



PLANNING, DESIGN & ACCESS STATEMENT

On behalf of: Mr & Mrs M Derrick

Site: Norwood, Forest Dale Road, Marlborough, SN8 2AS

Proposal: Demolition of existing dwelling and erection of 1 no. replacement dwelling with associated access, parking, turning, landscaping and private amenity space

Fowler Architecture & Planning Ltd

39 High Street Pewsey Wiltshire SN9 5AF

www.faap.co.uk | enquiries@faap.co.uk | 01672 569444

Contents

	Page
Contents.....	2
1. Introduction	3
2. Site Description	4
3. Planning History	5
4. Proposed Development.....	6
5. Planning Statement.....	7
6. Design & Access Statement	13
7. Conclusion.....	14

DOCUMENT HISTORY				
Project Number:	260115			
Project Title:	Norwood, Marlborough			
Document Reference:	Planning, Design & Access Statement			
Issue	Date	Prepared by	Checked by	Approved by
1	17.09.2026	ST	ST	ST
Issue 1	Submission to LPA			
The contents of this document must not be reproduced in whole or in part without the written consent of Fowler Architecture and Planning Limited				

1. Introduction

- 1.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in relation to the submission of a Full Planning Application by Mr & Mrs M Derrick to Wiltshire Council for the *'Demolition of existing dwelling and erection of 1 no. replacement dwelling with associated access, parking, turning, landscaping and private amenity space'* at Norwood, Marlborough.
- 1.2 The purpose of Section 5 of this Statement is to provide an assessment of the proposal having regard to the development plan and other material considerations.

2. Site Description

- 2.1 The application site falls within the Parish of Marlborough, Wiltshire, within the defined Settlement Policy Boundary.
- 2.2 The site extends to approximately 0.07ha (710sqm) and lies to the east of the built-up area of Marlborough, to the western side of Forest Dale Road. With regard to topography, the development site is flat.
- 2.3 The site is broadly rectangular in shape, and comprises the existing residential dwelling of Norwood, and associated residential curtilage.
- 2.4 The existing dwelling is single-storey and extends to some 104.5sqm (GIA).
- 2.5 The site is bound on all sides by neighbouring residential development.
- 2.6 The site is accessed from the east, directly off Forest Dale Road.
- 2.7 The site is washed over by the North Wessex Downs National Landscape (NL).

3. Planning History

- 3.1 K/17514 – Single-storey rear extension and new 2m high boundary fence. Approved 20 June 1996.

4. Proposed Development

- 4.1 The proposed development is for the *'Demolition of existing dwelling and erection of 1 no. replacement dwelling with associated access, parking, turning, landscaping and private amenity space'*.
- 4.2 It is proposed to erect a replacement dwellinghouse within the established residential curtilage of Norwood, Marlborough. The existing garage will also be removed to facilitate the proposed development.
- 4.3 The proposed replacement dwelling will be two-storey, located to the east of the site upon the footprint of the existing dwelling which is proposed for removal. The principal elevation of the replacement dwelling will face east.
- 4.4 The proposed dimensions for the new dwelling are as follows: a main plan width of 11.8m, a main plan depth of 11.2m, with a height of 5.3m to the eaves and 8m to the ridge. The rear extension will measure 6.2m by 4m with a height of 5.3m to the eaves and 7.7m to the ridge.
- 4.5 The dwelling is proposed to be constructed brick under a clay plain tile roof. A pitched entrance porch will be located to the east elevation.
- 4.6 The proposed dwelling has a total floorspace of 240.5sqm (GIA).
- 4.7 The existing garden curtilage for Norwood will be retained – to the west of the site.
- 4.8 The existing site access will be retained to serve Norwood. Sufficient visibility can be achieved along Forest Dale Road, along with appropriate levels of vehicular parking.

5. Planning Policy

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2 For the purpose of this application, the development plan includes the **Wiltshire Core Strategy (CS)** adopted January 2015 covering the period 2006 to 2026, and retained saved policies (not deleted by the adoption of the CS) of the **Kennet District Local Plan 2011 (LP)** adopted in 2004.
- 5.3 The policies of the LP that are considered most relevant to this pre-application enquiry are listed below:
- CP1: Spatial Strategy
 - CP2: Delivery Strategy
 - CP14: Spatial Strategy for the Marlborough Community Area
 - CP51: Landscape
 - CP57: Ensuring High Quality Design and Place Making
 - CP60: Sustainable Transport
- 5.4 The Government's policies are within the revised **National Planning Policy Framework** (the Framework) published August 2026 that describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The **Planning Practice Guidance** (PPG) provides further interpretation of the policies of the Framework.

6. Planning Statement

6.1 The key planning issues arising from this proposal are considered to be:

- The principle of development;
- Design: appearance, scale, siting and layout;
- Access and highways;
- Ecology and biodiversity; and
- Energy and Sustainability.

Principle of development

6.2 Chapter 4, Policy S4 of the NPPF confirms that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies of the Framework.

6.3 Policy CP1 'Settlement Strategy' identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. It identifies a four-tier settlement hierarchy involving, in descending order, Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages.

6.4 Marlborough is designated as a 'Market Town', as defined by Policy CP14 'Spatial Strategy: Marlborough Community Area' (MCA) where it states that development should be in accordance with the settlement strategy set out in Policy CP1. Policy CP1 states that: *'Outside the Principal Settlements, Market Towns are defined as settlements that have the ability to support sustainable patterns of living in Wiltshire through their current levels of facilities, services and employment opportunities. Market Towns have the potential for significant development that will increase the jobs and homes in each town in order to help sustain and where necessary enhance their services and facilities and promote better levels of self-containment and viable sustainable communities'.*

- 6.5 The site at Norwood is located within the defined Settlement Policy Boundary of Marlborough. It is therefore considered that the principle of development is acceptable, provided it accords with the other relevant plan policies.

Design: appearance, scale, siting and layout

- 6.6 Policy CP57 ensures high-quality design and place shaping stating '*a high standard of design is required in all new developments, including extensions, alterations and changes of use of existing buildings*'.
- 6.7 Section 14 – Policy DP3 of the Framework advises that '*development proposals should respond to their context (the history, character and features of their site and its setting), so they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified*'. The policy continues to confirm the planning system should support the transition to a low carbon future in a changing climate. It is therefore considered that it is important for decisions to take opportunities to replace poor design with high-quality buildings that are sustainably constructed.
- 6.8 The proposed dwelling has been designed to be of a traditional form, and will be constructed from traditional local materials – being finished in brick under a clay tile roof – which accords with the high-quality design requirements of the CS. The use of traditional materials ensures the dwelling is read as sensitive within the locality, and is in keeping with the established pattern of development along Forest Dale Road.
- 6.9 The proposed new dwelling would be in keeping within the other dwellings in the locality, which are predominantly set forward within their plots. The development would not harm the significance of the surrounding locality and landscape.
- 6.10 The proposed dwelling has been designed in accordance with the design requirements of the CS and LP in order to avoid any negative impacts on the character and appearance of the area and the wider National Landscape.

- 6.11 In relation to residential amenity, the proposed dwelling will be provided with an adequately sized garden to the west of the site. The site is bound by an existing hedgerow to the west and close boarded fencing to the north and south.
- 6.12 The relationship of the proposed dwelling to existing and neighbouring properties follows established amenity and separation distance principles.
- 6.13 The application site is large enough to accommodate the proposed replacement dwelling, and is considered to be in full accordance with Policy CP57.

Access and highways

- 6.14 The existing access to the site, off Forest Dale Road, will remain as existing and the current visibility retained.
- 6.15 In regards to car parking standards, a four-bedroom dwelling requires a minimum of three parking spaces.
- 6.16 There is sufficient space to the front of the site (east) for the parking and turning of vehicles.

Ecology and biodiversity

- 6.17 Policy CP50 of the CS states that *‘Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term’.*
- 6.18 A Bat Emergence Survey has been undertaken by Wessex Ecology.
- 6.19 The survey confirmed that no bats were recorded emerging from the dwelling of Norwood, resulting in negligible potential for bats.
- 6.20 The proposed development should incorporate the following mitigation measures:
- One Ibstock bat brick (or similar) - Installed at a height of at least 3m in the extension, under the eaves and in direct sunlight.

- One hedgehog house will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brash pile to the rear of the house.
- One insect block - Installed at a height of 1.5m above the ground on a south facing tree or building elevation.
- One swift brick – Installed at least 5m high away from windows and in shade if possible.

6.21 In regards to Biodiversity Net Gain, the site is under 0.2ha and therefore is exempt, provided it does not affect any priority habitat. The PEA by Wessex Ecology confirms that no priority habitat is located nearby the site.

6.22 It is considered that the proposed development can be sufficiently undertaken in full accordance with Policy CP50 – with no harm to the biodiversity of the site.

Landscape and arboricultural impacts;

6.23 In terms of landscape, Policy CP51 states *‘development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures’*.

6.24 The site is located within the North Wessex Downs National Landscape whereby landscape is a material consideration. Section 19 – Policy N4 (Protected Landscapes) of the Framework states that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

6.25 The siting of the dwelling will be upon the footprint of the existing dwelling (to be demolished), whereby the extent of built form on the site will remain the same.

6.26 It is not considered that the proposed replacement dwelling will result in any adverse harm to the local landscape character or the wider National Landscape.

6.27 The site benefits from opportunities for new planting and landscaping measures, if required.

Energy and Sustainability.

Energy

- 6.28 The proposed new dwelling will be constructed to achieve better than Building Regulations u-values, and the highest possible energy efficiency.

Water

- 6.29 In terms of water usage, the fixtures and fittings will ensure that each dwelling uses no more than 125litres per person per day.

Drainage

- 6.30 All surface water will drain away to soakaways. Foul waste will connect into the existing mains system.

7. Design & Access Statement

- 7.1 **Amount** – 1 no. replacement dwelling, with associated parking, landscaping and private amenity space;
- 7.2 **Layout** – the creation of one dwelling, located upon the footprint of the existing dwelling it is replacing. Residential garden curtilage will be located to the west of the site.
- 7.3 **Scale** – the proposed dwelling will be no higher than two-storey and will be designed to reflect the character and appearance of the surrounding development.
- 7.4 **Appearance** – a restrained pallet of materials and architectural features will promote local distinctiveness and respond to the opportunities to promote high-quality design;
- 7.5 **Landscaping** – a landscaping scheme of mixed native species can be created to provide a visually attractive environment;
- 7.6 **Access** – vehicular access will be via the existing access, to the east, off Forest Dale Road. Access principles will conform to the Manual for Streets. The amount of residential car parking will have regard to the LPA's minimum car parking standards. The proposed development includes sufficient turning and parking space for the replacement dwelling.

8. Conclusion

- 8.1 This Statement has been prepared by Fowler Architecture & Planning Ltd in relation to the submission of a Full Planning Application by Mr & Mrs M Derrick to Wiltshire Council for the *'Demolition of existing dwelling and erection of 1 no. replacement dwelling with associated access, parking, turning, landscaping and private amenity space'* at Norwood, Marlborough.
- 8.2 This application seeks planning permission for 1no. replacement dwelling, upon the footprint of the existing dwelling, within the defined Settlement Policy Boundary of Marlborough (Market Town) – and therefore it is considered that the principle of development is acceptable. This statement demonstrates how this application proposal meets the requirements of the relevant policies of the Core Strategy.
- 8.3 All other technical matters have been appropriately considered and addressed and any necessary further technical detail can be appropriately covered by way of planning condition. As such there are no technical reasons why this planning application should not be approved.
- 8.4 The Applicant looks forward to the Council granting planning permission.