of the development has been to breathe new life into the existing historic pub to create a strong sense of place and community.

The main principles driving the design have been briefly summarised below:

- Retain and enhance the existing pub
- Create a sense of place through site layout and building form
- Address parking and accessibility needs
- Accommodate different ground levels across the site
- Protect the SSSI catchment of the stream
- Be considerate to adjacent properties
- Reflect and enhance the character of the local area

Retain and Enhance the Existing Pub

- Retain and refurbish the the older front section of the building to remain as a public bar
- Retain the existing pedestrian entrance from Gores Lane along with an improved beer garden along the south elevation and newly levelled area to the west
- Improve WC and Kitchen facilities serving the pub and restaurant
- Provide new and additional guest accommodation to support the economic viability of the business

Create a Sense of Place

- Create a landscaped courtyard with the proposed buildings, reminiscent of a disused farm yard
- Position internal spaces to look out onto the proposed external amenity areas to create a strong connection with the landscape.
- Building materials are traditional and in keeping with the rural context
- The scale of the buildings are either single or 1½ storeys high

Parking and Accessibility Needs

- Enlarged car park to the west of the site to serve the larger development
- New level access is proposed from accessible spaces in the main carpark to the new entrance area of the restaurant and pub.
- Wheelchair access is provided to all areas of the pub and restaurant
- The west guest accommodation building includes a level access, fully accessible room at the south end.
- The east guest accommodation building also has level access at ground floor.

Accommodate Different Ground Levels

- The buildings are arranged on four levels to reflect the rising ground of the site from south-west to north-east:
 - i. The existing pub and beer garden.
 - ii. The main guest entrance, restaurant, WC's, multi-use space and East accommodation building.
 - iii. The accessible accommodation at the south end of the West accommodation building, reached by a ramped approach from level ii.
 - iv. The West accommodation building, set at the highest point of the courtyard.

Protect the SSSI

- The development is sited at least 10m away from the edge of the watercourse to provide an environmental buffer
- The majority of buildings are sited further to the east of the site away from the SSSI
- The Yoga Barn siting alongside the tree belt on the bank of the river will have lightning designed to minimise impact on the SSSI

Be Considerate

- The east guest accommodation building is set below the natural ground level to reduce its visual scale as seen from The Thatch, the neighbouring dwelling to the east
- Boundary treatments are maintained and reinforced to preserve privacy for adjacent properties
- The rising ground and distance to Moonraker Farm to the north ensures no overlooking of its buildings
- External lighting is designed to minimise spill towards neighbouring properties and the surrounding countryside
- Servicing and deliveries are routed to the same dedicated area in the south-east corner of the site as before

Reflect and Enhance

- Retention of the thatched roof and traditional pub frontage preserve the building's contribution to the character of Bottlesford
- New buildings are designed using a simple, robust material palette drawn from local vernacular and agricultural buildings, including clay brick, timber weatherboarding and a variety of traditional roof coverings
- The courtyard arrangement and narrow building forms echo the informal, evolved character of a traditional farmyard
- Landscape enhancements, including hedge planting to the eastern and northern boundaries and a considered soft landscape palette, reinforce the rural setting and the site's location within the North Wessex Downs National Landscape



Design Proposals

Layout

Main Pub and Restaurant Extension

The existing pub building is retained as the main bar, with a beer garden to the west. New rear extensions, forming the south and east sides of the new garden courtyard, provide a restaurant space, servery, multi-purpose community space and private dining room. These are served by a new entrance area with level access from the main car park, along with enlarged and improved WCs and a new kitchen.

Guest Accommodation West - 8 Rooms

Bounding the west of the courtyard garden, this pitched-roof building provides five double rooms at ground floor, including one accessible suite, and three double rooms within the roof space.

Guest Accommodation East - 4 Rooms

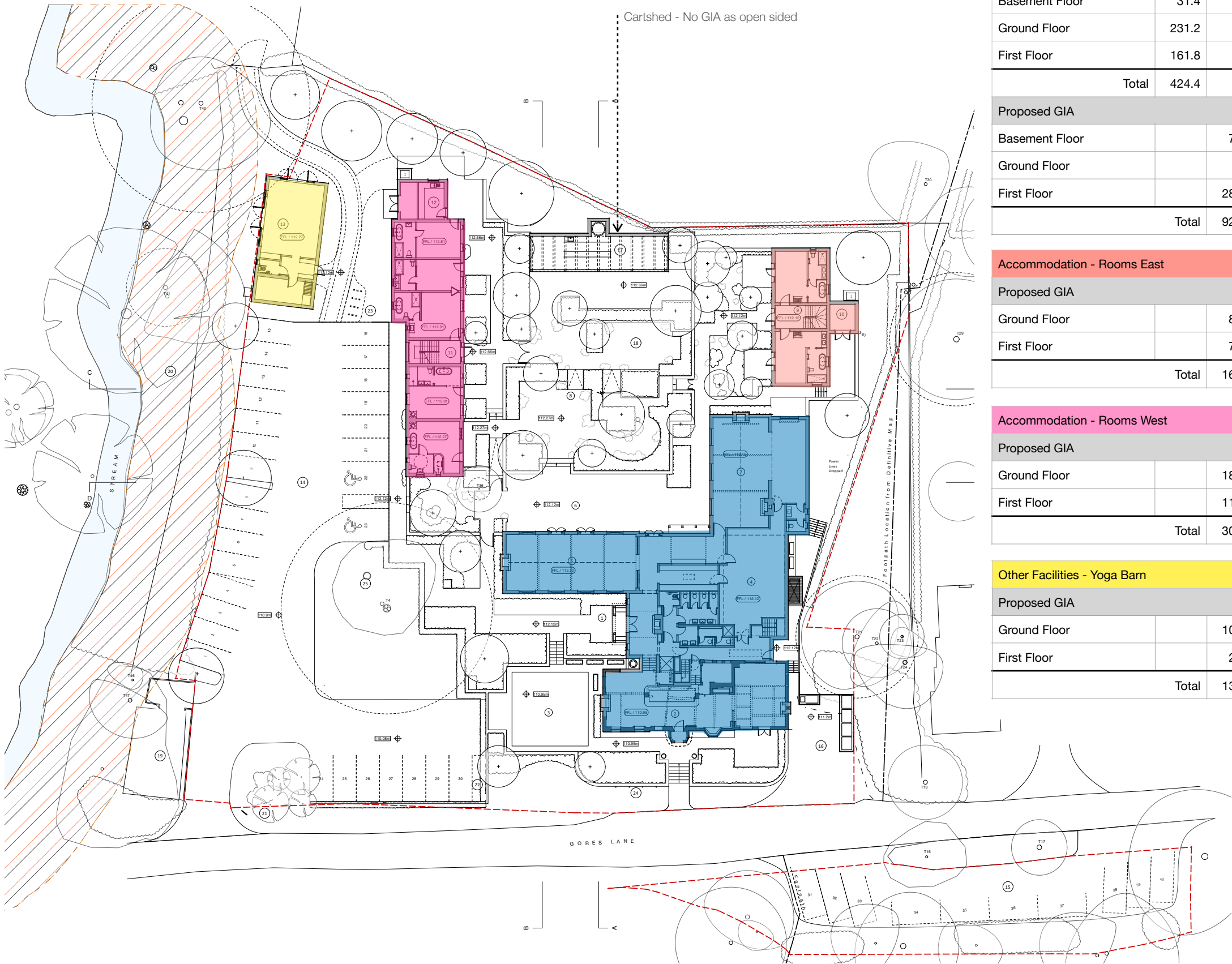
Located to the north-east of the site and sunk below the natural ground level, a pitched-roof building provides two double bedrooms at ground floor, with two double bedrooms within the roof space.

Yoga Barn

Located to the west side of the site, providing a double-height exercise space with views across the woodland and stream. With WC and storage facilities, including a mezzanine level over.

Cart Shed

Located to north of courtyard a roofed but open sided structure, providing seasonal food and drink offerings.



Pub & Restaurant		
Existing GIA		
Basement Floor	31.4	
Ground Floor	231.2	
First Floor	161.8	
Total	424.4	
Proposed GIA		
Basement Floor		75.8
Ground Floor		562
First Floor		287.5
Total		925.3

Accommodation - Rooms East		
Proposed GIA		
Ground Floor		87.4
First Floor		78.8
Total		166.2

Accommodation - Rooms West		
Proposed GIA		
Ground Floor		185.8
First Floor		116.1
Total		301.8

Other Facilities - Yoga Barn		
Proposed GIA		
Ground Floor		107.7
First Floor		29.7
Total		137.4

Scale

Care has been taken not to dominate the scale of the existing pub building.

All buildings are either single-storey or 1½ storey, utilising the roof spaces for accommodation or plant.

The plan forms are relatively narrow, reminiscent of traditional farm buildings, resulting in lower ridge heights for the roofs.

In addition, the buildings on the east side, closest to the neighbouring property The Thatch, have been kept with their floor level below the surrounding ground levels, not only enabling better accessibility but also minimising their scale above ground.



Front elevation from Gores Lane



Site Section from north to south

Appearance

Further to the character analysis previously carried out, the proposals draw on the architectural language of the surrounding buildings to provide a clear hierarchy and ordered arrangement.

The form is simplified with a prominent gable end.

The proposed windows have been carefully considered in relation to their internal position while providing an ordered facade arrangement. Windows on the ground floor are typically larger while first floor windows have been maintained smaller to contribute to the facade hierarchy with distinction between ground and upper.

To the rear, the chimney is a key architectural feature while larger windows reinforce the connection with the landscape.

Materials

The proposed material palette has been carefully selected in relation to the existing context to include a simple set of robust materials.

Inspired by the materials found in vernacular, rural buildings in the local area, the proposed materials will create an aesthetic that will appear indigenous and timeless. Timber doors and windows, together with grey metal-framed screens and feature brick detailing will compliment the core materials and add variety to the overall composition.

A variety of roof materials are proposed, further reinforcing the eclectic nature of the development.

Architectural details add interest to the elevations and range from natural stone plinths to some walls, soldier coursed brick headers to windows and corbeled dentil eaves.

Roof Materials



Clay pantiles

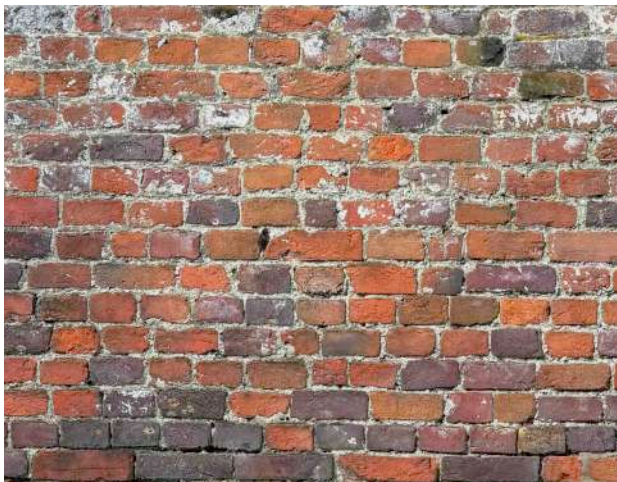


Plain clay tiles



Corrugated tin roof

Wall Materials



Clay facing brickwork



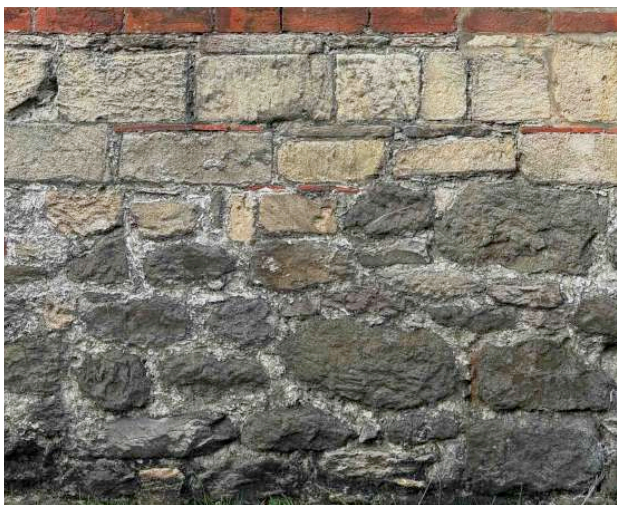
Timber Weatherboard Cladding



Treated Timber Weatherboard Cladding



Corrugated tin cladding



Stone plinth



Consultation



Consultation Summary

Consultation has played a key part in the design development to provide local residents the opportunity to view, comment and ask questions about the proposals.

A public consultation was held in May 2026 in Woodborough Social Club. Members of the project team introduced the development proposals and answered questions and queries, provided information and discussed and addressed any arising issues.

The proposals were generally well-received with some key points discussed relating to the following:

- Parking proposals
- Traffic management
- Relationship between the proposals and the surrounding properties
- Existing trees including the memorial trees
- Pumping station capacity
- Construction management
- Lighting strategy

Following the public consultation, the team have had further discussions and meetings with local residents to review queries and comments raised at the consultation.

South Elevation from Gores Lane



MILTON ARCHITECTS

Established in Marlborough over 20 years ago Milton Architects has built up a local reputation for design excellence and experienced professional advice and we put these qualities at the heart of everything we do.

We have proven expertise in the hospitality sector including the successful remodelling of the Five Bells pub just outside Newbury into The Woodpecker Restaurant and Cookery School and the current refurbishment of The Swan at Great Shefford.

As former clientele of The Seven Stars over many years we are delighted to be part of this amazing project, bringing the pub back to life and restoring its place in the Community.



miltonarchitects

The Seven Stars BOTTLESFORD

The Seven Stars Inn dates back to the 18th century and was once licensed by the Bishop of Salisbury. It appears on the Wiltshire Tythes map of 1840 and evidence from later historic maps show that it changed little for over 100 years. There were considerably more buildings on the site back then but these were removed in the latter half of the 20th century whilst the pub frontage was considerably altered and extended at the same time.

The pub closed in the late summer of 2025 and was acquired by new owners looking to breathe life back into a pub that was once the centre of this rural community.

Renovation and extension works are planned for the pub as well as proposals for additional buildings to provide accommodation for guests, staff and the local community, together with associated site works. A brief summary of the proposals are as follows:

- The older, front section of the building is to be retained and refurbished and will remain a public bar. The existing rear extension is to be replaced.
- A new entrance space, restaurant, multi-use space, private dining area and supporting kitchens and washrooms will be created in new buildings behind the old pub.
- 12 new double bedrooms in two new buildings, east and west, will provide guest accommodation and support the economic viability of the pub along with a staff flat above the bar.
- The site will be re-landscaped to provide a beer garden overlooking Gores Lane, a protected courtyard with al fresco dining and children's play areas as well as a yoga barn retreat overlooking the wooded stream to the west.
- Wheelchair access will be provided to all areas of the pub and restaurant. One double bedroom has been specifically designed to suit wheelchair-using guests.
- 41 parking spaces are proposed, 10 in the current space opposite the pub and 31 in a new car park to the west of the buildings. In line with national requirements, there will be 2 electric vehicle (EV) charging spaces and further cable routes for 6 more parking spaces to have EV charging capabilities in the future.

FLORA SOAMES

One of House and Garden's Top 100 Designers, Flora Soames Ltd is an experienced and established design practice known for creating interiors inspired by a fresh take on tradition, steeped in comfort and rooted in British craftsmanship.

Based in Dorset the team undertake projects across the country. With a philosophy based on retaining the essence of a space, whilst adapting the design in a way that is always comfortable, stylish and practical. Flora's modern yet eclectic approach is key to translating each project's needs with an emphasis on service, quality, craftsmanship and longevity.

FLORA SOAMES





Design Strategies

Landscape Context

The site's existing landscaping comprises terraced space to the front, garden area and fields to the rear, and parking provision to the west and opposite on Gores Lane.

A number of trees are present within the site, including a Category A Beech tree, which is to be retained as part of the proposed development. It is noted that there are currently no Tree Preservation Orders (TPOs) affecting the site.

Landscape Design Approach

The proposed landscape strategy has been developed in close collaboration with the architectural design team to deliver a holistic and integrated scheme. The approach draws inspiration from the character of a traditional farmyard, ensuring the development responds sensitively to its rural context and makes a positive contribution to the wider local area.

The key design principles are set out below.

- Creation of a series of open spaces that enhance the setting of the proposed buildings and provide direct relationships with associated amenity areas, comprising:
 - A beer garden adjacent to the main pub and bar area;
 - A large terrace adjacent to the restaurant area;
 - A courtyard garden, providing an area of ornamental planting with seating;
 - A cartshed building, sited within the landscape to the north, incorporating external areas for seating and recreational facilities such as table tennis and other games; and
 - A play area, incorporating opportunities for incidental and natural play.
- Enhancement of biodiversity through the creation of a range of habitats within the proposed open spaces.
- Use of a considered material palette across the site, responding to the character of each individual open space and assisting with wayfinding and orientation.
- Retention and enhancement of existing boundary treatments where practicable, with new boundary treatments introduced where required, including hedge planting to the eastern and northern boundaries.



Further landscape enhancement as set out in the Landscape Visual Assessment (LVA) by WHLandscape will be included on western and northern boundaries. Specifically a mixed native hedge along western car park boundary to minimise light spill onto SSSI. The northern hedgerow boundary will be retained and made more robust to protect views from the north.



Cycle Strategy

The site is situated within a rural area suitable for recreational cycling with relatively low traffic volumes that contribute to a safe cycling.

The site also benefits from proximity to two routes on the National Cycle Route Network;

- the National Cycle Network Route 4
- National Cycle Network Route 45

Based on this, the site is therefore well served by cyclist facilities for both local and wider reaching destinations.

In accordance with the *Wiltshire Local Transport Plan 2011-2026 Cycling Strategy*, all cycle parking is conveniently located and easily accessible. Short-stay cycle parking (for visitors) is located close to the building entrance (within 30m). Long stay cycle parking is located close to the car parking area (within 50m).

For more information regarding the cycle strategy, please refer to the Transport Statement submitted as part of the planning application.

Cycle Parking Provision

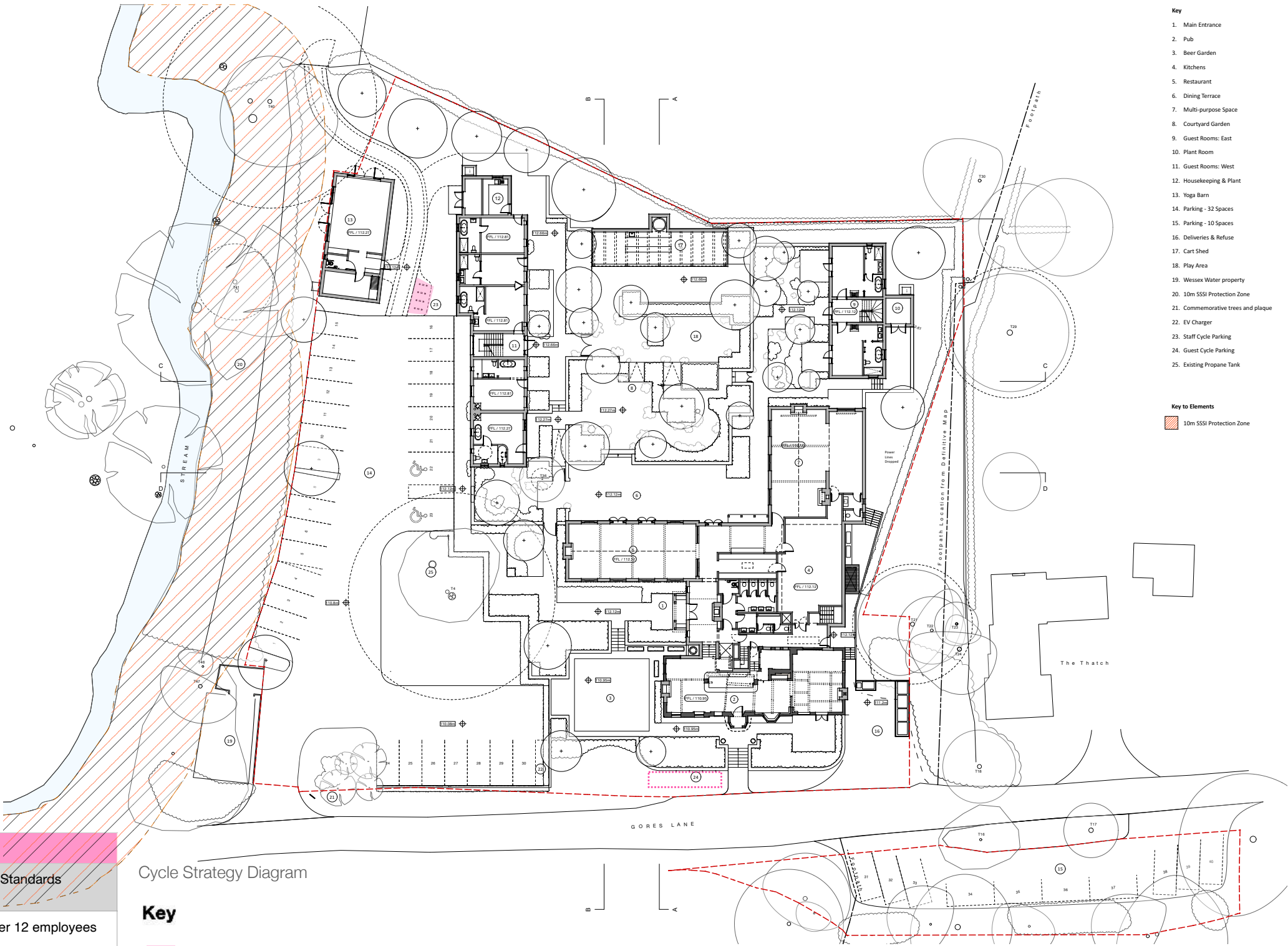
Land Use	Area	Minimum Cycle Parking Standards
A1 Retail (food and non-food)	All other areas (not Principal Settlements and Market Towns)	1 covered cycle space per 12 employees
A2 Financial and professional services		+ 1 visitor space per 20 car parking spaces
A3, A4, A5: Restaurants & cafes, pubs/ bars & hot food takeaways		
Total GIA		756.5sqm
Long Stay Cycle Parking (Covered)	3 spaces (based on average area of 22.5sqm p/ employee)	
Short Stay Cycle Parking (Visitor Spaces)	4 spaces (based on 41 parking spaces)	
Total	7 spaces	

Cycle Strategy Diagram

Key

Long Stay Cycle Parking

Short Stay Cycle Parking Stands (Visitor's Spaces)





Refuse Strategy

In accordance with the *Wiltshire Waste Storage and Collection Supplementary Planning Document*, waste is proposed to be stored in containers in the proposed refuse store, off the public highway.

Waste will be collected by a commercial waste collection service and it is anticipated this will operate in the same way as Wiltshire Council’s waste collection. The layout has been designed to allow for suitable collection vehicle access up to the front of the refuse store. Access is provided directly from the refuse store and is free from any obstructions. The proposed refuse store is located away from windows and ventilators and to avoid obstructing pedestrian routes.

Adequate storage space for waste containment is sized in accordance with the information in Table 4 and 5 (below) of the *Wiltshire Waste Storage and Collection Supplementary Planning Document*.

Refuse Schedule	
Litres of waste p/ 1000sqm GIA (<i>Restaurant Use</i>)	10,000L
Litres of waste p/ 1000sqm GIA (<i>Hotel Use</i>)	7500L
Litres of waste p/ 1000sqm GIA (<i>Leisure Use</i>)	5000L
Total GIA of Restaurant (Pub and Restaurant)	116.3msq
Total GIA of Hotel (Accommodation Rooms)	371.7msq
Total GIA of Leisure (Yoga Barn)	47.4msq
Total Amount of Waste for Restaurant	1163 L
Total Amount of Waste for Hotel	2788L
Total Amount of Waste for Leisure	237L
Total Amount of Waste for the Site	4188L
Minimum 4no. 1100L Capacity Refuse Containers	



Refuse Strategy Diagram

Key

- Refuse Collection Area (and Collection Point)
- Operative Collection Route to Refuse Store
- Collection Route by Collection Vehicle



Construction Environmental Management Plan (CEMP)

An outline Construction Environmental Management Plan (CEMP) was completed by Celadon Consulting Ltd.

It identifies environmental constraints, potential impacts, and prescribes mitigation measures in line with Wiltshire Council requirements and industry best practice (CIRIA guidance).

The report highlights that contractors will need to provide their own detailed CEMPs based on the outline document.

Sensitive site receptors identified include:

- Local ecology
- Notable flora and fauna
- Local hydrology with stream SSSI
- Soils
- Site operatives
- Local human receptors

The report goes on to identify mitigation measures to minimise impact on sensitive receptors.

Further landscape impact mitigation for the construction methodology is detailed within the Landscape Visual Assessment (LVA) by WHLandscape (submitted with this application) and the recommendations will be included within the detailed CEMP.

Mitigation Measures

Key mitigation methods to be adopted by the Contractor are summarised below.

These may be required to be addressed by Action Plans or Detailed Method Statements:

- *Ecology* - Ensure pre commencement induction of all staff on site. Erect appropriate tree and hedgerow protection as per Arboriculturalist plan and ensure up to date Arboricultural Impact Assessment has been reviewed and mitigation applied. Ensure timing of vegetation clearance to avoid nesting season. Avoid strong site lighting and night work so not to negatively affect bats
- *Dust and Dirt* - Ensure site layout minimises traversing open ground. Have a **Soil Management Strategy** in place for the removal and stockpiling of topsoil and subsoil ready for reuse within proposed landscaping and ecological planting. Ensure methods of wheel washing and damping are in place. regular inspection
- *Noise* - Ensure early risk identification of potentially noisy activities and notify local residents of these. Ensure all plant equipment used is well maintained and compliant with statutory requirements to minimise potential noise. Ensure ready access to portable acoustic screening if required. Adhere to council working hours for construction work and noisy work.
- *Contaminative run off* - Plan site layout to take account of watercourses and drains. Site wheels wash facilities and storage areas to best protect these. Soil Management Strategy to cover soil stripping and storage. Contractor to develop Incidence Response Plan for spills etc based on schematic in report.

Organisation and Responsibilities

The report identifies three key roles through the build process, each with separate responsibilities. It also identifies protocol for all new members of staff.

- Client's Project Manager
- Contractors Site Manager
- Contractors Environmental Manager

The Environmental manager is advised to carry out daily site inspections, with inspections every two weeks for the client's project manager.

Induction training and toolbox talks should be provided to all new staff and separate trades working on site. This should cover possible environmental sensitivities, methods to mitigate impact on these, as well as an emergency response strategy.

Appendices

The appendices provide the Environmental Risk Assessment and the following Method Statements to be adopted and completed by the Main Contractor:

- Method Statement 1: Ecological Mitigations
- Method Statement 2: Control of Dust and Dirt
- Method Statement 3: Control of Noise and Vibration
- Method Statement 4: Control of Contaminative Run-off

Incident Response Plan - Contractor to develop as per schematic included within outline CEMP.



Ecology

Wiltshire Council Policy CP50 seeks to conserve and enhance biodiversity. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible.

The following documents relating to Ecology have been submitted as part of this application, and are summarised to the right of this page:

- Nutrient Statement by Holbury Consultants
- Ecological Assessment by Pro Vision
- Biodiversity Net Gain by Pro Vision

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC and could therefore have the potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Increases in developments including overnight accommodation typically result in an increase in phosphorous discharge in wastewater.

The existing pub had 2 no. guest rooms and 1 no. staff flat. The proposal increases the number of guest rooms by 10 no.

A Nutrient Statement has been prepared by Holbury Consultancy. This outlines that the scheme will generate a surplus of 0.74kg Total Phosphorus per year pre 2030, dropping to 0.19kg Total Phosphorus post 2030.

To offset this additional loading, consent can be granted with a Grampian Condition preceding the start of development, so mitigation can be secured with Wiltshire Council’s scheme to ensure there is no adverse affect on the integrity of the River Avon SSSI.

Protected Habitats and Species

The Preliminary Ecological Assessment Site visit was carried out by Pro Vision on 26th February 2026. From initial inspection the PEA identified no bats within the pub building. As a result of this a single emergence Bat Survey and eDNA survey for Great Crested Newts were carried out on 3rd June 2026.

Bats - No bats were recorded emerging from the buildings during the survey. Therefore the pub does not contain a bat roost so no further action is required.

Great Crested Newts - The eDNA survey was completed on two local ponds and retuned a negative result for the presence of great crested newts.

Assessment of the potential presence of badgers, hazel dormouse, invertebrates and reptiles concluded little evidence of any species within 1km of the site.

Scrub and trees on the site are considered suitable for nesting birds so mitigation measures are required.

Enhancement measures

The design incorporates a number of measures to retain and enhance local ecology and minimise potential negative impact of the scheme:

- A minimum of 4no. integrated bird boxes have been included within the development. These are on building east, building west, the yoga barn and one elevation of the multi-use space. These are placed on an elevation sheltered from the sun and have ample air space to allow for flight paths.
- A minimum of 4no. integrated bat boxes have been included within the development. These are on the restaurant gable elevation, building west, building east and the yoga barn. These are placed on green corridors on southern elevations to maximise thermal gain.
- All external lighting will be designed to reduce disturbance to bats, as outlined in more detail on page 29.

Biodiversity Net Gain

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

A Biodiversity Net Gain Assessment has been produced by Pro Vision. The following on-site biodiversity enhancements are proposed:

- Modified grassland
- Individual trees
- Hedgerows

The report concludes that whilst the development has been designed to maximise onsite opportunities to enhance biodiversity it is not possible to achieve the required net gains. The development will therefore need to look at off-site solutions, either an additional off-site location or units will need to be purchased from a habitat bank.

Flood Risk and Drainage Strategy

Flooding

The Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, has indicated that the site is located within Flood Zone 1 and there is a low level of risk from fluvial flooding. The site is shown to be at a low cumulative risk of flooding in the future from all sources.

Drainage

A preliminary drainage strategy has been prepared by Dixon Civils and is summarised below. A full design will be prepared for construction.

Surface Water

Infiltration testing confirms that the underlying greensand soils provide sufficient infiltration potential to enable the use of infiltration-based SuDS.

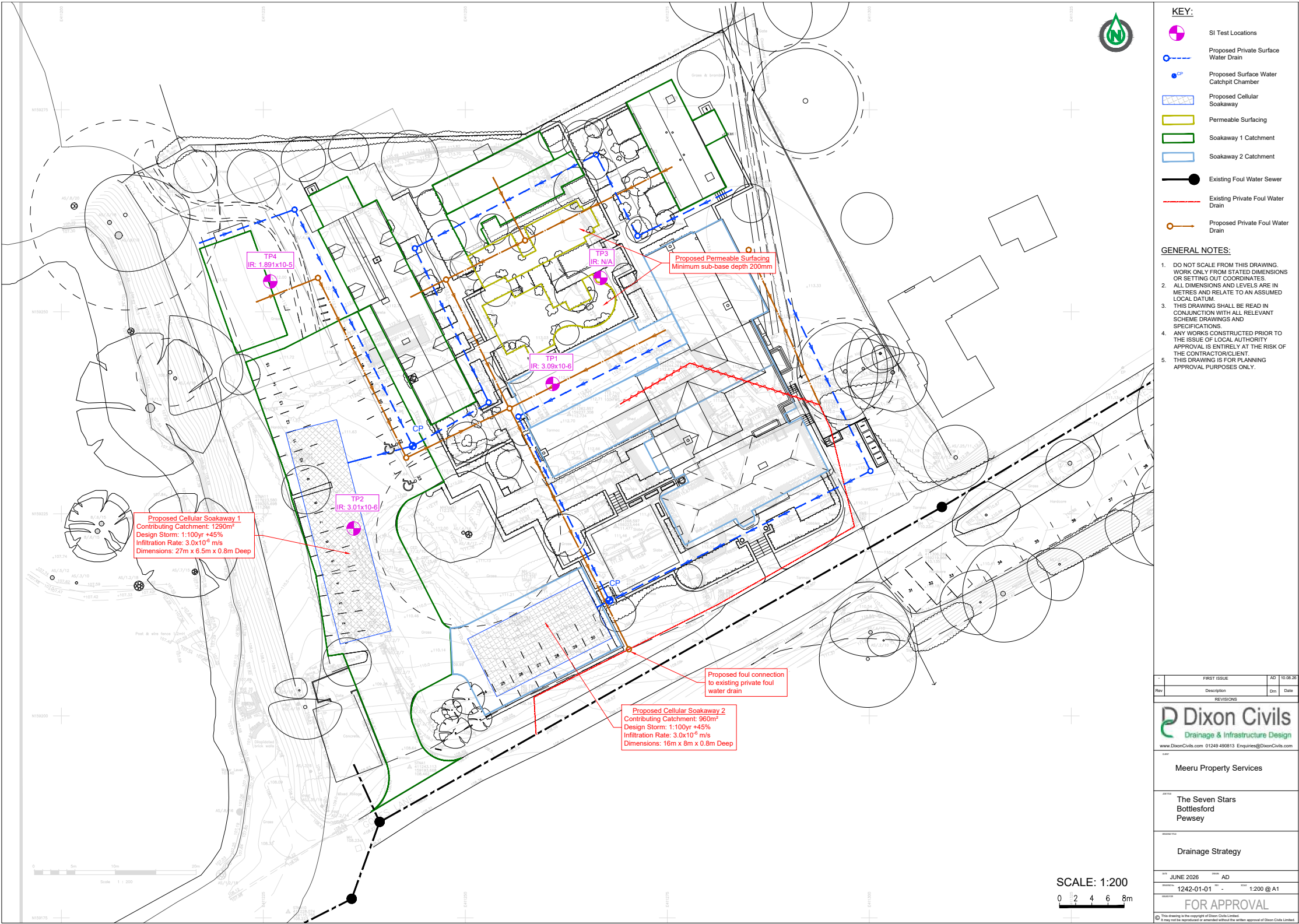
The design proposes 2 no. cellular soakaways located under the proposed new car parking area.

Runoff from access and parking areas will be intercepted by permeable surfacing, providing treatment and infiltration at source, with connection to the cellular soakaways providing additional storage and infiltration capacity.

Foul Water

This will discharge to the existing private foul drainage network within the site, which subsequently connects to the Wessex Water public foul sewer within Gores Lane to the south-west.

The existing private drainage arrangement will be retained and modified as necessary to accommodate the proposed development.



Preliminary Drainage Strategy by Dixon Civils

Accessibility within the design:

- 1 2no. Accessible proposed parking bays of 3.6m wide x 5.0m long
- 2 Level access route from car park to new entrance with a minimum 1800mm wide approach. Canopy at main entrance.
- 3 All new external doors have a min minimum clear opening width of 1000mm with a 300mm nib and level threshold
- 4 Accessible platform lift between existing main pub and new extension
- 5 Step free access to all public rooms within the new extension and potential minimum nib of 300mm to the leading edge of doors. Level threshold to rear dining terrace
- 6 Accessible WC for pub and restaurant within entrance storey.
- 7 Accessible Accommodation Room on GF of Accommodation building West. Bathroom sized to accommodate a WC, basin and shower with turning circle
- 8 Landscaping to accommodate ramps to enable wheelchair access to all main areas of courtyard, including the Cartshed.





Lighting Strategy

Natural daylight is maximised where possible in public indoor areas. Artificial lighting will be designed to maintain a level of lighting suitable for people with visual impairment and deliver lighting levels which support safety and navigation within the buildings and the landscape.

The development will minimise light pollution by providing the minimum amount of light necessary to achieve its purpose and with all external lighting designed to minimise night sky light pollution and ecological disturbance.

Luminaires, lamps and equipment will be specified and installed to minimise any direct upward light component to reduce light pollution.

Landscape

Lighting for the landscape areas is expected to be focused on the pedestrian access pathways and is not expected to illuminate the wider landscape to minimise the impact on the rural setting.

Car Park

The proposed lighting levels for the car park area adhere to levels considered for a ‘Light Traffic Car Park’ as defined in BS 5489-1:2013, shown below:

- Required Average Illuminance (Eave): 5.00 lux
- Uniformity(U0):0.25

Courtyard Garden

Lighting levels within the courtyard garden will be designed to reduce obtrusive light. The proposed illuminance levels are shown below:

- Average Illuminance (Eave): 1.15 – 1.73 lux
- Minimum Illuminance (Emin): 0.40 lux

An Extract from the Ecological Assessment by Pro Vision submitted with this application provides the following guidelines on external lighting, which the proposal will adhere to:

To prevent impacts to bats from additional lighting on the site lighting will follow guidelines (ILP, 2023).:

- *Minimise light spill on the adjacent river corridor.*
- *LED luminaires should be used of a warm white spectrum (<2700 Kelvin) which will feature peak wavelengths higher than 550 nm.*
- *Internal luminaires should be recessed to reduce light spill outside the property.*
- *Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.*
- *Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.*
- *Where appropriate, external security lighting should be set on motion sensors and set to as short as possible.*

The Landscape Visual Assessment (LVA) produced by WHLandscape recommends a new mixed native hedge should be planted along the western car park boundary to contain the parking area and prevent light spill across the SSSI of the Avon tributary. A temporary hurdle fence will also be installed to help with initial screening and be retained until the hedgerow has matured.

The recommended species are as per the extracted table from the report, pg 31 below:

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	10
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	65
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	40-60	10
<i>Ligustrum vulgare</i>	Wild Privet	1 + 1 transplants	60-80	5
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5



Conclusion

The proposals set out in this Design and Access Statement present a carefully considered and sensitively designed scheme to secure the long-term future of The Seven Stars, a much-loved rural public house at the heart of the community.

The design retains and restores the historic thatched core of the building, removing the poorly conceived twentieth-century rear extensions and replacing them with single-storey additions that respect the scale, form and character of the original pub. The layout has been arranged around a landscaped courtyard, drawing on the character of a traditional farmyard and responding directly to the site's changing levels, existing trees and rural setting within the North Wessex Downs National Landscape.

The provision of 12 additional guest bedrooms, a refurbished restaurant and multi-use community space, and a yoga barn will significantly strengthen the commercial viability of the business, securing its future as an Asset of Community Value and reinstating its role as a focal point for the village and wider area.

Full and proper regard has been given to accessibility, with level access, an accessible guest suite and wheelchair-accessible facilities provided throughout. The scheme has also been developed with due consideration to drainage and flood risk, ecology and biodiversity net gain, nutrient neutrality within the River Avon catchment, and the protection of the adjacent SSSI watercourse, with appropriate mitigation measures embedded in the design from the outset.

The proposals have been shaped through pre-application consultation with neighbours, local residents, the Parish Council and Wiltshire Council officers, with feedback directly informing the design response.

For these reasons, we consider that the proposals accord with the relevant policies of the Wiltshire Core Strategy and the National Planning Policy Framework, and respectfully submit that planning permission should be granted.



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