

Planning Registration Team, Wiltshire Council
Our reference: 26052.cb

13th September 2026

Dear Sir or Madam

Planning Design and Access Statement
Full Planning Application: Whistley Dene, Whistley Road, Potterne SN10 5TD
Proposal: Installation of DDA compliant entrance ramp to main entrance

1.0 Introduction

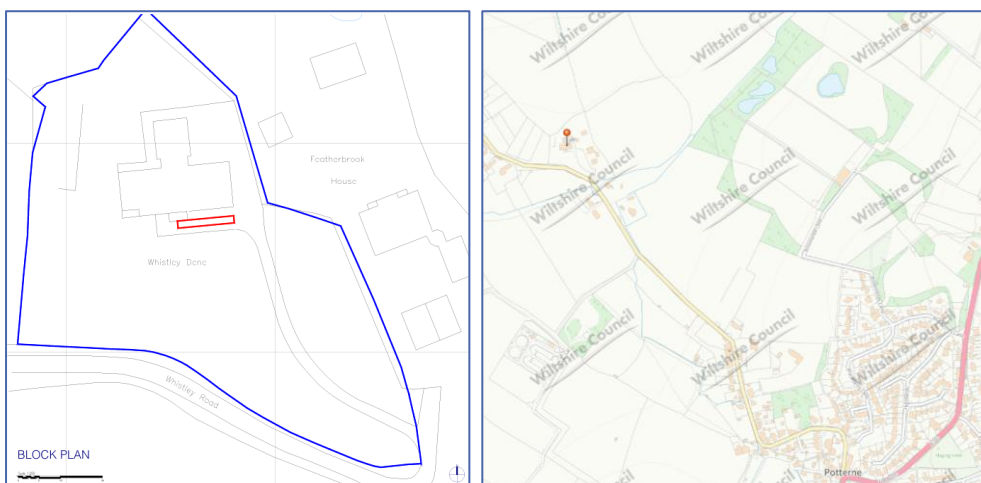
PlanningSphere are instructed by the applicants and site owners, Selwood Housing, to submit a full planning application in respect of the above proposal.

The full planning application comprises the following information:

- Application Fee: £Nil¹
- Site Location Plan: David Reade Associates
- Existing Plans: David Reade Associates
- Proposed Plans: David Reade Associates
- Construction Details: David Reade Associates
- Planning Cover Letter: PlanningSphere
- Annotated Photosheet: PlanningSphere
- Fire Safety Letter and Recommendations: Dorset and Wiltshire Fire and Rescue Authority

2.0 Planning Context

The application site extends to circa 20 sqm and comprises the entrance area to the Whistley Dene Nursing Home, which has a lawfully established use that falls into Class C2 of Use Classes Order 1987, as amended. Refer to the annotated Photosheet for site photographs.



Figures 1 & 2: Extract from Proposed Block Plan and wider Location Plan showing the application site in context with the curtilage of Whistley Dene Nursing Home and its rural location to the north west of Potterne on the north side of Whistley Lane.

¹ The planning application fee is exempt on the basis that the proposal relates to the provision of a disabled access to an existing residential institution (Class C2)

Recent relevant planning history is set out below for the record but is not of any particular relevance to the application submission:

Reference	Description	Decision
K/82/0015	Removal of agricultural occupancy condition	Permitted 25/2/1982
K/76/0021	Agricultural worker's dwelling	Approve with Conditions 08/4/1976
K/76/0015	Temporary mobile home for employee	Approve with Conditions 08/4/1976

3.0 Summary of Proposals

The need for the proposed new access ramp has highlighted by the Dorset and Wiltshire Fire and Rescue Authority following an inspection that was undertaken on 22nd August 2025.

One of the recommendations was to install a DDA compliant entrance ramp to the principal entrance to the building on the front elevation – see Item 3 on Page 6 of the enclosed Fire Safety Report.

The project architect has formulated a proposal for a new ramped access.

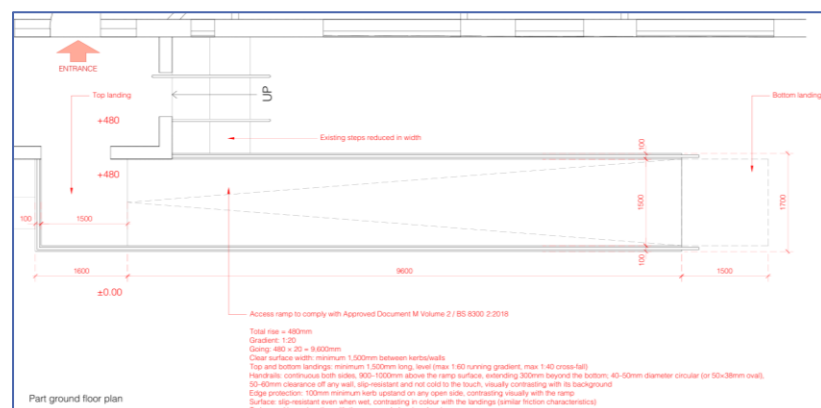


Figure 3. Extract from Construction Detail showing the proposal in plan form

The elevation detail is shown in Figure 4 below:

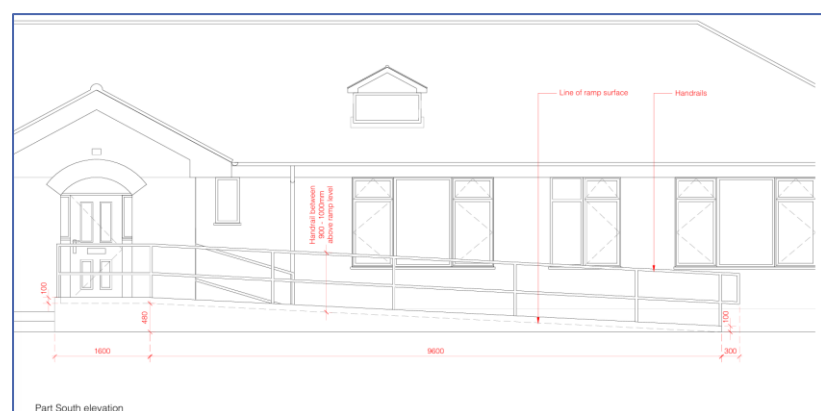


Figure 4. Extract from Construction Detail showing the proposed ramp in elevation

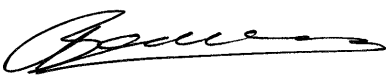
4.0 Planning Policy Context

- 4.1 The statutory development plan comprises the Wiltshire Core Strategy (2015) and Wiltshire Housing Site Allocation Plan (2020).
- 4.2 The application site lies in open countryside outside any defined settlement. The site is not subject to any restrictive landscape or other designations and lies within Flood Zone 1, as shown in the Flood Map for Planning.
- 4.3 Relevant WCS policies include:
- CP57: Ensuring High-Quality Design and Place Shaping
- 4.4 The latest iteration of the National Planning Policy Framework was published in August 2026. Relevant policies include:
- HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits

5.0 Planning Assessment and Conclusion

- 5.1 The application proposal follows a recommendation made by Dorset and Wiltshire Fire and Rescue Authority and also by the applicant's fire risk assessors, Ensure Safety and Compliance. In addition to the fire safety benefits, the proposal will materially enhance the accessibility of the Whistley Dene Nursing Home to the benefit of service users and staff.
- 5.2 On the basis that the proposal is compliant with WCS Policy CP57 and the Policy HC4 of the NPPF, the Council is requested to grant full planning permission with compliance only planning conditions.

Yours faithfully



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