

Design and Access Statement in Respect of a Planning Application for 2 Holiday Lodges at Greenacres Farm Hoopers Pool Lane Southwick Trowbridge Wiltshire BA14 9NG for Mr C J Firmin

Core Policy 39: Tourist Development – encourages growth in the Wiltshire tourism sector. Wiltshire has a wealth of natural and heritage assets such as Stonehenge, Longleat Estate with its house, safari and adventure park, Bowood House, Lacock's historic village to name a few of the many places of interest to tourists. Bath with its Georgian architecture and many places of interest can be reached within a short time by train from Trowbridge, which also passes through the historic town of Bradford on Avon.

This farm is situated just outside the large village of Southwick which encompasses shops, a public house with a restaurant, a country park and other facilities.

Core Policy 39 states that: Development may be supported where it can be demonstrated that all of the following criteria can be met:

1. There is evidence that the facilities are in conjunction with a particular countryside attraction.
2. No suitable alternative existing buildings or sites exist which are available for reuse.
3. The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
4. The building is served by adequate access and infrastructure.
5. The site has reasonable access to local services and a local employment base.

These extensions to the existing facilities are sympathetic in scale to their location and will help to ensure the future viability of the business, including farm diversification schemes.

These holiday lodges will certainly appeal to families with children. There are activities of interest such as egg collection twice daily from the free range chickens. Feeding the pigs and goats as well as walking goats from the herd. As previously described there are an abundance of tourism attractions both locally and in Bath, Bristol or Salisbury.

The existing vehicular access to the site is perfectly adequate and will not require improvement.

The design of the lodges has been carefully considered and is shown on dwg number 5/26/1/1. Structural Insulated Panels (SIPs) will form the external walls. Externally the walls will be clad with Western Red Cedar horizontal boarding. The windows and external doors will be double glazed and argon filled. The roof will be finished with Western Red Cedar shingles. The accommodation will be completely

sustainable. Rainwater will be harvested for reuse on the farm. The effluent will be dealt with by a small package treatment plant.

This proposal meets with the relevant criteria contained in the latest NPPF, August 2026 – 7 Building A Strong Effective Economy – National Decision Making Policies – E4: Rural Business Development,

(b) The development and diversification of agricultural and other land-based businesses.

An ecology report forms part of this application and takes the form of a Preliminary Ecology Appraisal – September 2026.

As the area of the red line site is less than 0.2 hectares, Biodiversity Net Gain is not required.