



PLANNING STATEMENT

On behalf of: Mr T Pierce

Site: Hodds Hill Cottage, Baydon Manor Farm, Ramsbury, Wiltshire
SN8 2HG

Proposal: Demolition of existing dwelling. Erection, and relocation, of replacement dwelling with associated access, parking, landscaping and private amenity space.

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DOCUMENT HISTORY				
Project Number:	260116			
Project Title:	Hodds Hill Cottage, Ramsbury			
Document Reference:	Planning, Design & Access Statement			
Issue	Date	Prepared by	Checked by	Approved by
Submission	22.09.2026	ST	ST	ST
Comments				
Issue 1	Submission to LPA			
NOTICE				
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1. Introduction

- 1.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Mr T Pierce in support of the submission of a Full Planning Application for: *‘Demolition of existing dwelling. Erection, and relocation, of replacement dwelling with associated access, parking, landscaping and private amenity space’* at Hodds Hill Cottage, Baydon Manor Farm, Ramsbury
- 1.2 This Planning, Design & Access Statement sets out the rationale for this application proposal. This Statement sets out the planning policy considerations, having regard to the development plan and other material considerations, and provides an appraisal of the relevant planning issues.

2. Site Description

- 2.1 The application site ('the site') is located within the Civil Parish of Ramsbury, Wiltshire. The site is approximately 1.5 miles east of Aldbourne, 1.9 miles south of Baydon and 2.2 miles north of Ramsbury.
- 2.2 The site comprises two parcels of land – extending to a total of 0.41ha.
- 2.3 The western parcel of land comprises the existing residential dwelling of Hodds Hill Cottage and associated established residential curtilage. The existing single-storey, three-bedroom, dwelling lies centrally within the site. Three parking spaces are located within the adjacent yard. The existing dwelling has a total GIA of 120.5sqm.
- 2.4 The eastern parcel of land comprises a paddock. The topography of the site is flat.
- 2.5 To the north of the site lies Baydon Manor Farm – a working farm which is within the Applicant's ownership. To the east of the site lies Marridge Hill, and beyond that is the residential dwellings of Baydon Manor Cottage and 1 & 2 Baydon Manor Cottages. To the immediate south of the site lies a water tower, and beyond that lies the residential dwellings of Coachmans Cottage and Baydon Manor (both of which are Grade II listed).
- 2.6 The Applicant owns additional land to the north-east of the site, and to the west.
- 2.7 Hodds Hill Cottage is currently accessed via Baydon Manor Farm.
- 2.8 The eastern parcel of land (paddock) is accessed via an existing gate directly off Marridge Hill to the east of the site.
- 2.9 The site is located within Fluvial flood Zone 1, where there is low risk of surface water flooding, nor is it at risk from groundwater flooding. The site is also washed over by the North Wessex Downs National Landscape.
- 2.10 Public Right of Way footpath ref: RAMS27 is located to the north of the site, where it runs through Baydon Manor Farm and to Long Copse beyond.
- 2.11 There is no planning history associated with the site.

3. Proposed Development

- 3.1 The proposed development is for the *'Demolition of existing dwelling. Erection, and relocation, of replacement dwelling with associated access, parking, landscaping and private amenity space'*.
- 3.2 It is proposed to demolish the existing dwelling of Hodds Hill and erect a replacement dwelling.
- 3.3 The replacement dwelling is proposed to be re-located within the eastern paddock – where it will be better related to the neighbouring dwellings and maintain the pattern of development along Marridge Hill.
- 3.4 The proposed replacement dwelling will be sited centrally within the site, allowing sufficient space to the front of the site for access, turning and parking and for an appropriately sized garden curtilage to be created to the rear.
- 3.5 The dimensions of the proposed dwelling are as follows: a main plan width of 17m, a main plan depth of 8.8m, and a height of 6m to the eaves and 9.5m to the ridge. A two-storey rear projection (west elevation) will measure 9.8m by 6.5m with a maximum height of 8.6m. A small single-storey lean-to will be located to the north elevation and will measure 2.7m by 2.9m with a height of 4m.
- 3.6 The proposed dwelling extends to 380.5sqm (GIA).
- 3.7 The proposed replacement has been designed to look like it has evolved over time – through the use of varying ridge heights and a mix of materials.
- 3.8 The proposed materials for the replacement dwelling are brick and flint under a clay tile roof for the main plan, and brick under a clay tile roof for the two-storey rear projection and single-storey lean-to.
- 3.9 It is also proposed to erect a two-bay garage, with store, to the north of the site. The proposed garage will be located adjacent to the site access to allow ease of parking. The garage measures 9.6m by 6.6m, with a height of 3m to the eaves and 6m to the ridge. The store includes sufficient space for cycle storage.

- 3.10 The garage will be constructed from a hardwood timber frame on staddle stones, with a brick plinth and horizontal timber weatherboarding under a clay tile roof (to match the replacement dwelling).
- 3.11 The proposed garage extends to 55sqm (GIA).
- 3.12 The existing access off Marridge Hill will be retained for the dwelling, leading to a generous parking and turning space for vehicles. Five parking spaces are proposed, which is in accordance with the Wiltshire Council minimum parking standards. There is sufficient space to the front of the site for further vehicle parking, if required.
- 3.13 A bin store is located to the north of the site, which is an appropriate carry distance to the highway for waste collection.

4. Planning Policy Context

4.1 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.

Development Plan

4.2 For the purpose of this application, the development plan comprises 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 Council Local Plan** 2011 (LP) adopted June 2004.

4.3 The following CS policies are relevant to the determination of this application:

- CP1: Settlement Strategy;
- CP2: Delivery Strategy;
- CP14: Spatial Strategy for the Marlborough Community Area;
- CP50: Biodiversity and Geodiversity;
- CP51: Landscape;
- CP57: Ensuring High Quality Design and Place Shaping; and
- CP60: Sustainable Transport.

4.4 The following Saved LP policy of most relevance is:

- HC25: Replacement of Existing Dwellings

4.5 These are considered in more detail in the following Section of this Statement, where appropriate.

National Planning Policy Framework (NPPF)

- 4.6 The Government's policies are within the **National Planning Policy Framework** (the Framework) revised August 2026, describing 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.

5. Planning Statement

5.1 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;
- landscape and arboricultural impacts; and
- energy and sustainability.

The Principle of Development

5.2 Hodds Hill Cottage lies outside of any defined Settlement Policy Boundary, and therefore it is considered to be located within the countryside for planning purposes.

5.3 Saved Policy HC25 from the Kennet District Council Local Plan relates to the replacement of existing dwellings. It states *‘in the countryside, the replacement of an existing dwelling which has not been abandoned will be permitted where: - a) the siting is closely related to the footprint of the dwelling it replaces, and b) the scale of the replacement dwelling is not significantly larger than the original structure’*.

5.4 In respect of criterion (a), the proposed replacement dwelling will be broadly related to the position of the existing dwelling. Whilst the new dwelling is proposed to be located to the east of the site, within the adjacent paddock, it will remain within the same landholding and retain a clear spatial and functional relationship with the dwelling it replaces. The revised siting has been carefully considered to better reflect the established pattern of development along Marridge Hill, with the principal elevation fronting the road, which is consistent with neighbouring properties.

5.5 The proposed location will allow the dwelling to be viewed within the context of the existing built form along Marridge Hill, rather than as a more secluded feature within the landscape. Furthermore, the proposed development incorporates new native hedgerow planting along the site boundaries, which will strengthen landscape screening and soften

views of the development from the surrounding countryside – preserving and conserving the character and appearance of the National Landscape.

- 5.6 The application site is large and can comfortably accommodate the replacement dwelling without resulting in any adverse impacts to the site, landscape or character of the area.
- 5.7 In respect of criterion (b), it is accepted that the replacement dwelling will be larger than the original structure. However, the fact that the replacement dwelling is larger must not automatically weigh against the scheme. Saved Policy HC25 does not define what consists ‘significantly larger’ and does not place any specific quantum or other limitations on the resultant size of replacement dwellings.
- 5.8 In assessing the proposed replacement dwelling, it is important to have regard to the overall context of the site and the characteristics of the surrounding area. The application site forms part of a wider landholding which is capable of accommodating the replacement dwelling and garage without resulting in an overdevelopment of the site.
- 5.9 Although the site is located within the countryside, it is physically and visually well-contained, with mature established landscaping to the western and southern boundaries.
- 5.10 At present, it is acknowledged that the site comprises a paddock which makes a neutral contribution to the character of the area – however the relocation of the replacement dwelling (and subsequent demolition of the existing dwelling) will result in a positive contribution to the character of the area and wider National Landscape.
- 5.11 From a policy point of view, Saved Local Plan Policy HC25 is considered to be most relevant. However, the policy is considered to be out of date, and limited weight should be given to it in the consideration of this proposal. This view is reinforced by the Inspectors comments in the previous Appeal at Thicket Cottage, ref: APP/Y3940/W/19/3239783 (Appendix A), and has been maintained within recent pre-application responses from Wiltshire Council officers. Therefore, the proposal should be considered on the basis of whether there would be demonstrable harm to the character and appearance of the area. Similarly, the policy was not proposed to be carried forward into the now withdrawn Local Plan Review – with proposed Policy 82 advising that the replacement or subdivision of an existing residential dwelling should have regard to the local landscape and design context (as well as an appropriate scale and design).

5.12 As such, is considered that the proposed development accords with the objectives of criterion (b) of Saved Policy HC25.

5.13 In respect to the scale of the replacement dwelling, the following section on character and appearance describes how the scale has been informed by the local context in accordance with Policies CP51 and CP57. In this regard, it is important to note the following matters:

- The presence of established and mature screening to the all boundaries ensuring the site is well-contained with the capacity to accommodate change;
- The style and appearance of the proposed dwelling is not dissimilar to existing dwellings within the locality.
- The scale of the replacement dwelling would be in proportion to its plot and would not appear cramped with appropriate separation distances to boundaries.

Design: Character, Appearance & Landscape

5.14 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’*.

5.15 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.

5.16 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’.

- 5.17 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.
- 5.18 The design of the replacement dwelling would be a traditional form and constructed of traditional local materials, being finished in brick and flint under a plain clay tile roof which accords with the high-quality design requirements of the CS.
- 5.19 The existing dwelling is a relatively small dwelling with low architectural merit. The proposed replacement dwelling would be wholly in keeping with the surrounding area and would enhance the character and appearance of the site. The use of traditional materials ensures the dwelling is read as sensitive within the locality. In addition, the relocation of the proposed dwelling will reduce the visual impact of the site from across the valley, and ensure the development is in keeping with the established pattern of development along Marridge Lane.
- 5.20 The replacement dwelling has been designed to be a four-bedroom; two storey dwelling. This abides by the guidelines within the saved policy HC25 of the Kennet Local Plan in regards to replacement dwellings.
- 5.21 The proposed replacement dwelling would be in keeping with the other dwellings in the locality, which are predominantly set back within their plots behind vegetation boundary planting.
- 5.22 The proposed replacement dwelling at Hodds Hill Cottage is of an appropriate scale to allow the Applicant to meet their current and future needs. The development would not harm the significance of the surrounding locality and landscape.
- 5.23 The siting of the dwellings has been chosen in terms of minimising landscape impact.

- 5.24 A new native boundary hedge will screen the view of the buildings from the north. The views from Marridge Hill, to the east, are well screened by mature vegetation along that existing lane. The site also benefits from opportunities for new planting and landscaping measures.
- 5.25 There are no trees within falling distance of the proposed dwellings and they do not encroach into any root protection areas. As such there are not considered to be any arboricultural impacts arising and the application proposal is considered to be in general conformity with Policy CP51.
- 5.26 A Landscape Note has been prepared by WH Landscape, and has been submitted in support of this application. The report confirms that from a preliminary review, it would appear, given the site's relationship with existing farm buildings to the north and the residential properties to the east, affording a high level of containment within the wider landscape, that the site is an appropriate area for the single dwelling in landscape and visual terms.
- 5.27 The application site is large enough to accommodate the proposed replacement dwelling. There will be no overlooking or loss of privacy for the immediate neighbours.
- 5.28 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.

Highways

- 5.29 The existing access to the site, off Marridge Hill, will remain as existing and the current visibility retained.
- 5.30 In regards to car parking standards, a four-bedroom dwelling requires a minimum of three parking spaces.
- 5.31 As noted on the accompanying site plan, five parking spaces have been shown – two located within the proposed garage, and three to the south of the site within the driveway.

5.32 The site also benefits from a large area of open parking and turning space.

Ecology

5.33 Policy CP50 states that development proposals 'must demonstrate how they protect features of conservation and geological value as part of the design rationale' and 'all development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development'.

5.34 A Preliminary Ecological Appraisal and Bat Risk Assessment has been undertaken by Bombus Ecology. An assessment of Hodds Hill Cottage was undertaken to identify the presence of any Potential Roosting Features for bats, and/or evidence of roosting bats. The survey confirmed the dwelling had negligible potential for bat and therefore no further bat surveys were required.

5.35 A Preliminary Ecological Assessment of the paddock has also been carried out by All Ecology Ltd.

5.36 The survey concluded the following:

- The habitats present on site are of low – moderate ecological value in terms of their vegetation. The hedgerow is of moderate value and will be retained within the existing field entrance used to access the proposed development. The loss of grassland is not significant, and new residential garden and planting of additional native hedgerow is expected to provide similar ecological value to that currently present.
- Bats – There are no buildings on site and no suitable roosting features were recorded in trees and therefore, roosting bats are absent.
- Badgers and other mammals – The grassland which dominates the site is of low value and no evidence of wild mammal presence was recorded. Precautionary methods of working are advised.

- Birds – Nesting opportunities in the field boundary hedgerow and trees; these will be retained and no further surveys are required at this time. Any future pruning of hedgerow and trees to be carried out outside the bird nesting season of March – August.

5.37 In addition to the PEA and PRA surveys, a Biodiversity Net Gain assessment has been carried out in support of the proposed development. The report concludes the following:

- The proposed development and proposed landscape will result in a habitat net percentage change of – 27.82% which is a habitat unit loss of 0.19 and a deficit to 10% net gain of 0.26 units.
- The proposed development and proposed landscape will result in a 100% loss of hedge as the existing hedgerow is to become part of a private garden and hedgerow planting is also proposed within private garden so cannot contribute to the value of proposed hedgerows. The hedgerow unit deficit to 10% net gain is 1.03 units

5.38 To meet the 10% net gain, a total of 22 native trees are proposed along with the creation of 117m of native species rich hedgerow.

Neighbour Amenity

5.39 Policy CP57 requires proposals to have *‘regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing...’*

5.40 The site, and wider land, is well screened by a vegetation boundary to the west and south elevations. It is not considered that there will be any issues with the proposal regarding neighbour amenity.

Energy and Sustainability

Energy

- 5.41 The proposed replacement dwelling will be constructed to achieve better than Building Regulation u-values, and the highest possible energy efficiency.

Water

- 5.42 In terms of water usage, the fixtures and fittings will ensure that each dwelling uses no more than 125litres per person per day.
- 5.43 The existing dwelling is served by a borehole, controlled by the farm. The borehole also serves a number of the local houses along Marridge Lane, so by having the owner on site will ensure the supply is well maintained.
- 5.44 The intention is for the replacement dwelling to tap into this existing borehole for water supply.

Drainage

- 5.45 All surface water will drain away to soakaways. Foul waste will go to a sewage treatment plant such as Klargester bio-disk or similar.

6. Conclusion

- 6.1 This Planning Statement has been prepared by Fowler Architecture and Planning Ltd. On behalf of Mr T Pierce in support of the submission of a Full Planning Application for: *‘Demolition of existing dwelling. Erection, and relocation, of replacement dwelling with associated access, parking, landscaping and private amenity space’* at Hodds Hill Cottage, Baydon Manor Farm, Ramsbury.
- 6.2 This application seeks permission for 1 no. replacement dwelling in a countryside location and as such should be considered against the requirements and criteria of Saved Policy HC25. This Statement demonstrates how this application proposal meets the requirements of that Policy, and as such this proposal is in compliance with the Wiltshire Core Strategy and Saved Local Plan.
- 6.3 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.

Appendix 1: Appeal Decision - APP/Y3940/W/19/3239783 (Thicket Cottage)