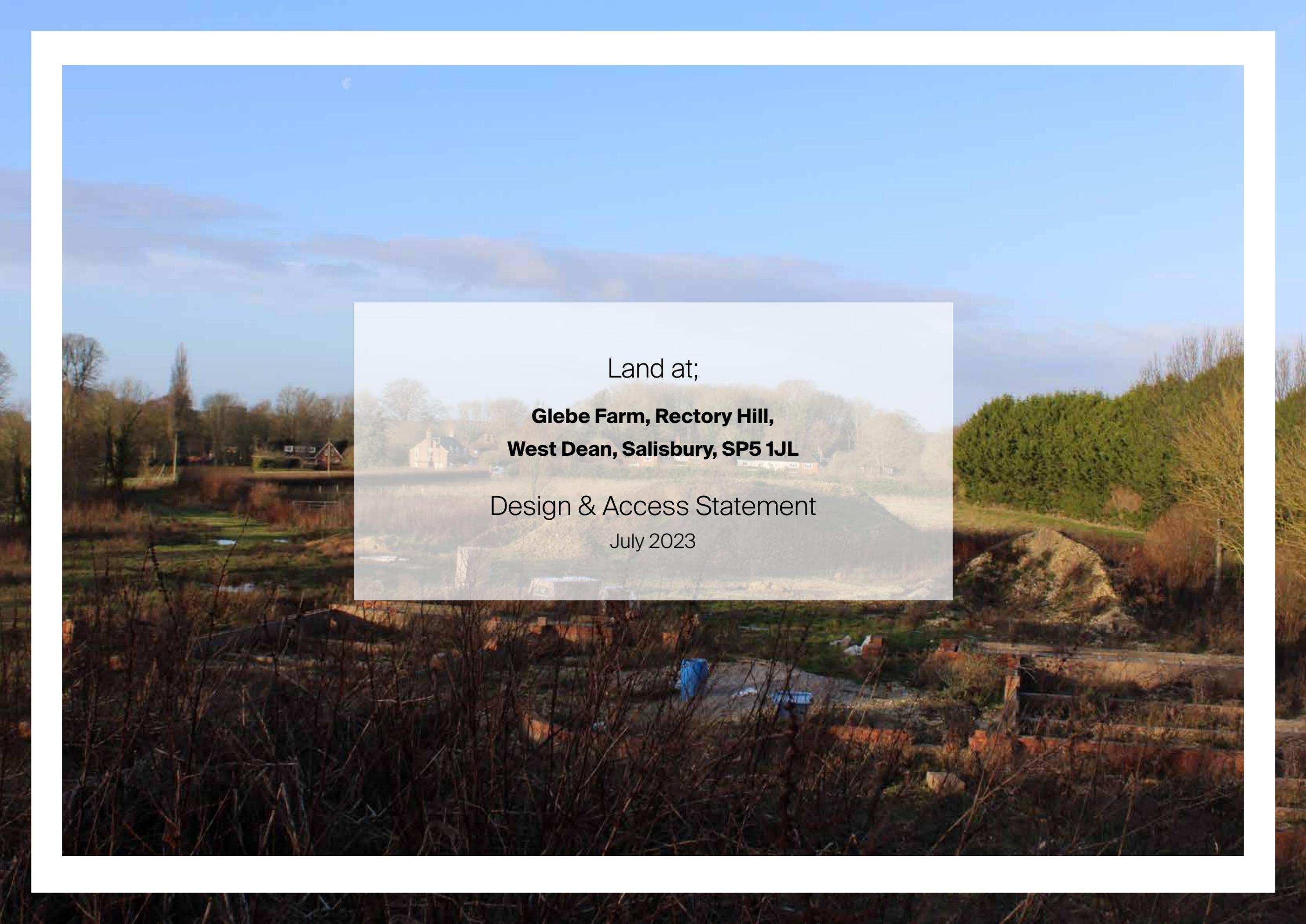


Design & Access Statement  
July 2023

Land at Glebe Farm  
Rectory Hill, West Dean, Salisbury, SP5 1JL





Land at;

**Glebe Farm, Rectory Hill,  
West Dean, Salisbury, SP5 1JL**

Design & Access Statement

July 2023

This statement has been prepared by Williams Lester Ltd. on behalf of Principal Estates and details proposals for a full planning application for land at Glebe Farm, West Dean, Salisbury. The Design & Access Statement describes Principal Estates' proposal for the residential development of the land and explains how the proposed development is a suitable response to the site and its setting. The statement details how design principles and concepts will be applied to the development and how the surrounding site context will influence the design. The statement outlines the approach to design, community involvement, access, tree protection, ecological enhancements and acoustic treatment.

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***The project team comprises:***





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“ Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. ”

01

INTRODUCTION

## 1.1 An Introduction To The Site

Situated in a broad valley of the River Dun and straddling the county boundaries of Wiltshire and Hampshire, West Dean is an ancient rural village, seven miles from Salisbury and the same distance from Romsey. An outstanding feature of the village and its surrounding countryside is the wide variety of wildlife, quantities of wild flowers and many hectares of woodland. Farmed land is a mix of arable and pasture with managed woodland and a stud farm. There are two Sites of Special Scientific Interest (SSSIs) and a Site of Importance for Nature Conservation (SINC). The village is clustered around the railway line which runs from west-east across the south of the parish. The river Dun passes eastward through the village.

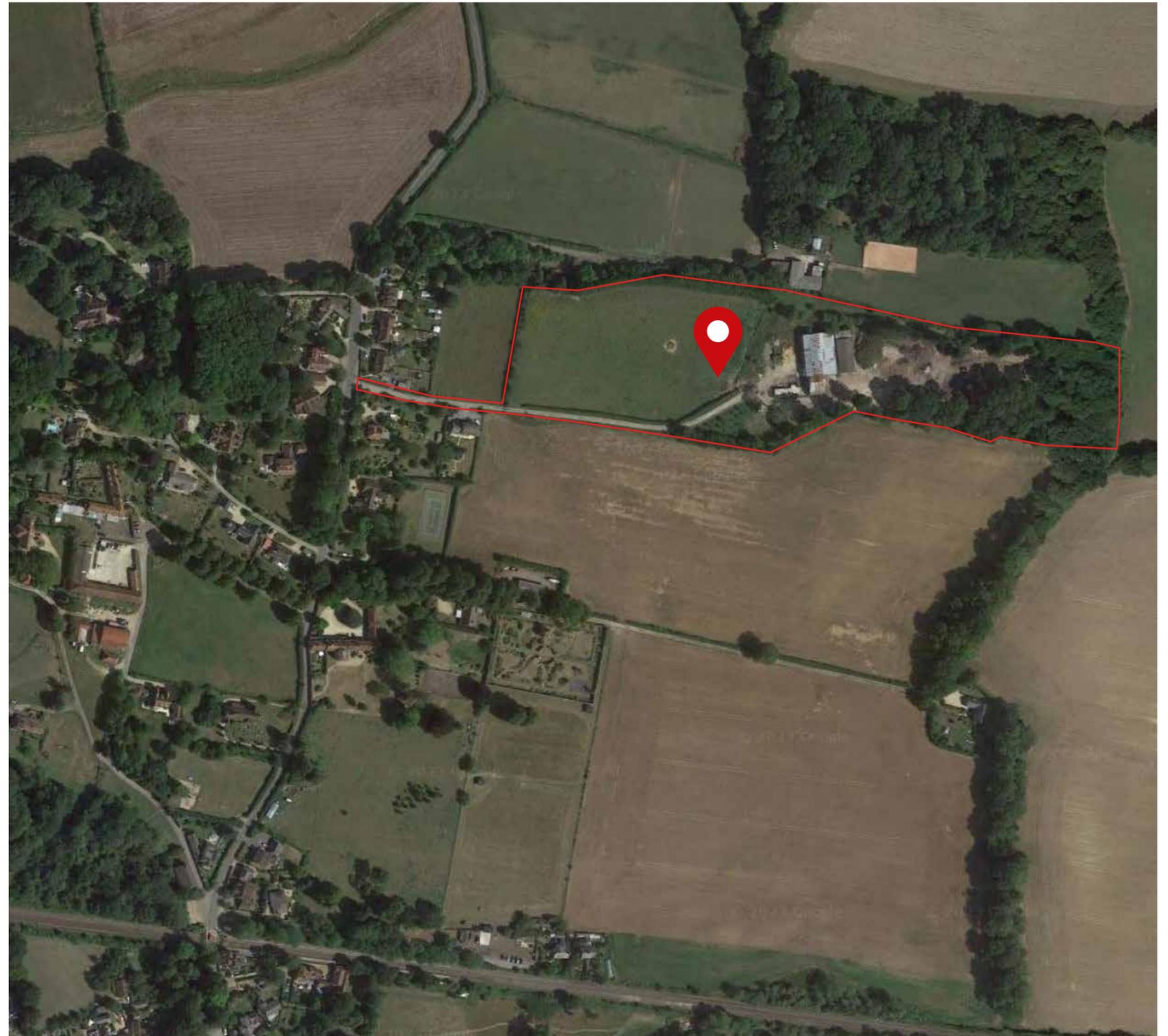
It goes without saying that the village of West Dean is set in exceptional landscape, something that should be sensitively celebrated and preserved.

The following statement accompanies the detailed planning application in respect of land at Glebe Farm, Rectory Hill, West Dean, Salisbury, SP5 1JL.

In summary, this application seeks permission for the construction of eight new properties, comprising four open market homes (in place of a substantial, previously permitted, detached dwelling), four smaller homes suitable for affordable tenures at the western end of the site and two self-build plots (each at 2000 sq/ft). The proposed scheme is to be 40% affordable housing in accordance with the Council's policies, and the precise tenure mix can be agreed with the LPA during the course of the application and secured by way of a section 106 agreement.

### Project Overview

- 4 New Open Market Houses
- 4 Affordable Homes (40%)
- 2 Self Build plots, each at 2000 sq/ft
- 20 Parking Spaces
- Associated landscaping works





WLA Built project

**Architect: WLA Williams Lester**

Williams Lester is an RIBA Chartered Architects Practice based in Ringwood, Hampshire and has grown over the last 35 years to become one of the most respected and successful architectural practices in the region. We provide a high quality professional service and have developed specialist expertise in residential development, conservation, retirement living and master-planning.

Working closely with the appointed consultants, WLA have developed a proposal to achieve the best and most optimal use for the site whilst considering the context, planning policy and the prevailing character of the area.



WLA Built project - Rendered visualisation



Principal Estates Built project, with WLA

**Principal Estates**

Established in 2020 Principal Estates is a privately owned company trading in Fareham Hampshire.

Mainly focussed on high quality residential developments Principal Estates experience ranges from high specification one off house developments to traditional house building.

As builder developers working with K&J Contracts Ltd. they take a hands on approach to construction taking great care and attention to architectural detailing.

Principal Estates pride themselves in creating quality houses and environments for people to live in.



Principal Estates Built project, with WLA - Rendered visualisation



WLA Built Project

**Client Brief**

- Seek improvements on previously approved scheme, fully maximising this prime site, which provides high quality house types more appropriate to the surrounding character of West Dean.
- In collaboration with the local community, develop a scheme that is deliverable and meets local need.
- Development to assist in improving the village infrastructure and policies.
- Provide much needed affordable homes for local residents.



Principal Estates Built project, with WLA

“The prize is to give those who know our villages best, and value them the highest, a significant say in what happens to them.”

Tom Fort, 'The Village News'.

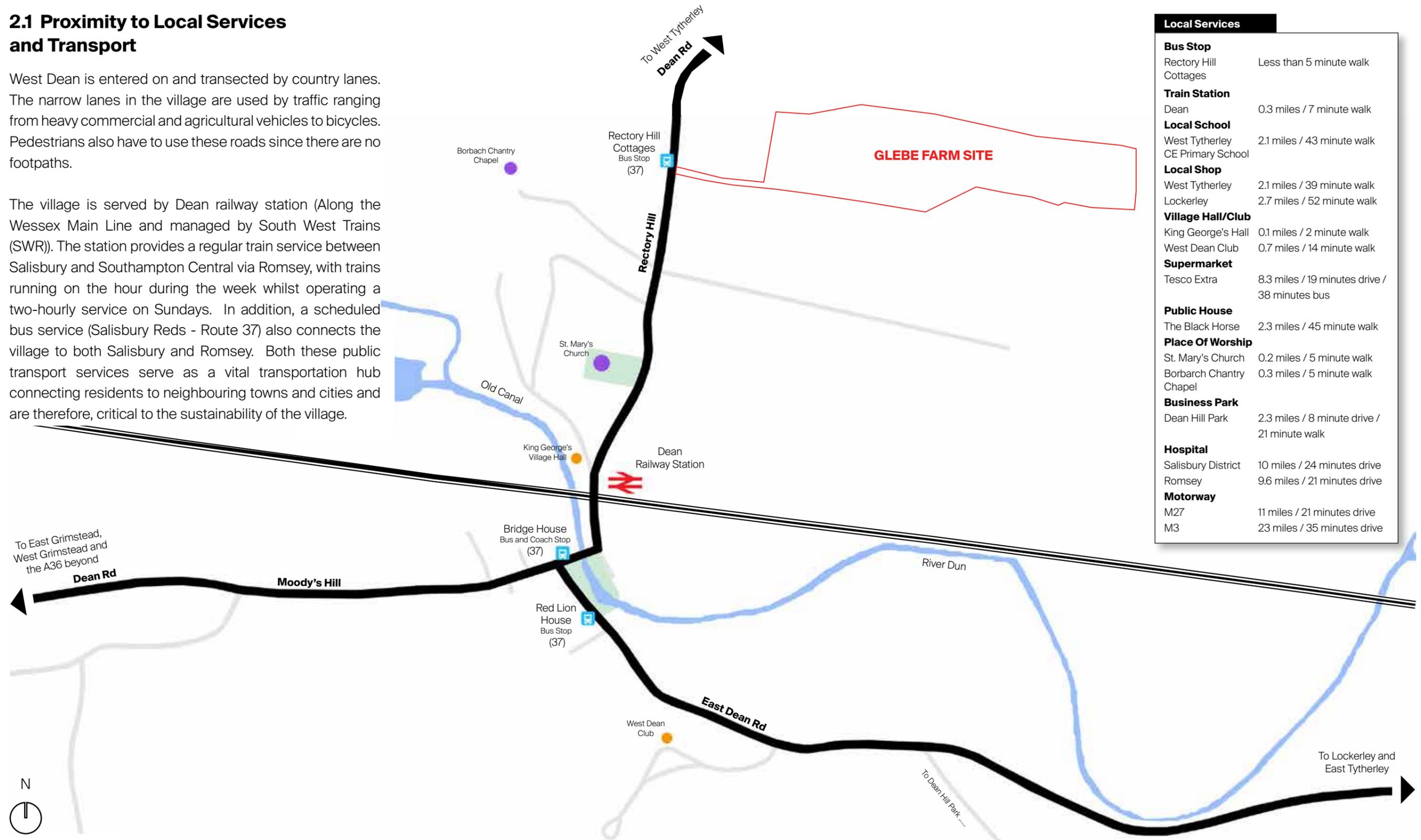
02

SITE & CONTEXT

## 2.1 Proximity to Local Services and Transport

West Dean is entered on and transected by country lanes. The narrow lanes in the village are used by traffic ranging from heavy commercial and agricultural vehicles to bicycles. Pedestrians also have to use these roads since there are no footpaths.

The village is served by Dean railway station (Along the Wessex Main Line and managed by South West Trains (SWR)). The station provides a regular train service between Salisbury and Southampton Central via Romsey, with trains running on the hour during the week whilst operating a two-hourly service on Sundays. In addition, a scheduled bus service (Salisbury Reds - Route 37) also connects the village to both Salisbury and Romsey. Both these public transport services serve as a vital transportation hub connecting residents to neighbouring towns and cities and are therefore, critical to the sustainability of the village.



Local Services	
<b>Bus Stop</b>	
Rectory Hill Cottages	Less than 5 minute walk
<b>Train Station</b>	
Dean	0.3 miles / 7 minute walk
<b>Local School</b>	
West Tytherley CE Primary School	2.1 miles / 43 minute walk
<b>Local Shop</b>	
West Tytherley	2.1 miles / 39 minute walk
Lockerley	2.7 miles / 52 minute walk
<b>Village Hall/Club</b>	
King George's Hall	0.1 miles / 2 minute walk
West Dean Club	0.7 miles / 14 minute walk
<b>Supermarket</b>	
Tesco Extra	8.3 miles / 19 minutes drive / 38 minutes bus
<b>Public House</b>	
The Black Horse	2.3 miles / 45 minute walk
<b>Place Of Worship</b>	
St. Mary's Church	0.2 miles / 5 minute walk
Borbarch Chantry Chapel	0.3 miles / 5 minute walk
<b>Business Park</b>	
Dean Hill Park	2.3 miles / 8 minute drive / 21 minute walk
<b>Hospital</b>	
Salisbury District	10 miles / 24 minutes drive
Romsey	9.6 miles / 21 minutes drive
<b>Motorway</b>	
M27	11 miles / 21 minutes drive
M3	23 miles / 35 minutes drive

**Note:** Site plan not to specific scale in this document.

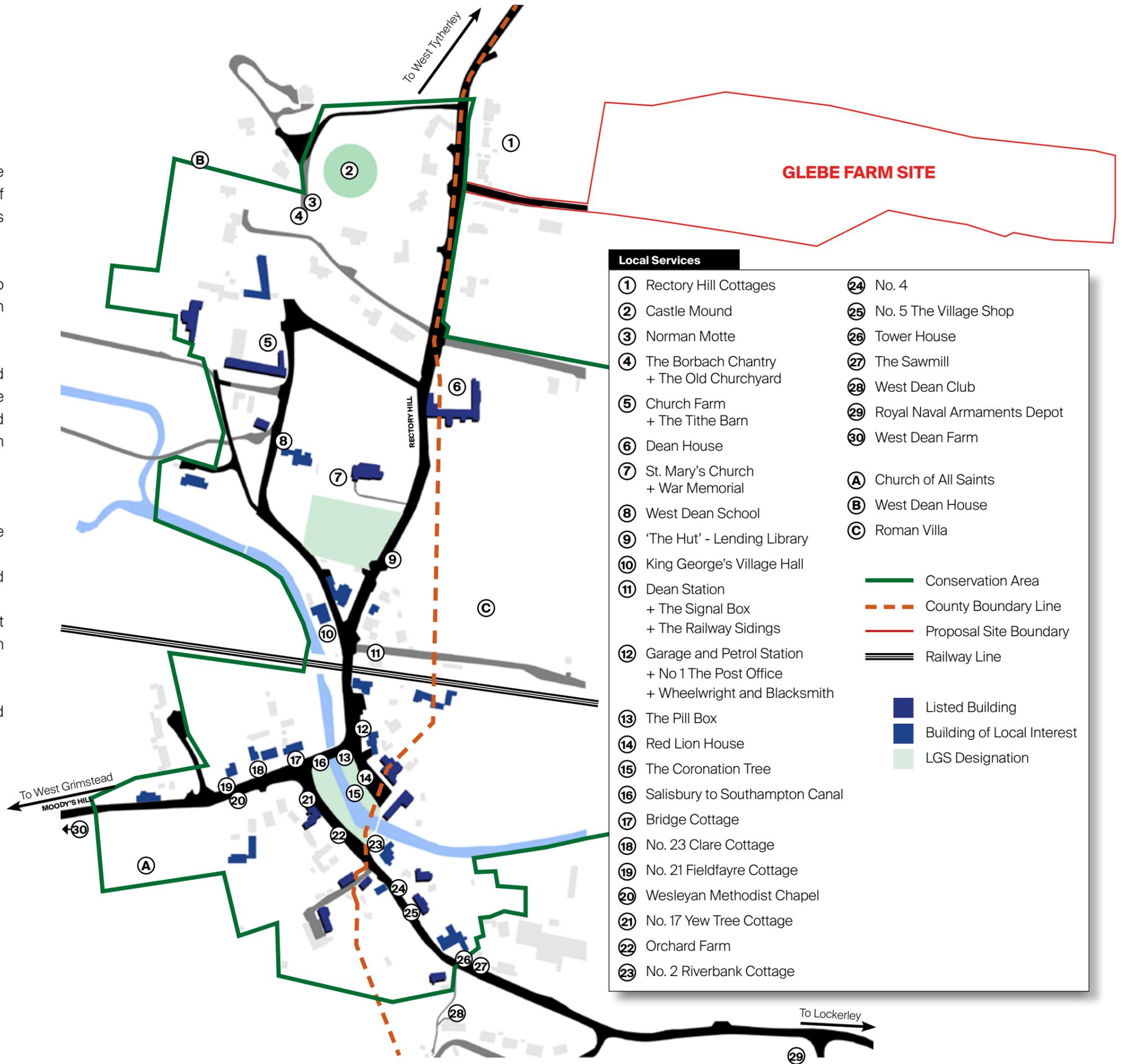
### 2.2 Listed Buildings and Buildings of Local Interest

The boundary of the Conservation Area is drawn around the historic core of the village and includes not only buildings of historic interest but also natural landscape features such as groups of trees and open spaces.

It extends from the Castle Mound (Motte) in the north, to Tower House in the south, and east to west from Church Farm to the Railway Cottages.

The key to maintaining the character of West Dean and maintaining its environmental quality lies in retaining those features that contribute towards its unique identity, and ensuring that any new development is sympathetic in character. Notable features include;

- The clustered nature of the settlement core
- Outlying elements linked to the core by hedges, tree belts and attractive open spaces.
- Important open areas and views out of the village and its fringes.
- The focal point formed by the village green area in front of the former Red Lion public house (now Red Lion House) beside the River Dun.
- The tradition of red brick as a local building material
- Local landmarks formed by St. Mary's Church and Red Lion House.



**Note:** Site plan not to specific scale in this document.

### 2.3 Surrounding Residential Development of West Dean

The village and its surrounding area have evolved in a way which gives it a unique character, particularly as ribbon and infill development is largely absent.

Having surveyed the local vicinity, it would appear most of West Dean comprises buildings of a traditional style, largely constructed from brick, occasionally painted or rendered, with some timber framing. Mortar is generally lime with interesting textural additions such as flint or gravel. Roofing materials are mainly slate and old hand-made tiles with some thatch, often pierced by dormer windows. Windows are an attractive and important feature of West Dean, noteworthy examples include; sash, old wooden casements and some arched windows. Flint has been used for boundary walls and at St. Mary's church. Wood and corrugated iron can be found in other barns/outbuildings and extensions across the village.



Access from Rectory Hill



Church Farm - Listed building



Terrace farm houses



Brick chimney and dormer window details



Courtyard brick barn with buttress details



Brick barn with buttress details



Row of cottages on the green



Cropped gable detail with hung tiles



East Dean Rd/corner of The Green. Roof gable, traditional windows & stone cills



The Vickage



5 East Dean Rd, example of hung tiles on front facade



Example of recent construction, contemporary in style



Ellengowan, contemporary style dormers and wooden cladding



The Gables - Access To The Proposal Site, Glebe Farm.

### 2.4 Existing Site

The application site is located and accessed to the east of Rectory Hill at the eastern edge of West Dean village. Although this falls outside of any settlement boundary, the site should not be considered in isolation.

The site, in its current condition, can be considered in three parts. At the western edge of the site, closest to Rectory Hill is a paddock with little landscaping here other than grass. At the centre of the site was the former farmyard. This area previously contained a range of agricultural buildings, which have since been removed in preparation for development having achieved Class Q approval. Extant planning permission exists for the construction of a substantial detached property, annex and garaging. The footprint of the approved dwelling (1034 sqm) has been partially constructed but is yet to be complete. There are numerous trees on the site (of varying quality), principally to the north and south whilst, also extending eastward where the land here is heavily wooded and unkempt, largely untended for some time. A public footpath runs north-south along the far eastern site boundary.



Residential properties to the west of the site with paddock buffer



North-east, existing footprint of previously approved scheme. Large bank of conifer tree's beyond



View due east towards woodland



View north west towards Dean Road and farm house in the distance



View south east towards tree lined boundary



View due south across the valley

2.5 Constraints and Opportunities

-  Site Boundary
-  Church
-  Train Station
-  Extant Approval Footprint Of Substantial 5 Bed Dwelling
-  Established Residential Curtilage
-  Farm Cluster / Courtyard Layouts
-  Sun Path
-  Main Access Road
-  Views Over Valley
-  Woodland Trees
-  Public Footpath
-  Slightly Elevated Site



Note: Site plan not to specific scale in this document.



“ Though there have been changes and new houses built, the centre of the village looks much the same as it did a century or more ago. Most important of all, there still seems to be a real heart to the village - maybe some of the old Singer spirit lives on. ”

“ Both LPA's encourage development to sustain the communities, in particular affordable homes and development which is community led. ”

03

PLANNING HISTORY OF THE SITE

### 3.1 Extant Planning Application

#### 20/01903/FULLS

Erection of dwelling and garages with annex, following the removal of existing agricultural buildings (Amended scheme to 19/00876/FULLS)

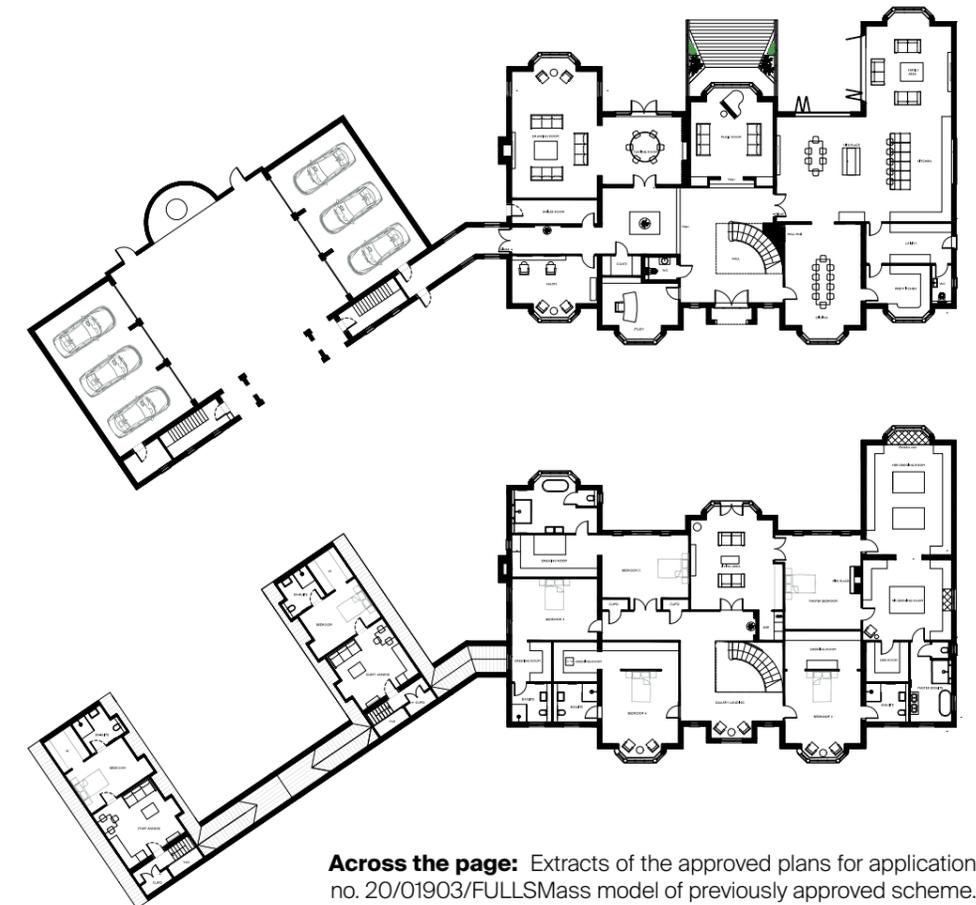
The Glebe Farm site has previously been granted approval (2021) for the construction of a substantial five bedroom country house, orientated north-west / south-east with secondary residential accommodation, garaging and leisure facilities set in formal gardens with paddocks and woodland adjoining. **However, although approved, the scheme received unanimous objection from the West Tytherley, Frenchmoor and Buckholt Parish Council and without the support of the local community. The footprint of the approved dwelling (1034 sqm) has been partially constructed.**

"... it would appear there is a 50% increase on the previous scheme 19/00876."

"The applicant has confirmed the plans were drawn-up without any sight whatsoever of the West Dean Village Design Statement; a key planning document in the application process. The buildings are not considered to align to the character of West Dean village; very much the opposite."

"This 9-acre piece of land was identified on a TVBC SHELAA. One large residence is not in keeping with use of land nor has it been requested by the West Dean community."

"Additional points contained therein are the impact the building will have upon neighbours i.e. potentially overlooking and blocking out light."



Across the page: Extracts of the approved plans for application no. 20/01903/FULLSMass model of previously approved scheme.

**3.2 Pre-Application Discussions, Parish Council Comments and Community Involvement**

This planning application has evolved during a process of considerable engagement with the LPA and the local community.

**November 2022**

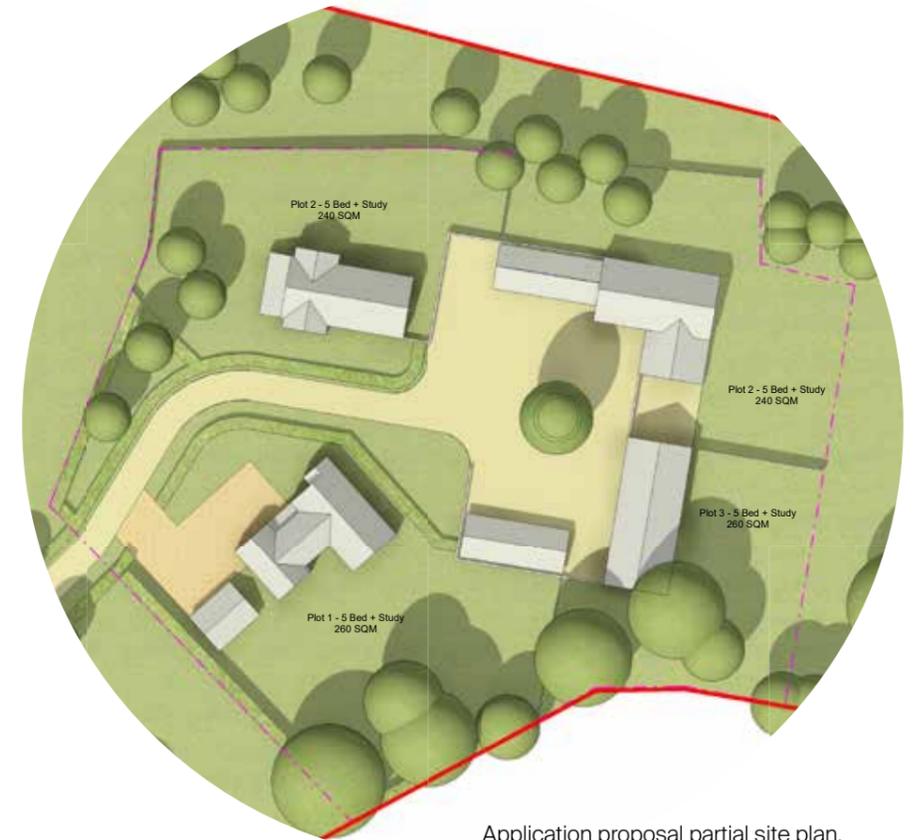
The Applicant submitted a pre-application (22/02958/PREAPS) enquiry to the LPA proposing the construction of four houses on the former farmyard portion of the site. The intent was that the four houses would have a combined footprint no larger than the extant approved house, 20/01903/FULLS.

**13<sup>th</sup> December 2022**

Having submitted 22/02958/PREAPS, the LPA made the following comments;

- The application site lies outside the defined settlement boundaries, therefore is within the countryside. On this basis, the proposal would need to satisfy criteria a) or b) of Policy COM2.

- It will be for the applicant, as part of any subsequent application, to present the case as to why the proposals would be acceptable as a departure from local plan policy.
- The Landscape Officer has commented that the development of four dwellings has the potential to integrate better within the landscape as there is potential to break up the massing.
- A full application should be supported by an LVA, this should demonstrate that the new proposals will be less visually intrusive within the landscape as well as inform how and where the proposals would be publicly seen from and where further mitigation planting would be required.
- There is ample opportunity within this proposal to plant some larger legacy trees, this would help integrate the large properties into their setting as well as create a high-quality design. In addition details of external lighting should be addressed within a full application.



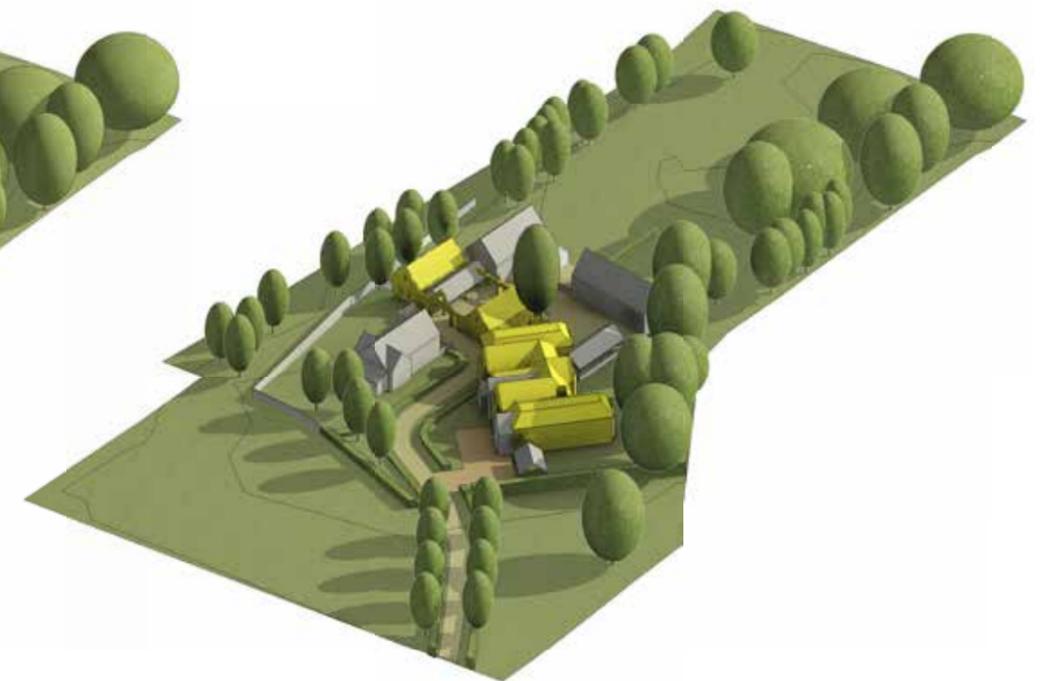
Application proposal partial site plan, courtyard arrangement study



Mass model of previously approved scheme



Mass model of proposed courtyard development



Comparable massing model

**3.2.1 Pre-Application Discussions, Parish Council Comments and Community Involvement cont.**

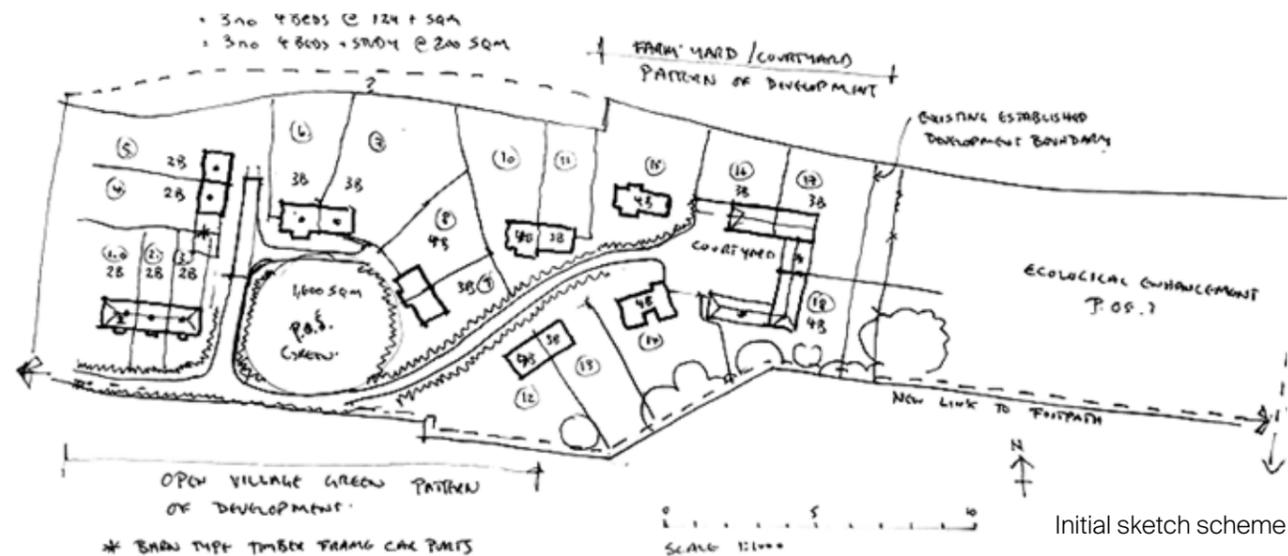
**30<sup>th</sup> January 2023**

The Applicant and planning consultant attended a meeting at the West Dean village hall, organised by the Parish Council and to which local residents were invited. The Applicant presented the pre-application scheme to attendees and welcomed questions and feedback.

- Village members expressed concerns over the number of bedrooms attached to the proposed properties. Is there scope to reduce these detached dwellings from five-bed to four-bed?
- West Dean is lacking in affordable houses for local families wanting to stay in the village. Could affordable homes be adopted into the scheme?
- Community led development could be the catalyst for affordable provision.
- Large scale options were presented to test out responses for a more comprehensive development. This was felt to be too dense and not appropriate. Numbers would need to be significantly reduced.



Proposed scheme, artist's impression



Initial sketch scheme



19 unit scheme

**3.2.2 Pre-Application Discussions, Parish Council Comments and Community Involvement cont.**

**16<sup>th</sup> March 2023**

The Applicant met with the LPA's Planning Officer to discuss amendments to the scheme that had been made following the Parish Council meeting (30/01/2023). These amendments involved extending the scheme to include smaller homes for local needs and to incorporate self-build housing opportunities.

**26<sup>th</sup> April 2023**

The Applicant met with representatives of the Parish Council to discuss the further amendments to the scheme.

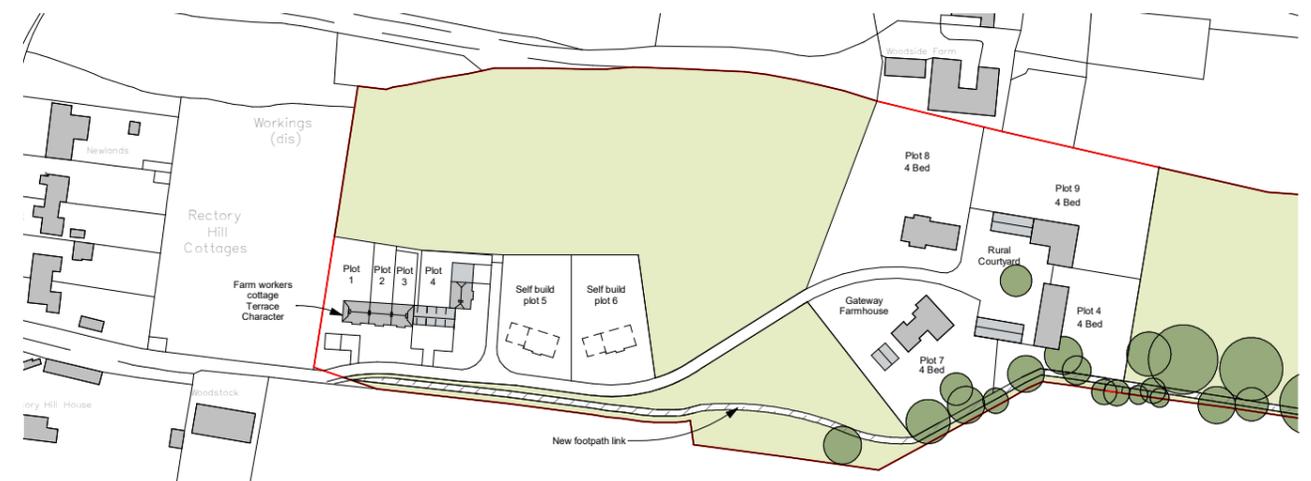
- It was suggested that four affordable homes could be designed within closer proximity to the village centre, coupled with the possibility of providing two self build plots. This was to be put forward for careful consideration.
- Members felt it necessary for the two self build plots to be adjacent to the four affordable homes.
- Provision for a planted buffer to adjoining paddock was requested to soften the development.



Indicative sketch Plot's 1-4 elevation



Reduced scheme with two self build plots introduced



Formalised proposed scheme

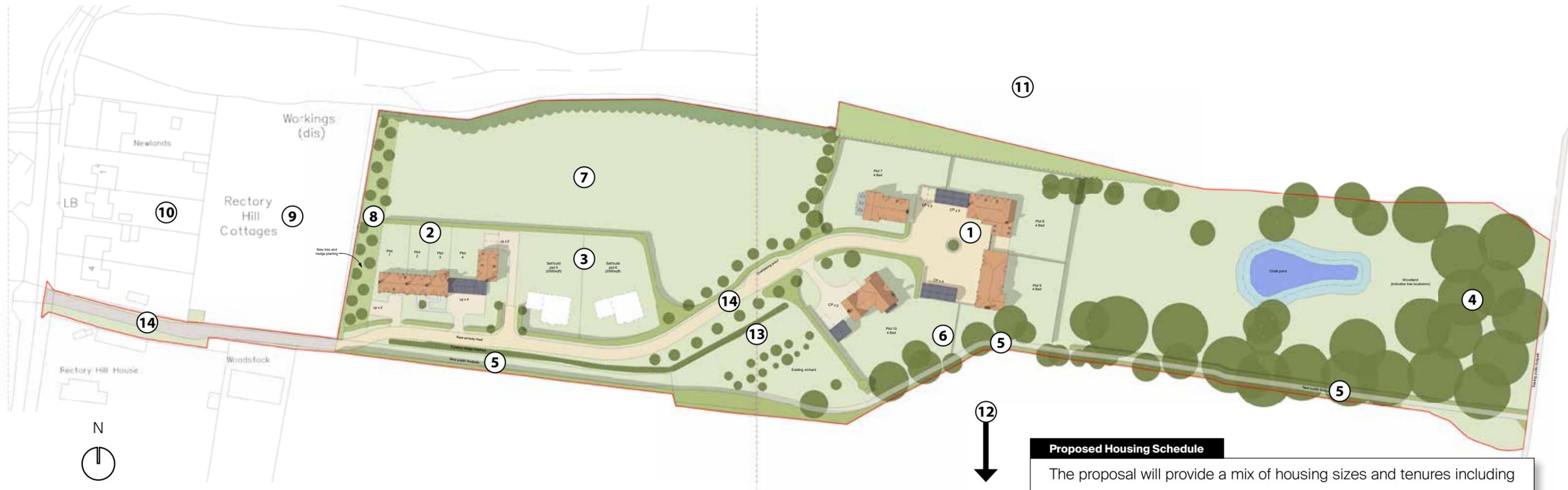
“ Our parishes will remain safe and welcoming communities. We will protect and enhance our exceptional rural, natural, and built environment, while promoting a thriving and sustainable future for all generations. ”

Paragraph 4.2, West Dean & West Tytherley Joint Neighbourhood Development Plan (2022-2025), March 2022.

04

APPLICATION PROPOSALS

4.1 The Proposed Masterplan



**Note:** Site plan not to specific scale in this document.

- ① Courtyard character
- ② Farmers cottages
- ③ Self build plots, at 2000 sq/ft each
- ④ Ecological enhancement/woodland
- ⑤ New public footpath access, connecting to existing infrastructure
- ⑥ Woodland edge strengthened
- ⑦ Drainage field
- ⑧ Planted green buffer
- ⑨ Adjoining field
- ⑩ Rectory Hill Cottages, residents backing onto field
- ⑪ Adjoining paddock
- ⑫ Valley views
- ⑬ Green open space/division
- ⑭ Main access

**Proposed Housing Schedule**

The proposal will provide a mix of housing sizes and tenures including affordable homes and self build plots.

- **2 no. 2 bed**  
Allocation for 2 parking spaces per unit
- **2 no. 3 bed**  
Allocation for 2 parking spaces per unit  
\* affordable housing (40%)
- **4 no. 4 bed**  
Allocation for 3 parking spaces per unit
- **2 no. Self Build plots @ 2000 sq/ft each**  
Parking to meet current requirements.

In line with Policy T2 - Residential Minimum Parking Standards, the development proposes a **total of 20 residential car parking spaces**. Allocation for the self build plots are yet tbc.



Artist's Impression

4.2 Proposed Scheme In Context



Glebe Farm Site Context - As Existing



Glebe Farm Site Context - Application Proposal

4.3 Indicative Primary Elevations & Materials

Terrace Plot's 1-3



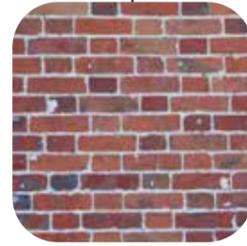
**Feature Chimneys**

Consistent with architectural detailing of surrounding village.



**Clay Tiles**

Tiles reflecting the local vernacular.



**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



**White UVPC Casement**

High quality windows of traditional design with high thermal performance. With feature stone cills.



**Buttress**

Buttress detail to reflect local vernacular.



**Wall Ties**

Traditional wall tie details used.



**Porch Canopy**

Traditional porch detail appropriate to the local context.

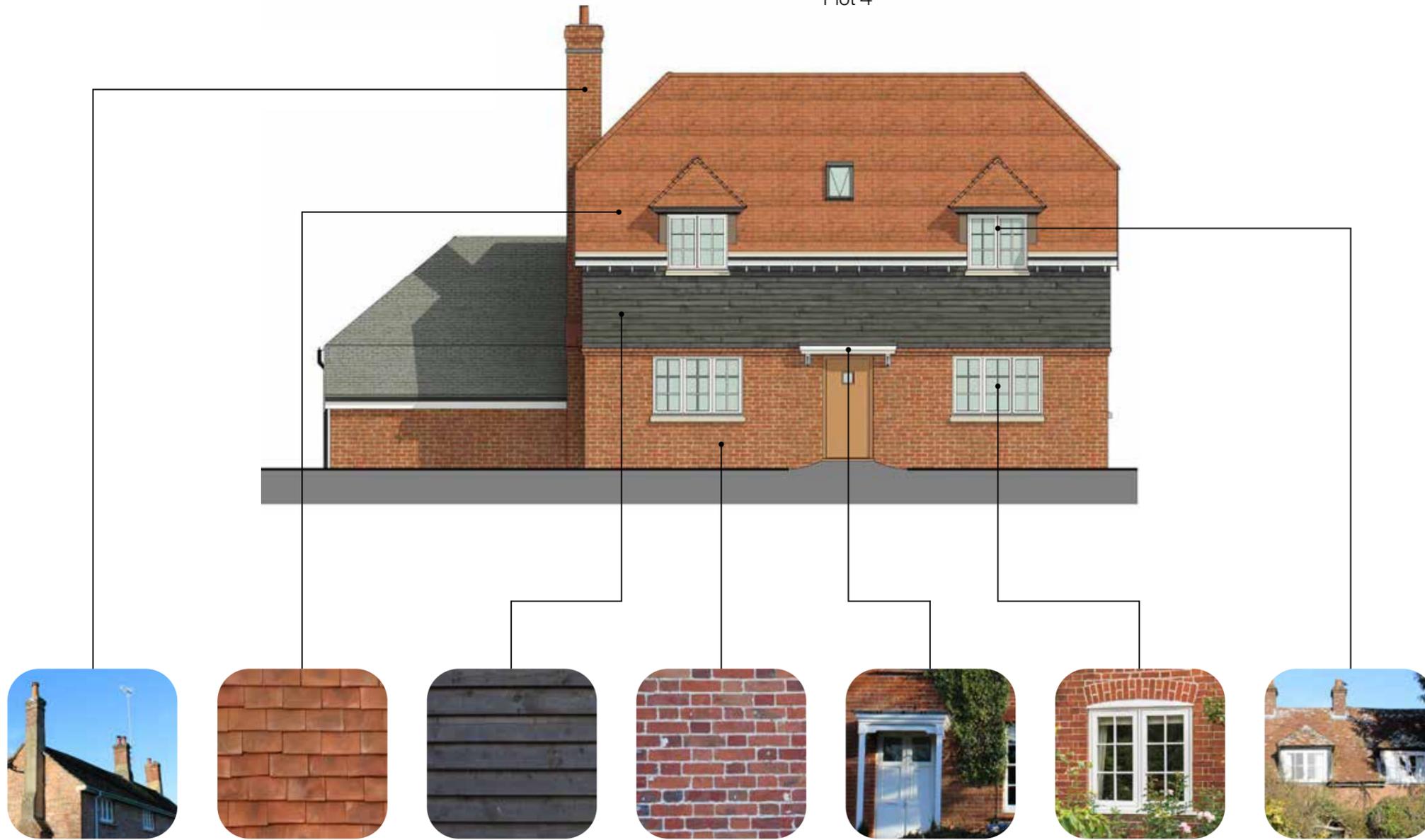


**Dormers**

Hipped dormers with fine detail lines.

4.3.1 Indicative Primary Elevations & Materials

Plot 4



**Feature Chimneys**

Consistent with architectural detailing of surrounding context.

**Clay Tiles**

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.

**Timber Cladding**

Dark grey/black timber cladding to emulate the agricultural outbuildings around the village.

**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.

**Porch Canopy**

Traditional porch detail appropriate to the local context.

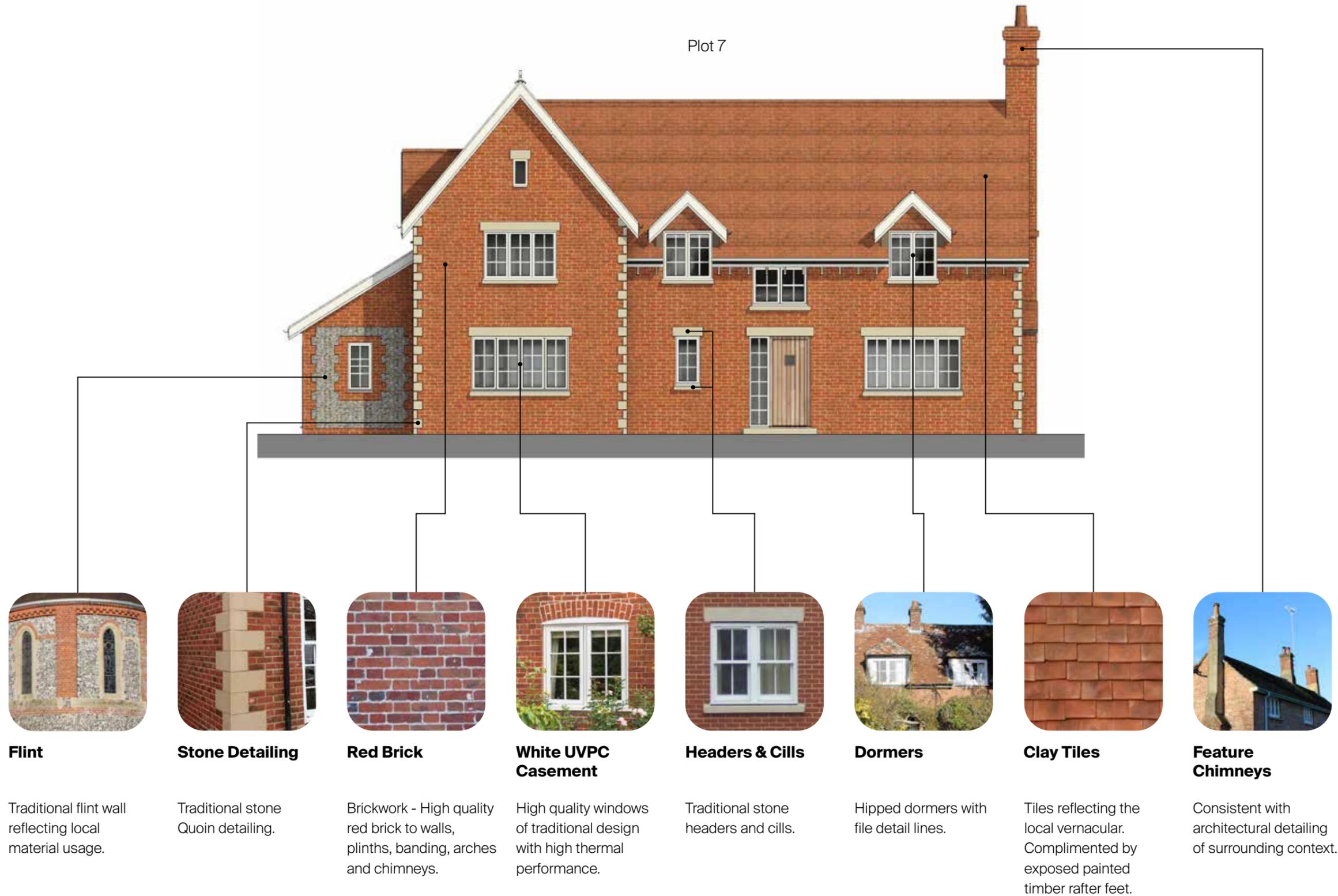
**White UVPC Casement**

High quality windows of traditional design with high thermal performance. With feature stone cills.

**Dormers**

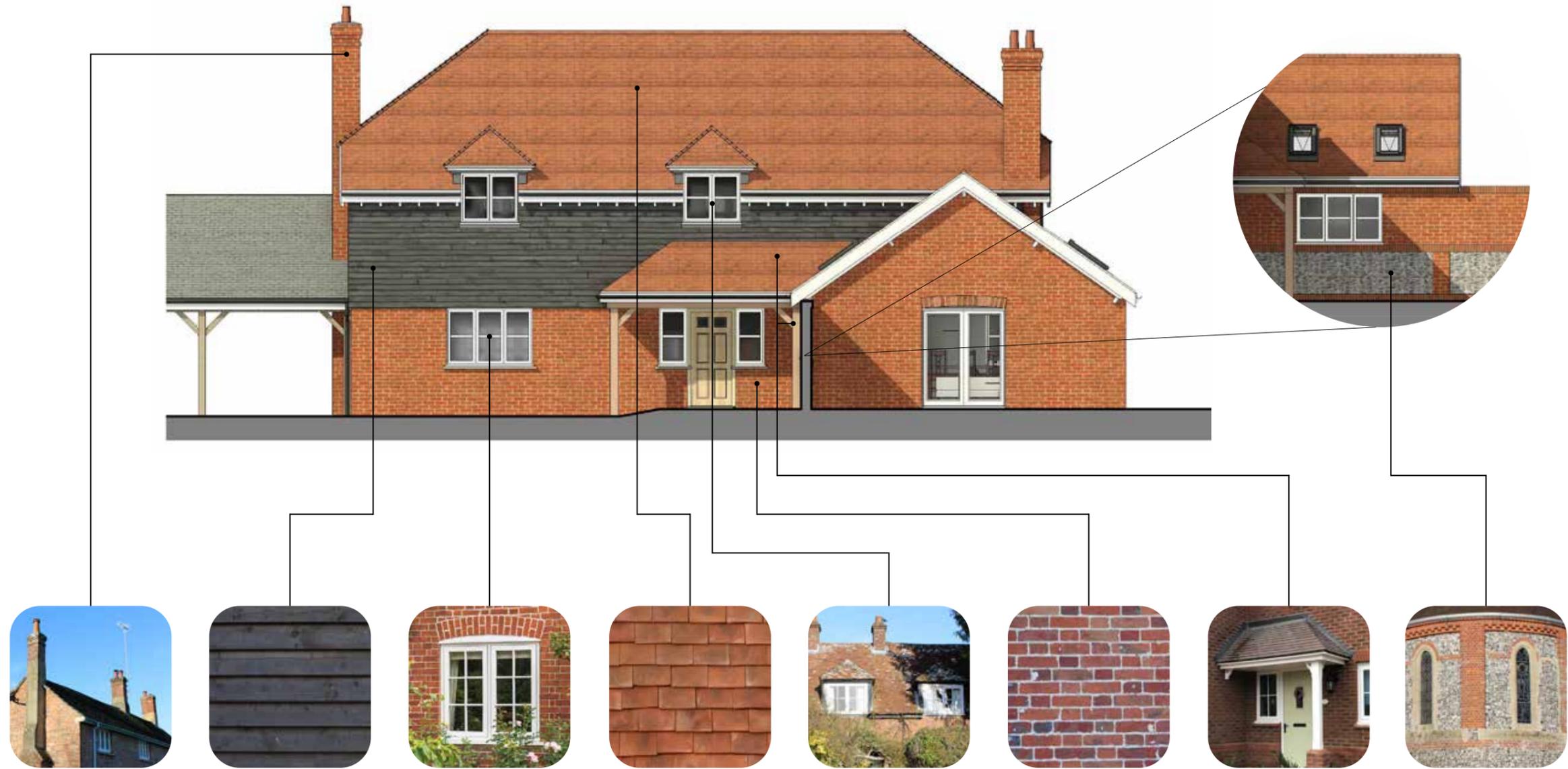
Hipped dormers with fine detail lines.

4.3.2 Indicative Primary Elevations & Materials



4.3.3 Indicative Primary Elevations & Materials

Plot 8



**Feature Chimneys**

Consistent with architectural detailing of surrounding context.



**Timber Cladding**

Dark grey/black timber cladding to emulate the agricultural outbuildings around the village.



**White UVPC Casement**

High quality windows of traditional design with high thermal performance. With feature stone cills.



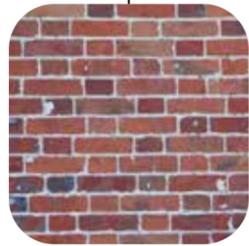
**Clay Tiles**

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.



**Dormers**

Hipped dormers with file detail lines.



**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



**Tiled Canopy**

Porch detail appropriate to the local context. Choice of tile to reflect the local vernacular coupled with timber posts to create traditional style.



**Flint**

Traditional flint wall reflecting local material usage.

4.3.4 Indicative Primary Elevations & Materials

Plot 9



**Clay Tiles**

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.



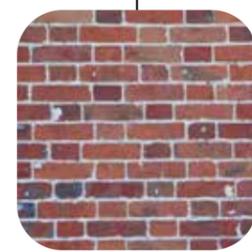
**Dormers**

Hipped dormers with file detail lines.



**White UVPC Casement**

High quality windows of traditional design with high thermal performance.



**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



**Flint**

Traditional flint wall reflecting local material usage.



**Buttress**

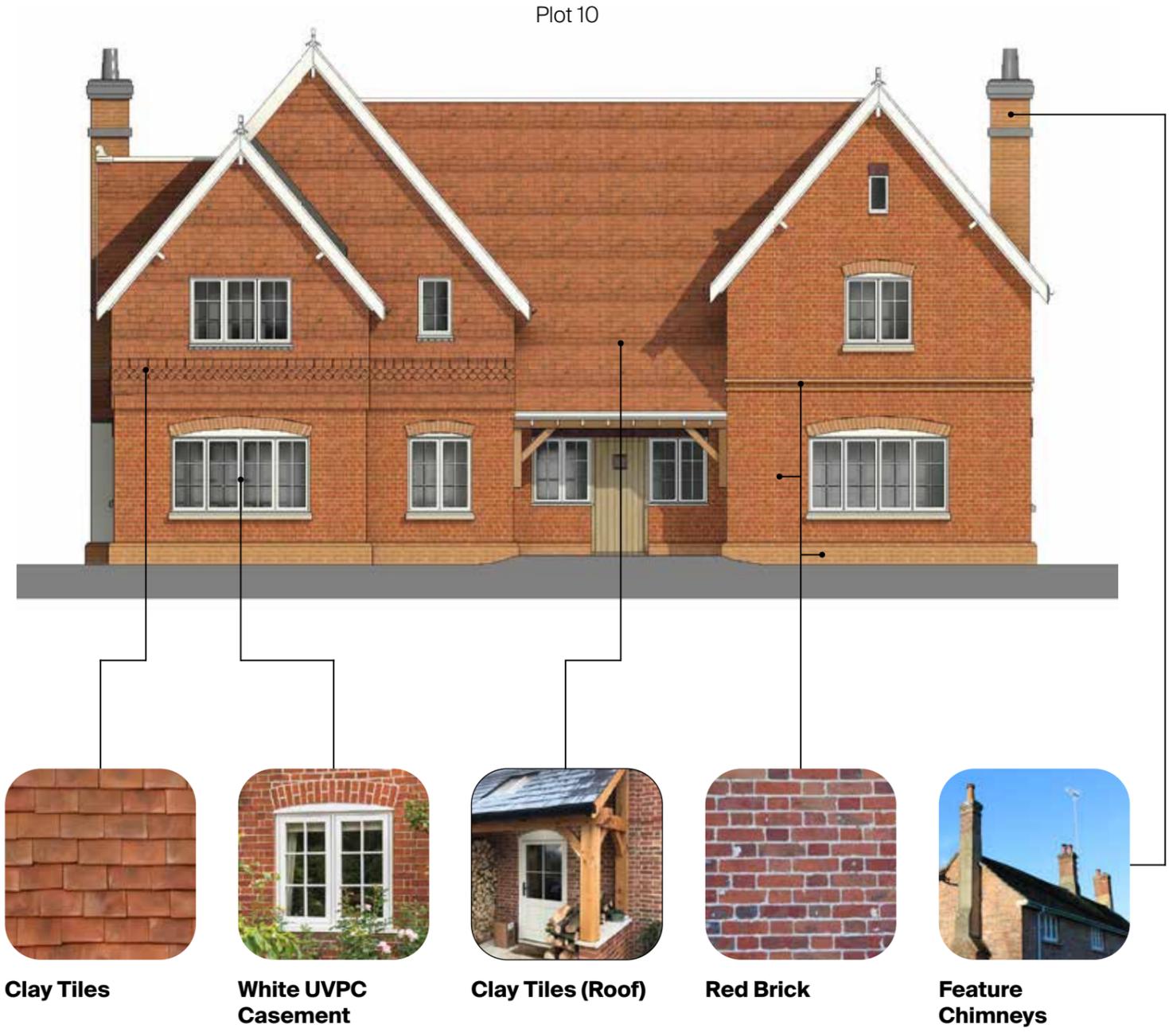
Buttress detail to reflect local vernacular.



**Feature Chimneys**

Consistent with architectural detailing of surrounding context.

4.3.5 Indicative Primary Elevations & Materials



**Clay Tiles**

Hung clay tiles including club tile detail.

**White UVPC Casement**

High quality windows of traditional design with high thermal performance.

**Clay Tiles (Roof)**

Tiles reflecting the local vernacular, exposed painted timber rafter feet and timber posts to create traditional style porch detail appropriate to the local context.

**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.

**Feature Chimneys**

Consistent with architectural detailing of surrounding context.

05

CONCLUSION

“ The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. ”

## 5.1 Conclusion

The submission of this application is the culmination of extensive consultation and pre-application discussions with the Local Planning Authority, various professional consultants and notwithstanding, significant engagement with the local community. This document presents a concept layout and invites an opening dialogue with the Test Valley Borough Council as part of the application process.

To aid our design process, please note the following planning documents have been thoroughly referenced and carefully considered;

- National Policy Planning Framework (NPPF) 2021
- Test Valley Revised Local Plan (2016)
- West Dean and Tytherley Joint Neighbourhood Development Plan 2022
- West Dean Village Design Statement (April 2009)

This Design & Access Statement sets out a number of design principles which will be developed to ensure the project delivers a harmonious built environment, set within a cohesive high quality realm.

### **We are confident that the proposed scheme will;**

- Preserve the setting and distinctiveness of West Dean's conservation area coupled with the character of designated heritage assets and buildings of local interest.
- When considering the site as a whole, the extent of built development and proposed road access will account for a relatively small amount. Therefore, the majority of the site will remain open and extensively landscaped to ensure the development positively integrates within the existing landscape and compliments the views across the valley. Areas of planted green buffer zones, woodland edges strengthened and preservation of green open spaces and divisions also seek to contribute and enhance the pre-existing ecological system(s) found to be in this area of interest.

- Generous landscaped spaces will provide greater biodiversity opportunities.
- The overall scheme is deemed modest in size, offering a small element of larger clustered/courtyard housing whilst recognising the need for affordable homes within the local vicinity, having made provision at 40%.
- The homes will meet or exceed the nationally prescribed minimum space standards. As such, the proposals will provide good living conditions for all future residents.
- Provide high quality, carefully designed homes which, respond to the key characteristics of other dwellings typical of West Dean, West Tytherley and the rest of the conservation area.
- A simple palette of building materials is proposed to ensure the development has a coherent appearance that respects the surrounding context of West Dean.
- Principal Estates are committed to improving the environment and reducing the potential global warming impact of their developments.
- Environmental Credentials - It is proposed that the design of the entire development follows a 'fabric first' approach. This concentrates efforts and finances on improving fabric thermal performance, reducing thermal bridging, improving air-tightness and installing energy efficient ventilation and heating services. Measures to improve the thermal performance will last the lifetime of a building and will ensure that the energy demand of the site remains low. Within the constraints of the site, the dwellings will make full use of passive solar heat gain through orientation, building design and sensitive landscaping. Excessive summer heat gain will be mitigated through the specification of solar performance glazing. Each house type has well proportioned sized windows, which will, not only generate appropriate/targeted daylight factor figures but also allow for high levels of natural ventilation. As a standard, each dwelling will have an air source heat pump installed to provide heating and hot water, further reducing the environmental impact and CO<sub>2</sub> emissions for the development.

- Although the design(s) of the two self-build plots are not provided at this stage (and will be subject to separate consideration), it does however, provide scope for future consultation and engagement with the local Parish Council and the residents of West Dean - continuing the drive for community led design.
- Provide a high standard of amenity and sustainable living for future residents of this 'satellite' village.
- Open up opportunities for improving connectivity throughout the village. The client is aware of this desirability and would be open to further discussions with both the local planning authority and the Parish Council with a view to secure an agreement under Section 106.

