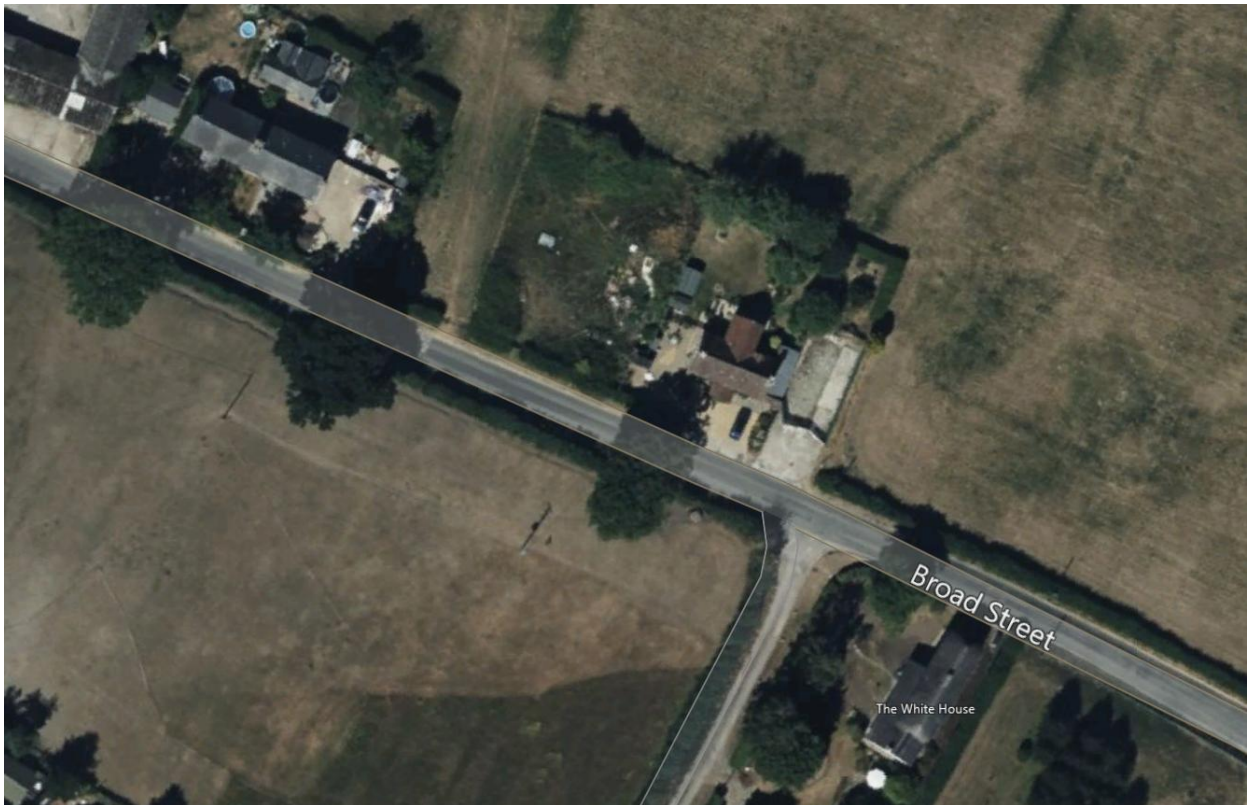


Design, Access & Heritage Statement

**Barnard Meadow,
Hilcott,
PEWSEY,
Wiltshire.
SN9 6LE**



Patrick Wilson Architects

*Barleyfield Cottage
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Application Details

Address: Barnard Meadow
Hilcott,
PEWSEY,
Wiltshire.
SN9 6LE

Applicant: The Trustees of Hilcott Village Hall
c/o The White House,
Hilcott,
PEWSEY,
Wiltshire.
SN9 6LE

Architect: Patrick Wilson Architects
Barleyfield Cottage,
Bottlesford,
PEWSEY,
Wiltshire.
SN9 6LU

Proposal: To provide parking for 14No. cars, including 1No. mobility space and a Community Recreation space. The parking is to serve the users of a future re-built Village Hall on the south-eastern side of Cassocks, as well as users of the community space.

Date: March 2025.

Site Details

Site Plan



Figure 1, Site Location (outlined in blue)

Site and Area Appraisals (see Appendix 1 for location photographs)

Hilcott is one of three settlements forming the civil Parish of North Newnton.

The existing settlements are fragmented and in the case of Hilcott and Bottlesford linear, generally developed on one side of the road. Within each, individual houses are a fragmented development of varying periods predominantly dating from the late 17thC. Hilcott is the only settlement with a designated Conservation Area (January 1994), within which are five Grade II listed structures. The village originated as an agricultural settlement, but due to changing practice and employment few of the residents remain active in farming. Many original agricultural buildings have been converted and farmyards re-developed, to provide contemporary housing.

The road through Hilcott is named Broad Street and is classed C38, North Newnton to Fyfield. The section through Hilcott is speed restricted to 40mph. The C38 road is characterised by soft verges and native species hedgerows many elevated above the highway, un-kerbed. Development along the C38 is fragmented and apparently random, but demonstrates its agricultural heritage, with substantial views of open farmland, predominantly used as livestock pasture.

The map below highlights the locations of listed properties in the village:

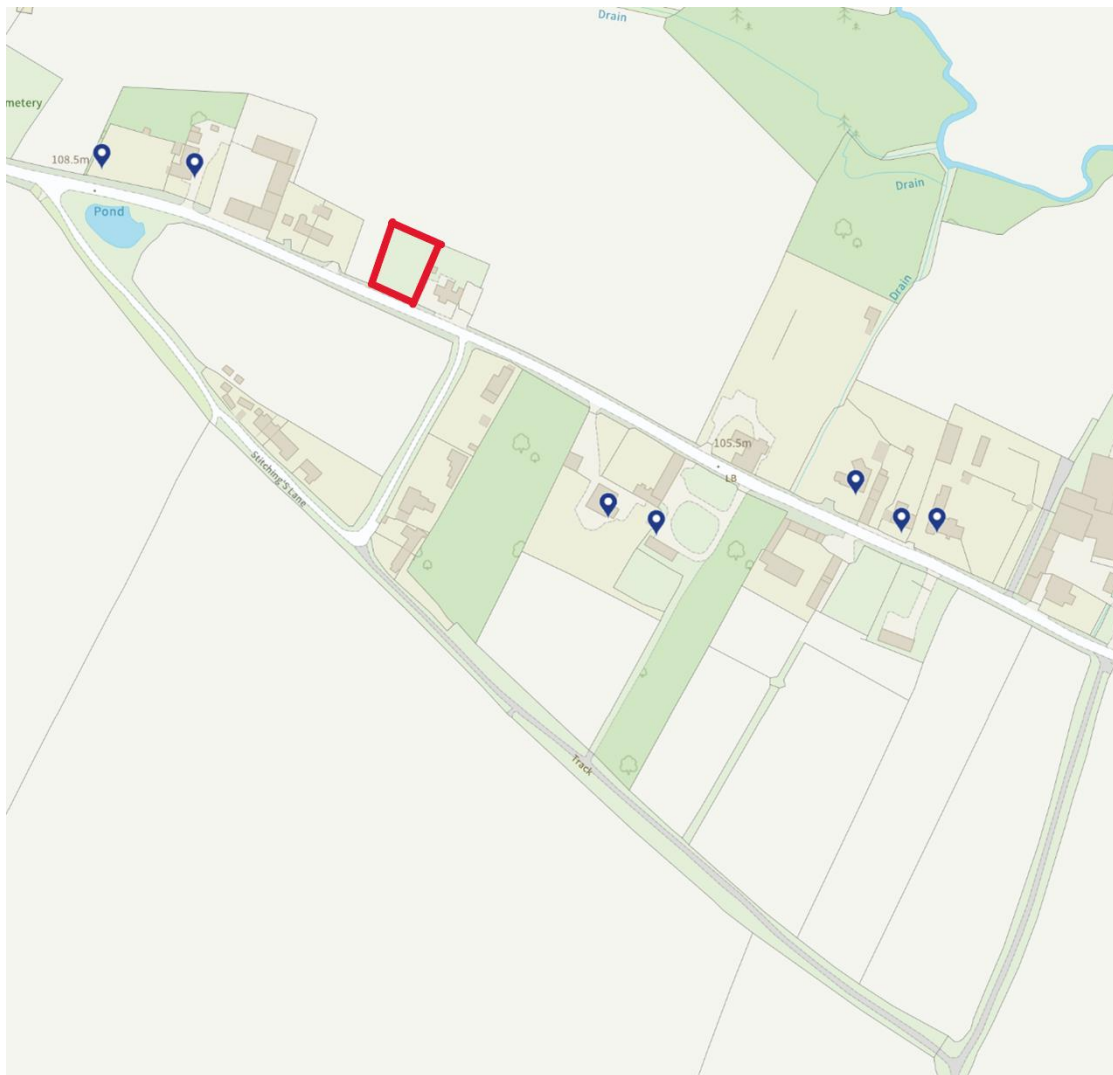


Figure 2: Location of listed buildings in Hilcott, (taken from Historic England mapping).

The site plan identifies the site as an unused paddock containing a semi-submerged bunker set close to the boundary with Cassocks. This parcel of land was previously under a single Title with the adjoining (now residential) property "Cassocks".

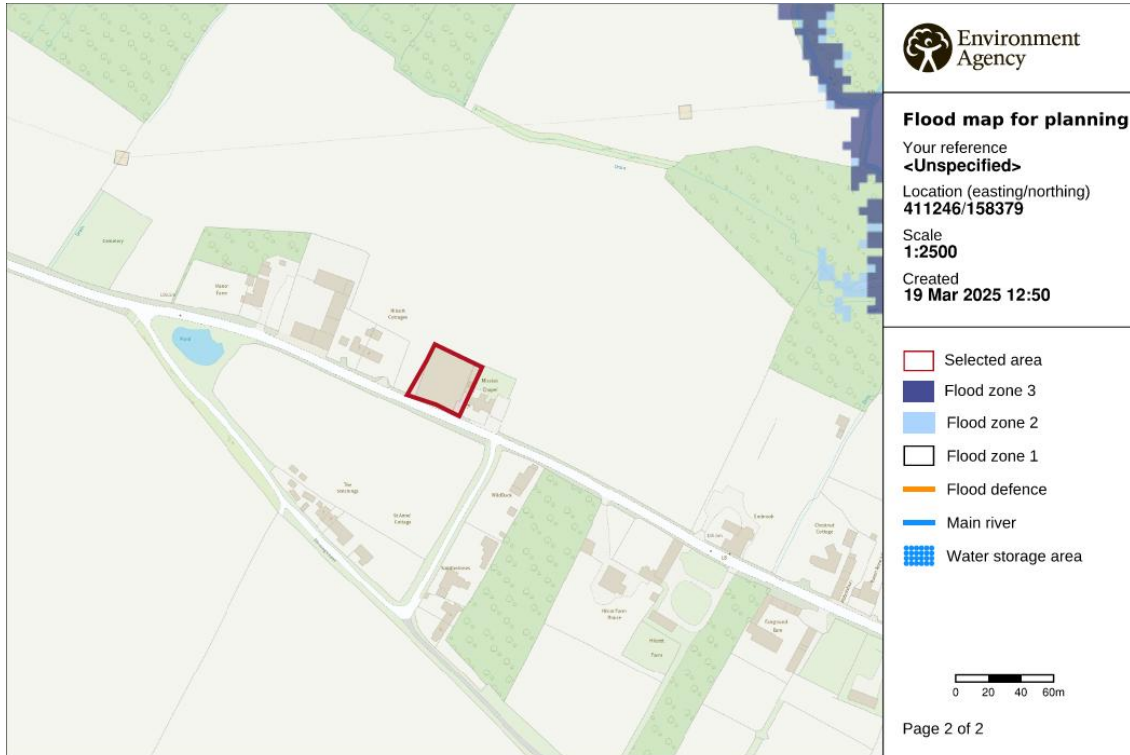


Figure 3: C38 Road frontage with Cassocks to right and Village Hall site extreme right

The site boundary to the road is a mature native species, predominantly Hawthorn with some Blackthorn, Holly and Ivy growing through. There is a small pedestrian opening through the hedge to allow access. The other three boundaries are either agricultural Post & Wire or close-boarded fencing. The site has a mound close to

Cassocks that contains a semi-submerged bunker occasionally used f by the previous owner.

Flood Risk Assessment:



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Figure 4: EA Flood Risk Assessment as Zone 1

From the Environment Agency's website, it is clear that there is no intrinsic risk of flooding and the proposals will not make any change to the risk of flooding to the subject property or adjacent properties. As this site is within FZ1 and is less than 1hectare there is no requirement for a Flood Risk assessment.

The use of a permeable granular surface for the parking areas construction will reduce the risk of ponding and any storm water discharging onto the Highway and will attenuate surface water flooding through infiltration across the whole site.

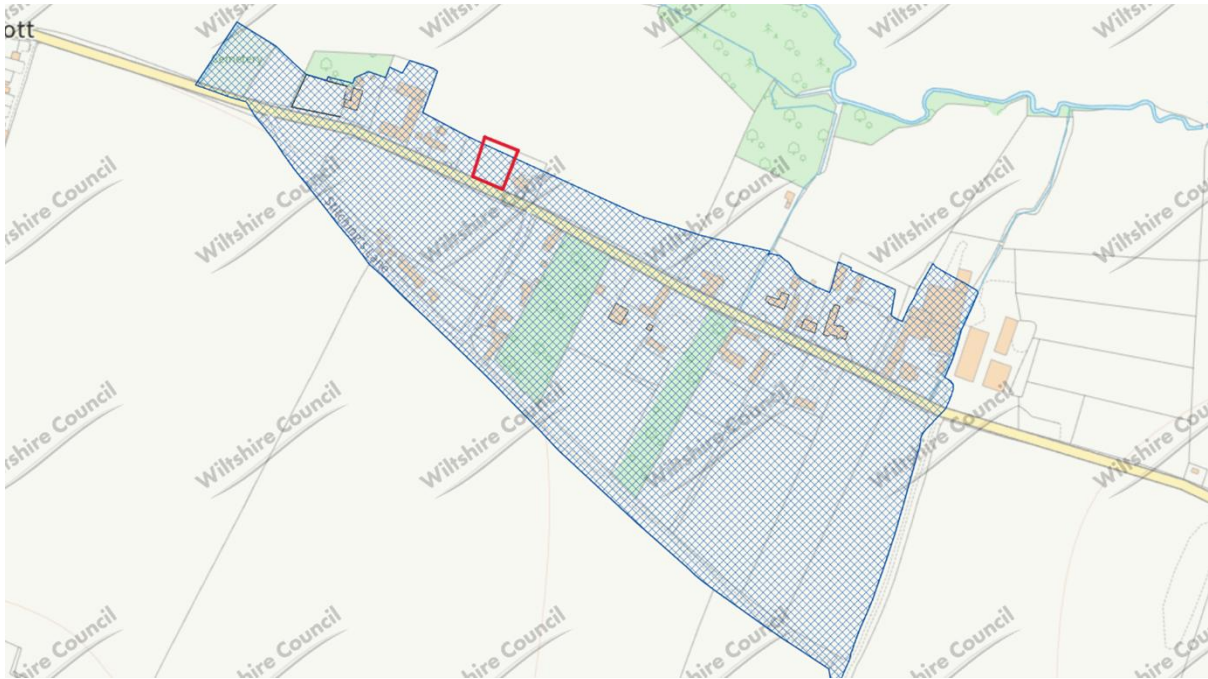


Figure 5, Extract from WC Planning Explorer, location of the site within the Hilcott CA, with Listed Buildings edged back.

Planning History

The Planning History for the application site is tied into that for the adjoining former Mission Chapel now known as Cassocks, which was granted consent for a change of use to residential in December 1976. As is shown below by 1982 the two parcels of land were held under separate Titles.

Ref No.	Date	Proposed Development	Decision
K/82/0739	28 th October 1982	Construction of Detached dwelling	Refuse
E/10/0556/TCA	09 th June 2010	The felling of three leyland cypress trees situated in the paddock adjacent to the property.	Approve with Conditions

Constraints

National Planning Policy Framework 2024,
 Wiltshire Council Local Plan,
 Hilcott Conservation Area,
 North Wessex Downs National Landscape.

Design Principles

This site was gifted to the Trustees of Hilcott Village Hall by the late owner in recognition of his family's time living in Hilcott and the degree to which they had loved the location. The land is held in Trust on behalf of the community by the Trustees of Hilcott Village Hall. Part of the bequest restricts the erection of any structures on the

site. The intention of the benefactor was to support the reconstruction of Hilcott Village Hall through the provision of much needed car parking.

In this context, the Trustees seek to provide a recreational area for the residents of North Newton through the provision of an outside area for community activities and a safe children's playground.

As an unused paddock the site provides the opportunity to enhance its biodiversity through the provision of extensive new hedging and planting to three sides and using natural materials to not alter the existing storm impact on the surrounding properties landscape.

As the site sits comfortably within the natural landscape, planting and materials reflect a minimum impact approach, while accommodating recreational activities.

Ecology

A preliminary Ecological Assessment was undertaken in June 2023 to inform the Trustees and volunteers undertaking the work to clear the site of rubbish and low grade undergrowth and to determine the potential for biodiversity enhancement. This accompanies the application.

Public Involvement

The Trustees of Hilcott Village Hall, as applicant, have maintained a constant engagement with North Newton Parish Council since the granting of Planning Permission to rebuild the village hall. At the time of that application concerns were raised by residents of the inability to provide on-site parking for the village hall. Subsequently the late owner of this application site decided to gift this parcel of land to the Trustees for the use by the Parish. The Trustees have provided updates at each Parish Council meeting of the progress of the site clearance of the accumulated debris and poor quality habitats.

Programme

Construction work is anticipated to be commissioned at the earliest opportunity and to take approximately two months.

Appendix 1 Survey photographs:

[Site virtual tour link here](#)

Individual site photographs below:



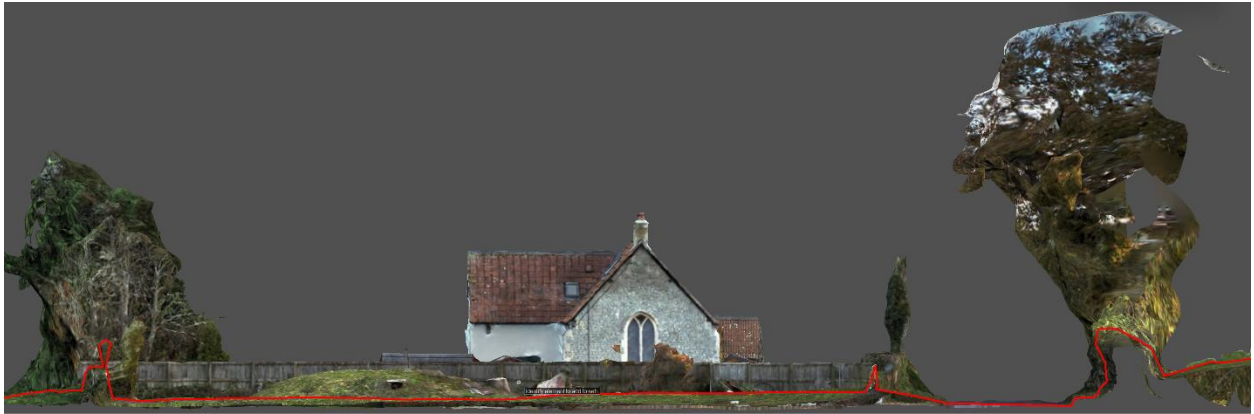
Road Elevation & Street scene

View West along C38 towards Fourways crossroads/Yards Lane.



View East along C38 towards North Newton.

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Orthogonal projection an Site Section looking East towards Cassocks



Aerial image from photogrammetric/terrain map of site



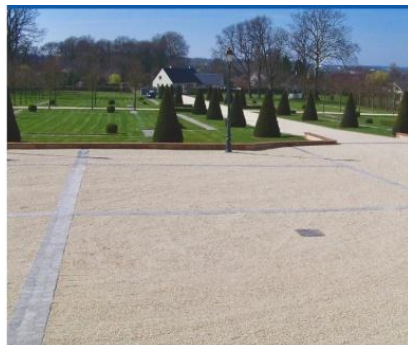
Aerial view of site from south west

Proposed Materials



Covamat Fresh by Greenfix, immediately after installation

Covamat Fresh incorporating wildflower mix



Charcoal Bullnosed Kerb stones to form edging to Highway



Nidagravel 140 grid gravel stabilisation.



20mm south Cerney Shingle

Examples of Potential Playground Equipment to be installed.



Appendix 2: Proposed Works

Site

Cut back existing hedging to form new vehicle & pedestrian access from C38 highway in smooth bound surfacing to 2.4m back from verge. Edge in precast natural concrete to pedestrian access and each verge, charcoal bull-nosed kerbs to highway. Install dropped kerb to highway for wheel chair access. Install pair of oak gates and posts for vehicle access and oak pedestrian gate to right hand side.

Plant double row mixed species native hedging to three sides including along close-boarding fencing to residential property. Underplant with wildflower mix.

Form bund to recreation space from spoil arising to maximum height 900 above existing ground levels. Stabilise with coir matting pre-seeded with wildflower mix, to new ground surfaces.

Car Parking

Provide 14No. spaces & 1No mobility space for vehicle parking.

Excavate for reduced levels to provide sub-base for car parking to be finished in 20mm South Cerney crushed rock set in honeycomb grid to stabilise granular finish. Edge car parking area in pre-cast concrete bull-nosed edging to retain granular finish.

Recreational /Community Space

Install playground equipment as shown, supplied by Playtime by Fawns.