COHANIM
ARCHITECTURE

Churchill Place
Coombe Bissett
Old Blandford Road
Salisbury
SP5 4LQ
United Kingdom

Planning Application
Design and Access Statement
Wiltshire Council
June 2023
Revision: 30/07/2023, no.4

- *REGENERATE BROWNFIELD LAND*
- *CREATE OPPORTUNITIES FOR NEW & ESTABLISHED FAMILIES*
- *PLACE COOMBE BISSETT ON THE MAP FOR GREAT ARCHITECTURE*
- *CREATE LOCAL JOBS FOR LOCAL TRADES*
- *REMEDIATE UNSTABLE AND CONTAMINATED LAND*
- *NEW HOMES WITHOUT DESTROYING SHOPS AND PUBS*
- *SUPPORT LOCAL BUSINESS RELYING ON LOCAL FOOTFALL*
- *ENHANCE AND BEAUTIFY LOCAL CHARACTER*

OPPORTUNITY

SUPPORT US ONLINE
CHURCHILL PLACE, COOMBE BISSETT

WE ARE UNLOCKING A BROWNFIELD SITE TO PROVIDE BEAUTIFUL HOMES

Image Copyright: Wiltshire Wildlife Trust.There is no relationship between the landowner and Wiltshire Wildlife Trust)

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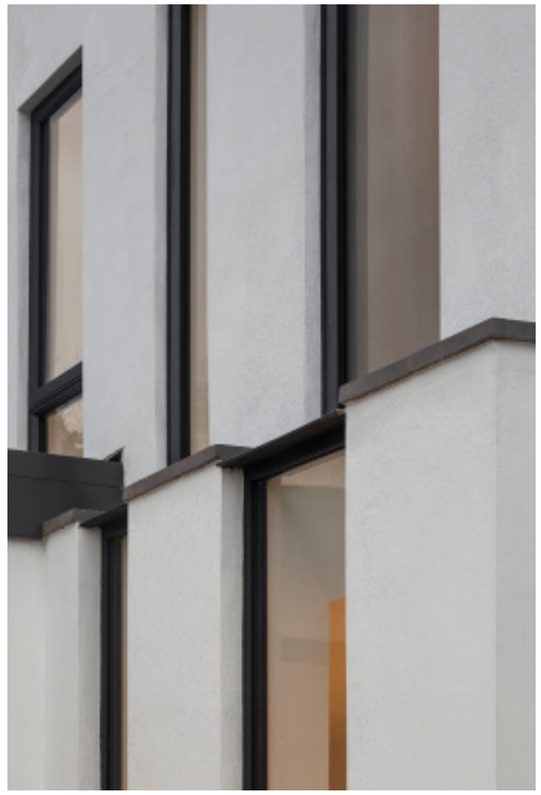
1.0 Practice Profile

Ethos and Team

Cohanim Architecture is a group of detail-orientated architects, architectural assistants, structural engineers, and designers who have decided to meet—through a single entity—the demands of tomorrow's brief for our clients. We aim to work with discerning clients who share our values and wish to improve local communities through permanent, positive, and uplifting architecture. We strongly believe in the value of permanence and character, and we seek to enhance localities by incorporating these qualities at the very heart of our schemes.

Our experience spans various typologies, localities, and clients. This professional diversity has fostered a wealth of creative residential and commercial project-knowledge among our team members. Grade 1, 2 and 2* listed buildings, churches, offices, hotels, and residential property form the bulk of our typical workload.





2.0 Project Requirements

The site is located within the existing Coombe Bissett and Homington Settlement Boundary and directly adjoins Old Blandford Road. The site is not located within the Green Belt, is located outside of the Conservation Area and located within the AoNB. Coombe Bissett is classed as a "Large Village" and is 3 miles from Salisbury city. The site is formerly an industrial site and brownfield in principle due to its historic use as a chalk quarry and thereafter a council storage depot.

To ensure the scheme is viable, as part of project scope, the proposal seeks to stabilise the existing embankment which forms parts of the perimeter boundary around the associated land but contain those works within the site's boundary. The proposal also aims to remediate parts of the site forming the plot, erect seven residential dwellings within the site, and install associated parking and amenity structures. Planning permission is sought for all of these works.

2.1 Engagement & Consultation

We consulted with Wiltshire Council on the previous proposal for this site at pre-application level. The prior scheme presented a similar GIA to this one but through a different dwelling configuration. This was done to proactively attempt to reach a viable solution prior to taking the scheme to public consultation. This proposal is the next evolution from that proposal. We learned several key points from this consultation and incorporated them into this application.

The current planning application follows the previous pre-application. The pre-application was returned with an "Acceptable in Principle" conclusion from the officer, Warren Simmonds, subject to several matters reserved. Initial requests for local (parish) planning guidelines and documents have been sent out, though not much was received in the way of specific parish guidance, leading us to believe there is no active plan in place written by the parish. Brief discussions have occurred with a select few residents of the village over the past two years. In July we attempted to communicate with the Parish Council once again regarding their active project to produce a Neighbourhood Plan and AECOM Site Assessment study: the Parish Council did respond after a time but confirmed they had not included the proposal site within the site allocations plans which were being developed between themselves and AECOM. This was unfortunate, but we decided not to comment further as the Parish Council appeared to have already set their criteria with AECOM regarding what sites could be included in the Site Assessment and did not wish to make further adjustments. We contacted AECOM directly and discussed the matter with an employee who confirmed the same.

We understand this scheme goes some way to achieving the goals of Coombe Bissett for housing targets. Therefore, we look forward to healthy engagement during this public consultation stage.

Previous Pre-Application number: 18/09568/PREAPP
Previous Full Planning Application number: 20/10975/FUL

The previous planning application proposal sought professional advice from Origin Transport Consultants to ascertain how many parking bays would be required and to determine whether the level of impact on the public byway by the development would remain acceptable for the proposal. We remain well within that limit. Origin Transport Consultants also ensured all vehicle movement splays and visibility splays were satisfactory. Wiltshire Council deemed the previous scheme to be acceptable from a Highways perspective following several revisions. We look forward to continuing our dialogue with Wiltshire Council.

2.2 Unit Summary

The proposal is comprises seven dwellings (two of which are houses and five of which are apartments) built within four distinct architectural sections and set into a stabilised, remediated and piled embankment. Two affordable housing units are included within the total delivery.

Dwelling Schedule

Affordable Housing - Unit 1: House
- 2 Bedrooms
- 2 Storey

Unit 2: House
- 2 Bedrooms
- 3 Storey

Unit 3: Apartment
- 4 Bedrooms
- 1 Storey

Unit 4: Apartment
- 3 Bedrooms
- 1 Storey

Unit 5: Apartment
- 3 Bedrooms
- 1 Storey

Affordable Housing - Unit 6: Apartment
- 1 Bedrooms
- 1 Storey

Unit 7: Apartment
- 2 Bedrooms
- 1 Storey

NB 20/01/2021
A small number of local residents appear to be under the impression that the site is Woodland. We wish to clarify the site policy, even though the LPA will do so during any standard application. For avoidance of doubt, the site is not classified as Woodland and it never was. There is no official legal text that suggests it would or could be. It is not Woodland according to DEFRA records. It is not Woodland according to all relevant Policy or the Local Plan - indeed, it is a site with significant industrial usage that persisted for likely over 200 years (300 years if including the LPA Highways usage). It contains contaminated soil and made-ground per Wiltshire Council commissioned reports. Any trees on the land - prior to their felling - were thus likely self-sown within relatively recent history.

With above ground chalk being historically removed in large quantities by local labourers, this is of course self-explanatory. Similarly, there were no legal protective orders regards the previous trees on the site, as they were of little merit from an arboricultural perspective. The Parish Council confirm the same with respect to the tree's legal status on public record in their minutes from 2018, whilst we acknowledge the change may well look profound, it should be noted that the site was indeed without tree coverage for no less than two-hundred years before (based on historic evidence of the quarries existence), and even when the "Village Hall" was located on this same acccess road.



Entrance to site from Old Blandford Road.

3.0 Introduction

The designated site owes its unique steep contours and geography to its historic use. Formerly it was used as a council storage depot but prior to this and historically, the site was used as a chalk quarry. Whilst the history of the exact dates is not defined clearly, our consultants' DBA does detail the site history through extensive mapping research, which is made available for your perusal. Chalk had been excavated substantially from the site, to such an extent that the site extends around twelve metres from its uppermost to its lowest level—enough to cater to four floor levels. This distance is not measured as a vertical sheer drop but over several tiered drops, some of which are steeper than others. Some of these tiers are formed of "made ground" which is contaminated. Our proposal includes excavation and removal of this contaminated soil on commencement of construction. Ultimately the land will be stabilised and cleaned - a measurable benefit to the locality.

In recent history, the site was divided into two halves by Wiltshire Council, the lower half of which was then developed by the local authority with four affordable housing units being erected inside its boundary. These four properties front the Blandford Road. The local authority disposed of the upper half via public means.

A SHELAA report designated a total allocation of 13 residential units for the (former) whole site (in effect leaving 9 units to be built, in principle).
Ref "shelaa-2017-appendix-5.14-southern-wiltshire.pdf"

The proposed scheme envisions 7 dwellings on the site (over four visually distinct units), each providing a superior level of amenity when contrasted with a typical new-build dwelling. The proposal places tremendous effort into respecting the context of the neighbouring environment, the semi-rural character of the area, other local properties, and the history of Coombe Bissett. We detail in this document how these feats are achieved.

The proposed design shows that a high-quality scheme which brings back into use a derelict post-industrial site can effectively serve the community whilst being an attractive and viable residential development. In this document we also analyse the surveys and studies completed by residents of Coombe Bissett. These surveys were primarily conducted by Coombe Bissett & Homington Parish Council.

As a former chalk quarry, the site demands a unique and intelligent intervention, including a particularly high level of attention paid to details, amenity and massing. As a creative and context-led architectural practice, we are the appropriate channel to arrive at a suitable design intervention. We are not led by density, but rather by a passion for phenomenal architecture. Necessarily, the site must be developed appropriately, as it would not be viable to carry out preparatory works were the resulting gross domestic value not to make it worthwhile. There is also likely contamination resulting from the council's previous practice of storing road planings on site. This intervention makes sense for all parties involved: the local authority, councils, residents and development team. A large cliff embankment having existed for over 70 years is gradually deteriorating and poses an ever-increasing hazard over the coming decades; thus, all parties will gain through the finding of a suitable solution.

3D visualisations of the proposal help communicate the design approach we took towards massing, materiality choice and detailing of the scheme. These visualisations also help to communicate the scheme's impact on the surrounding context. The 3D CGI is built using precise data gathered from a topographical survey and point cloud survey. They serve the following purposes, among others:

a. communicating the visual impact of the architecture within the context
b. communicating impact on neighbouring properties
c. communicating sun-trajectories and light-levels
d. ascertaining and communicating 'viewpoints' of the scheme from various positions on local POI's
e. communicating the proposal to those unable to read plans

✓ Note that in line with National Planning Policy Framework 2019 the council should give substantial weight to this proposal per paragraph 118. d.:

"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure);"

✓ Similarly, in line with National Planning Policy Framework 2019 the council should give substantial weight to this proposal per paragraph 118. c.:

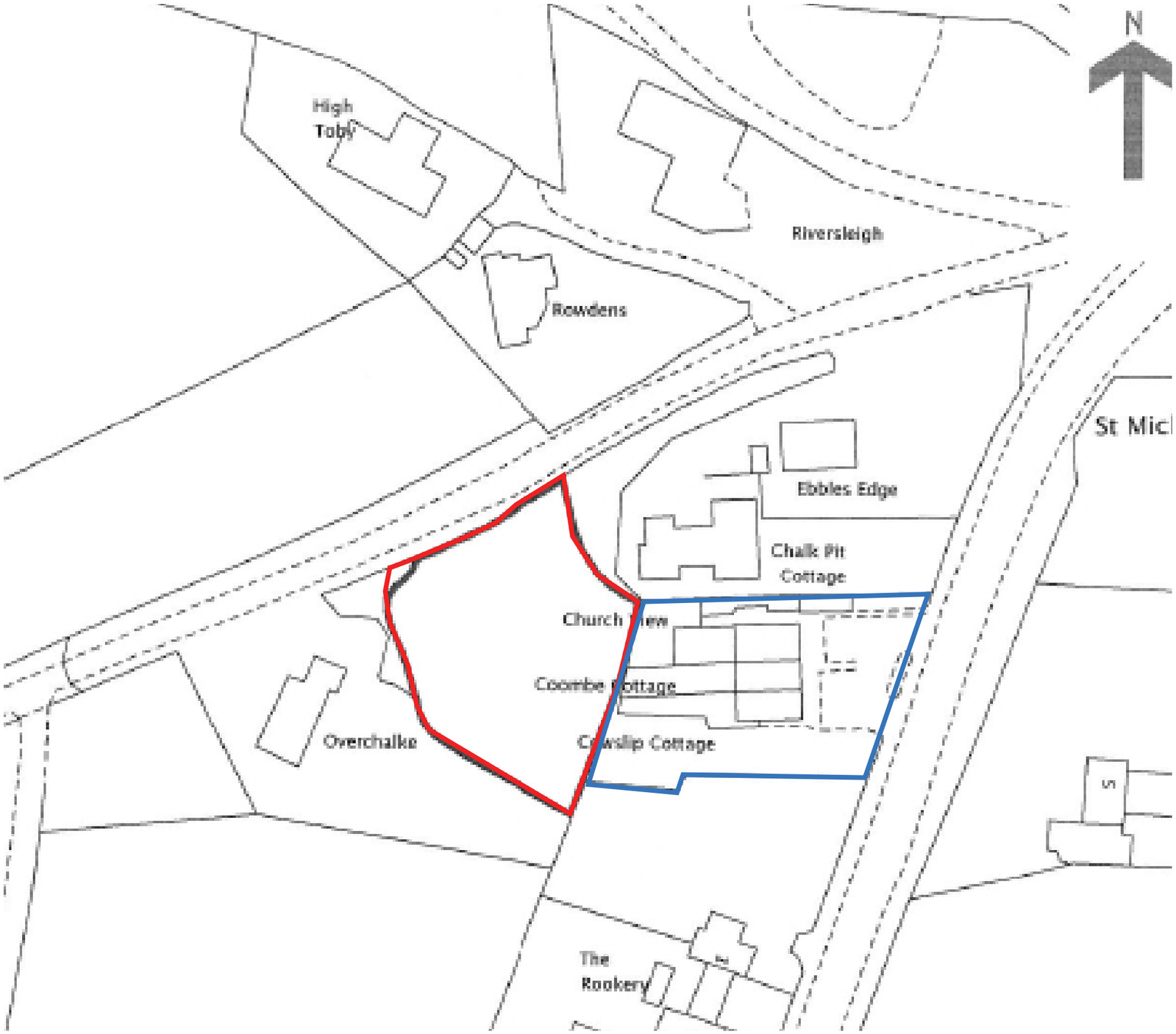
"give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land"

Key change:
This proposal changes the architectural language when compared with the prior Withdrawn planning application, to be more contextually aware, using pitched roof design, local masonry and stone in different areas and less prominent elevation finishes. The massing is modified to reduce the impact on Chalk Pit Cottage even further.



Map of Wiltshire showing Coombe Bissett.

4.0 Location



Location plan of site showing division of former whole site (not to scale).

Site extent outlined in red (approximate)

Site formerly part of proposal site
(Since developed under 14/05616/FUL)

4.1 The History of the Parish

"The two parishes of Coombe Bissett and Homington combined in 1934 to form a single civil parish. Before this their individual histories followed separate paths."

Early History

"There was human habitation in Coombe Bissett from at least the Neolithic Age (4000-2500BC) and through the Bronze Age, Iron Age and Roman period. There have been archaeological finds of flint tools, pottery, bones and metal objects dating from these times, and there is field evidence of earthworks, field systems, barrows and Iron Age farmsteads. The Roman Road from Old Sarum to Badbury Rings crosses the north-west corner of Coombe Bissett.

Anglo-Saxon archaeological finds from the seventh century have also been made and the first documents relating to this area are two Anglo-Saxon charters dating from the tenth century, referring to land at 'Ebbesborne'. They are both for land in Coombe Bissett, mostly south of the River Ebble. One, dating from 956 AD is for the eastern half, with the eastern boundary running along the later parish boundary with Homington, and it includes a meadow in Homington (Humming tun). This meadow remained a detached part of Coombe Bissett until the late nineteenth century. The second charter, dating from 961AD, is for the western half, with the western boundary running along the later parish boundary with Stratford Tony.

The Domesday Book in 1086 included 'Combe' which was held by King William himself. Gytha, who heldit before 1066, was almost certainly Countess Gytha, mother of King Harold."

Jennifer Acornley
www.coombebissett.com

"Coombe Bissett is a village and civil parish in the English county of Wiltshire, 3 miles southwest of Salisbury on the A354 road towards Blandford Forum. The parish includes the village of Homington; both villages are in the River Ebble valley." - Wikipedia

4.2 Site Context

At present, the site is bordered by four building plots, and a minimum of nine homes. The Rookery and recently the Parish Council built a total of seven of these units. A short overview follows:

Overchalke:
Overchalke is a generously sized detached property sited to the West of the proposal site. It has received planning on several occasions for modest extensions, including conservatories. The property is primarily of brick and timber, and shows an unusual and substantial stone or brick wall at the front of the property facing Old Blandford Road, which is several metres tall. It is a family dwelling.

New flats:
A block of new homes built by the local authority, faced in white render, with slate or fibre cement tiled roofs and divided into four homes. The rear gardens finish at the base of the proposal site. The development is located to the south-east of the site.

Chalk Pit Cottage:
A substantial and unusual detached home built as a bungalow (picture inspection only), surrounded by a tall retaining wall which is built to the approximate eaves level of the property. The home shows two small rooflights adjacent to our site. Views of the home have historically been blocked by the retaining wall and more recently by felled trees. Chalk Pit Cottage is sited to the west of the proposal site.

Rookery:
A terrace of three homes, one of which gained planning to build a moderate annex in its respective garden area. The site only partially connects to the proposal site, from the rear garden, and thus is the least connected of the list. The Rookery is located to the south of the proposal site.

Further to these properties which connect directly to the site, the site sits within the Settlement Boundary.

The local church, St Michael and All Angels, is a substantial flint church building listed as Grade I status, primarily dating from the 12th century in its current form. It resides within the parish of "Coombe Bisset with Homington St Michael and All Angels".

Further details on the church:
https://history.wiltshire.gov.uk/community/getchurch.php?id=1456

Coombe Bissett is approximately 10 miles from Salisbury and 90miles from London. Coombe Bissett CE VA Primary School is 400mt south-east. The village hall is also approximately 445mt south-east.



Facing south-east, towards new council terrace.



Facing east from lower part of site.



Facing West from the byway. Note: stone / masonry wall to left of image belonging to Overchalke.

4.3 Historic Mapping & Highways

Development has occurred within Coombe Bissett at a relatively steady pace, and the area has not become too dense. Yet, it does show development of varying proportions and styles in line with what would be expected for a Large Village in close proximity to Salisbury City. This development also shows that Coombe Bissett is a highly attractive destination for home-buyers.

House prices range from north of 1.500,000GBP to £400,000, though the average house price is around the £650,000 mark.

We have a catalogue of historic aerial imagery, much of which was shot from RAF planes as part of surveys. They show the site to have remained the same throughout much of the past 80 years. Potential quarrying activity was occurring in the '40s, though this observation is based entirely on the aforementioned imagery.



Historical RAF survey photo, circa 1945

Site (approximate)



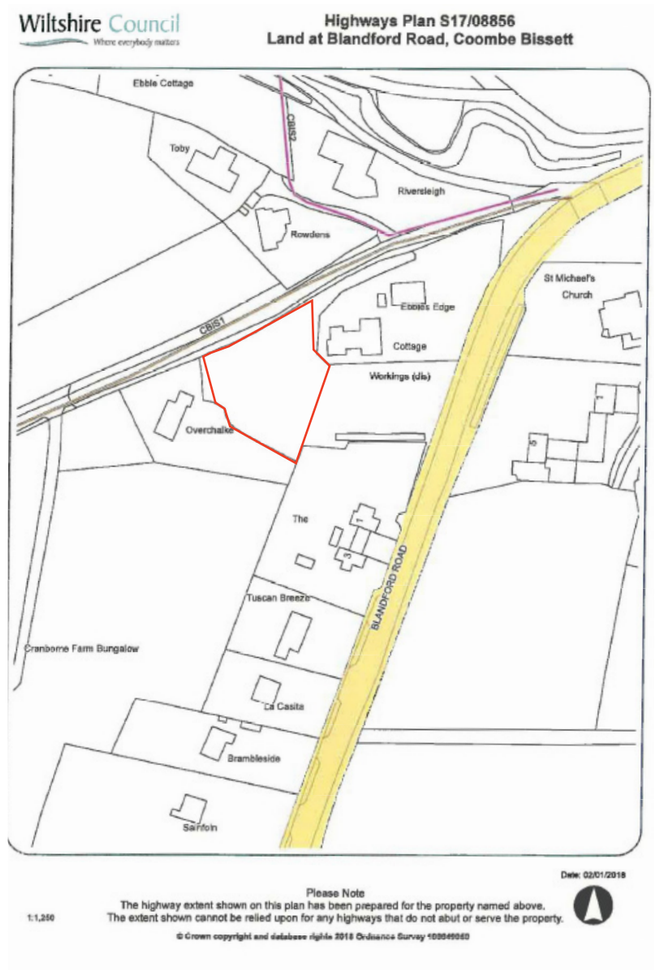
Historical Ordanance Survey, 1937-61

Site (approximate)



Historical Ordanance Survey, note former Village Hall location

Site (approximate)



Contemporary Highways Plan S17/08856 (shown prior to development of flats within former council depot)

Site (approximate)

4.4 Existing Site Imagery

Right:
Aerial imagery, drone, 2019.

Below:
Aerial imagery, drone, 2019 - showing a part of the proposal site, Blandford Road and several properties consisting of terraced homes and large detached properties nearby.







View facing north showing The Rookery.

4.4 Existing Site Imagery

Road frontages for properties in proximity are typically generous and show brick and flint masonry walls in various locations. A consistent theme running through the architecture of many local properties within Coombe Bissett is that of construction comprised of high-quality materials and skilled execution. This is evidenced, for example, through regular and accurate corbelling, an abundance of knapped flint, and non-structural brick piers which are of superior quality relative to contemporary development standards and are indicative of the pride with which these developments were made. Many of these features are evidenced within the AECOM design guide.

In some of the more generously proportioned properties, less common designs show creative approaches to architecture. This is evidenced in the part-subterranean modern property immediately to the north of our proposal site. Examples of some of these properties and their materiality can be seen on the following pages.



Panorama view of site.



Drone aerial showing Ebbles Edge, Chalk Pit Cottage and the new council-led development.

4.4 Existing Site Imagery

Right:
Aerial imagery taken by drone in 2019.

Below:
Aerial imagery, drone, 2019 - showing site, Blandford Road and several nearby properties consisting of terraced homes and large detached properties.







4.4 Existing Site Imagery

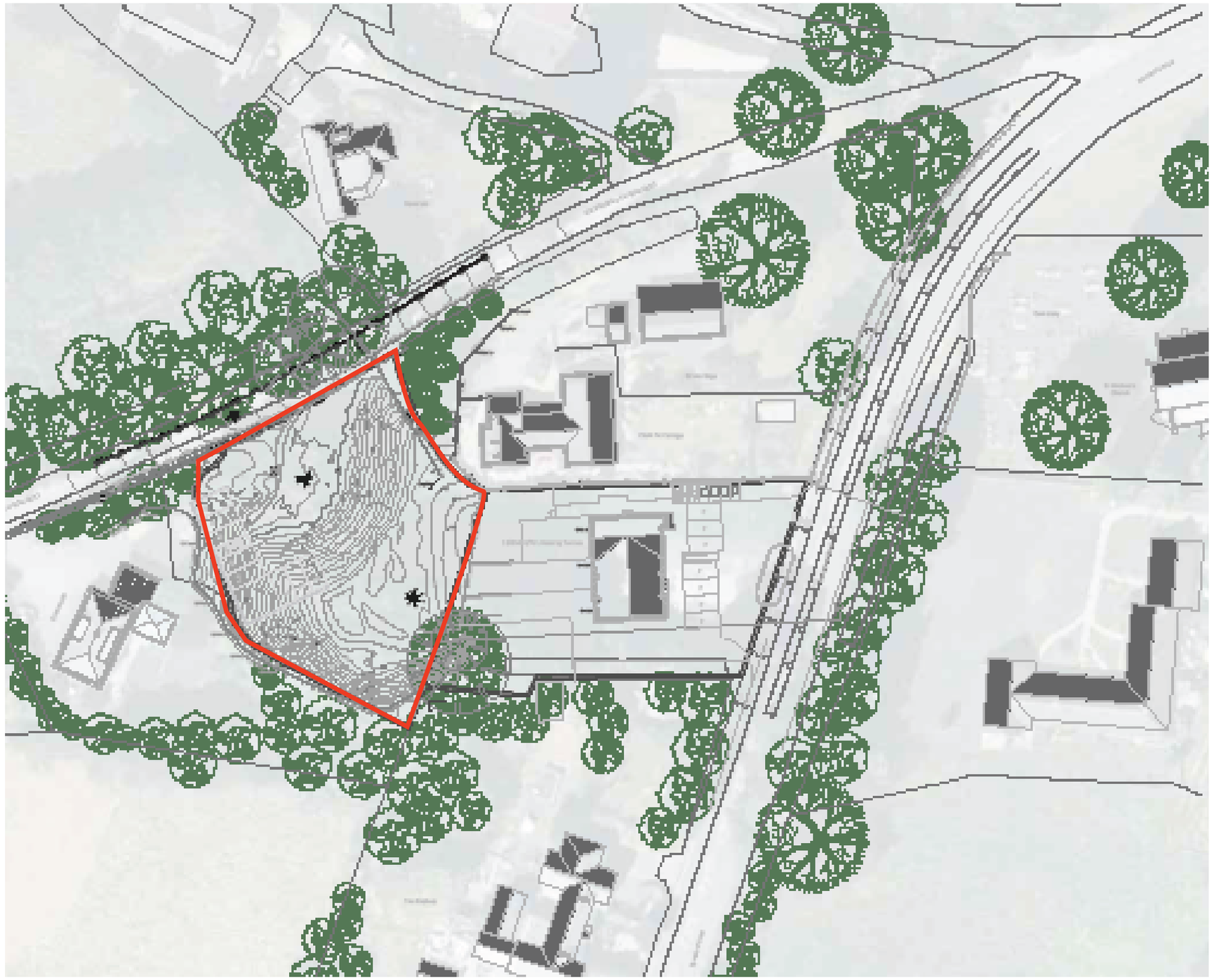


Drone aerial view showing St Michael and All Angels church towards the top of the image, and The Rookery (terraced housing) bottom-right.

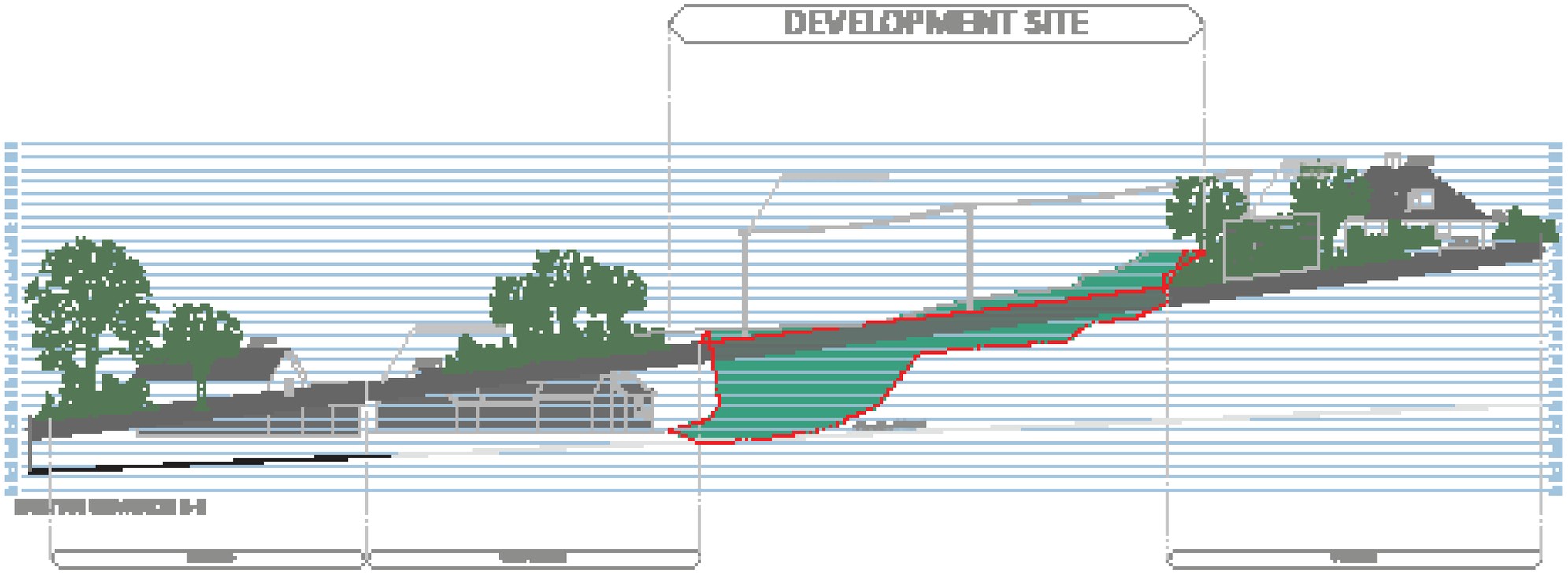


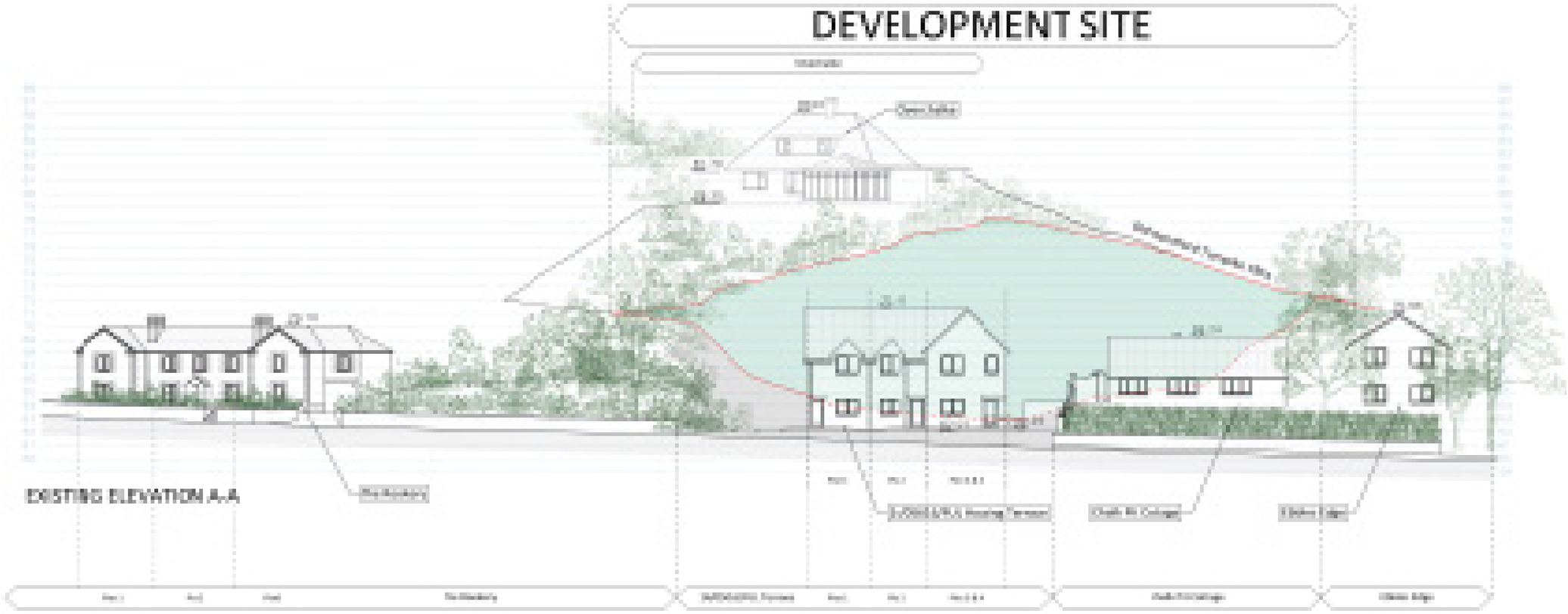
Drone aerial showing Overchalke to the bottom-left of the image. Rowdens and a new contemporary development are just visible to the north.

5.0 Existing - Site Plan



Please refer to the accurate existing topographical survey for levels, rather than the elevation. This is due to the curved structures of the embankments making them difficult to visually convey via sections and elevations..





EXISTING ELEVATION A-A

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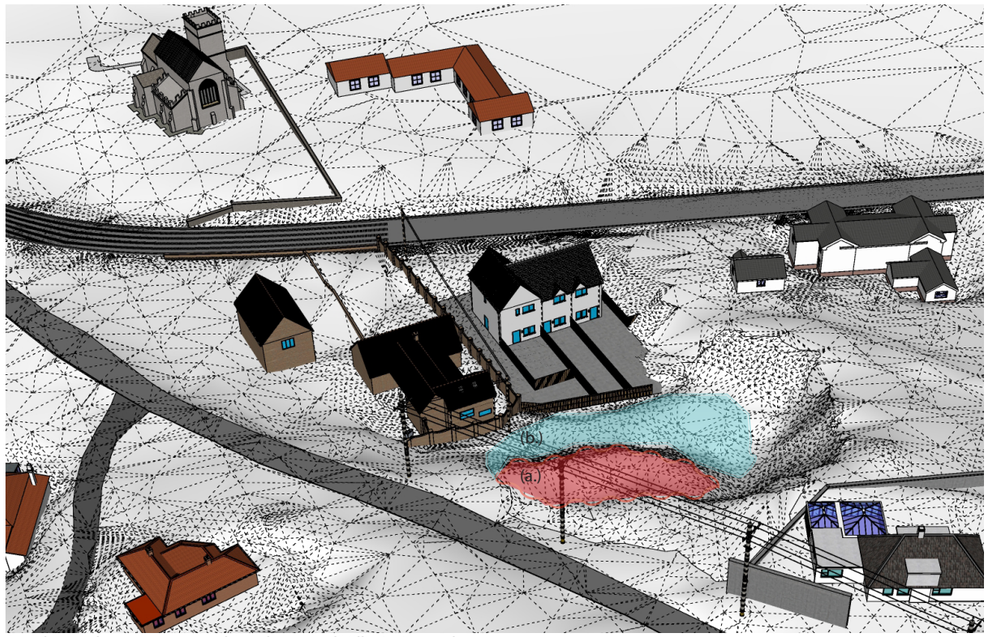
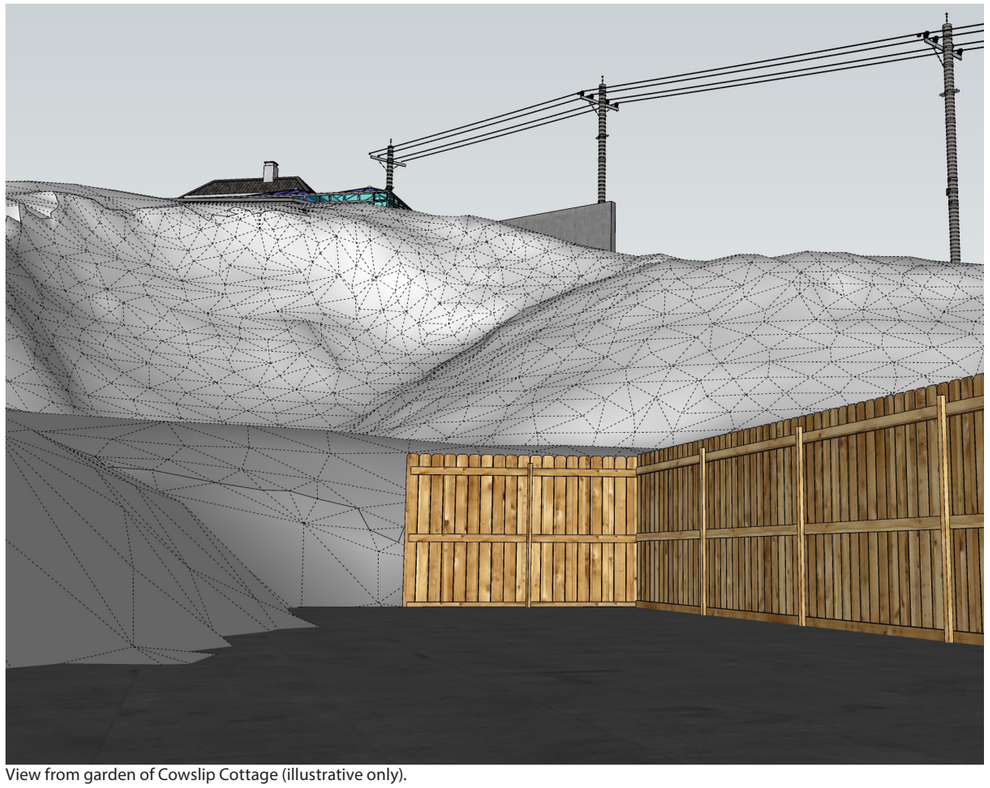
5.2 Existing - Leica Topographical Model



Aerial view showing perceived “made ground” (illustrative only):
a. (red shading) primary batch (more than 8mD) b. (blue shading) secondary batch (less than 50cmD)

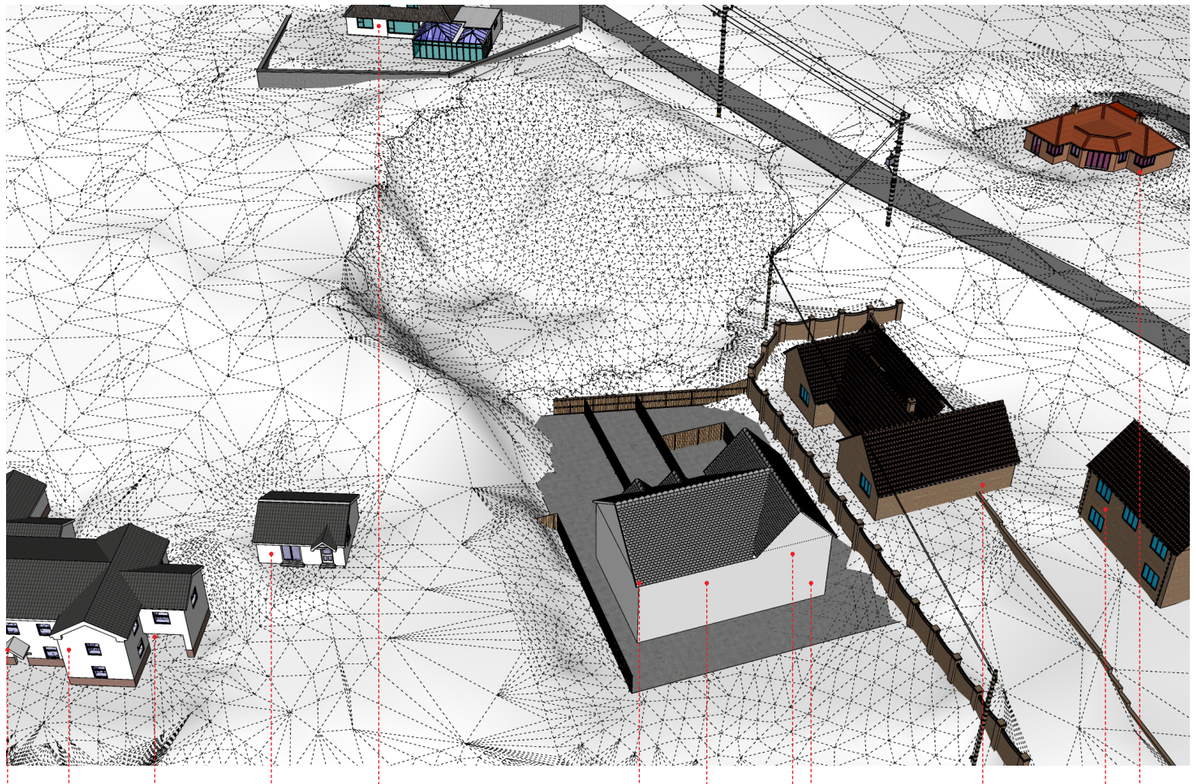


View from church courtyard (illustrative only).



View from garden of Cowslip Cottage (illustrative only).

Annotated aerial view (illustrative only).



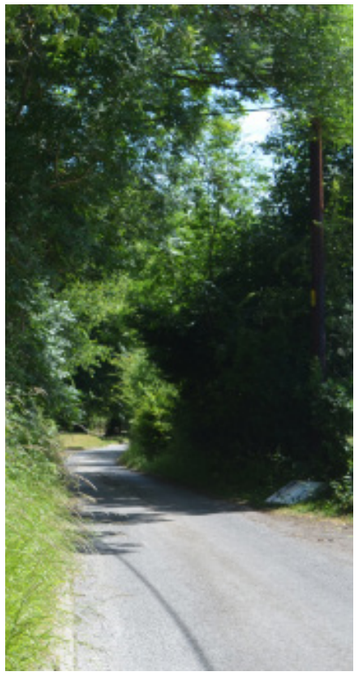
6.0 Existing Street Scene

Existing street frontages are largely comprised of traditional masonry and commonly show winding driveways and footpaths to the properties, such as that seen at Rowden's and Overchalke.

Old Blandford Road (byway) is recorded as having a 12metre width, it varies throughout but generally shows a healthy width for vehicular traffic with stopping spaces at intervals. There are ancient rights attributed to this byway as is common with many others guaranteeing motorised vehicular rights.



View showing Old Blandford Road (byway) from inside site, facing north-west.



Facing east along Old Blandford Road (byway).



Showing entrance to site, facing south-east.



Showing Old Blandford Road, as seen when departing from Blandford Road facing west.

7.0 Vernacular

Coombe Bissett shows a variety of architectural styles and boasts of properties from the most significant architectural phases in England. These cover the Georgian style, timber barn with low eaves, typical 'chocolate box' cottages, as well as contemporary properties, notably as seen on Old Blandford Road in close proximity to the proposal site (north).



Example of low eaves with timber facade.



Example of flint walled property.



Example of modern detached build showing flint, timber, glass, metal construction to north of proposal site.



Example of historic brick masonry combined with stone work.





Example of development under construction (also showing a contemproary rear elevation) at the time of the photograph.

8.0 NPPF, SHELAA 2017, Coombe Bissett & Homington Parish Plan, AECOM Study and General Comments

NPPF 2019

Significant consideration should be given to para. 118.c
"give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land"

Significant weight should be given to para. 118.d
"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)"

We note the following changes and quotations by third parties on changes made to the NPPF in February 2019.

- The definition of Affordable Housing now includes "Starter Homes".

- Tim Johnson, Shoosmiths. Apr 2018:
"of note is that those deliverable sites must now include 20% that are of half and hectare of less (paragraph 69(a) NPPFC)."

Section 5. Identifying land for homes
Para. 67: "Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment" (SHELAA). SHELAA allocated 13 units for the (former) whole site, leaving 9 units yet to be built. We have proposed 7.

Para. 68: "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly"

Achieving appropriate densities
Para. 122: "support development that makes efficient use of land, taking into account:
a. the identified need for different types of housing […]
d. maintaining an area's prevailing character and setting
e. importance of securing well-designed, attractive and healthy places"

Section 11, para. 123 makes clear the need to ensure that developments maximize the potential of each site. This naturally refers to not only size but the existing topographical constraints. This paragraph specifically applies when there is a shortage or anticipated shortage of land for various housing needs. 7 x Units is a proportionate development here.

Section 12. para. 127:
b. "are visually attractive as a result of good architecture"
e. "optimise the potential of the site to sustain an appropriate ... mix of development [including green [...]"

Para. 131:
"great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area"

Section 15. para. 170 f. states:
"remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

- Coombe Bissett & Homington Parish Plan,
Dr Alastair Lack

The Parish Plan shows various items and findings of interest. Most of these can be read on the facing page.
We bring the following to your attention; please note that these are not listed in any particular order of importance.

"What sort of development would be appropriate or desirable for our villages?"
- 'Downsize' housing
- First time homes
- Higher architectural standards

"Do you think that the external appearances of developments is adequately controlled?"
- Against solar roof panels
- Poor 1960s/70s development quality

"What new facilities would enable your life/business to flourish?"
- High quality broadband (a vast number of respondents refer to poor existing broadband quality)
- Improved public transport
- Accessibility

Comments by local residents:
"Maintain a variety of dwellings by not allowing replacement of small houses with much larger ones." p.34
"More houses - all price range." p.34

Challenges and changes:
"Age of residents is remorselessly increasing"
"Better internet connection"
"Build some first time buyer properties"
"Building too much high density building on inappropriate land"
"Insufficient car parking overnight where houses don't have garage/drive (and so park on the road); car ownership/ use will increase"

Things people didn't like:
"Free range cattle with calves on public byways" p.32
"Housing is too expensive for families, community youth cannot expand" p.32
"No mains gas" p.32

The overriding theme which appears when aggregating responses from local residents is that of an ageing population who are happy with the village but wish to see 'first time' housing built for young families. Our proposal brings forth a series of smaller properties on a brownfield site.

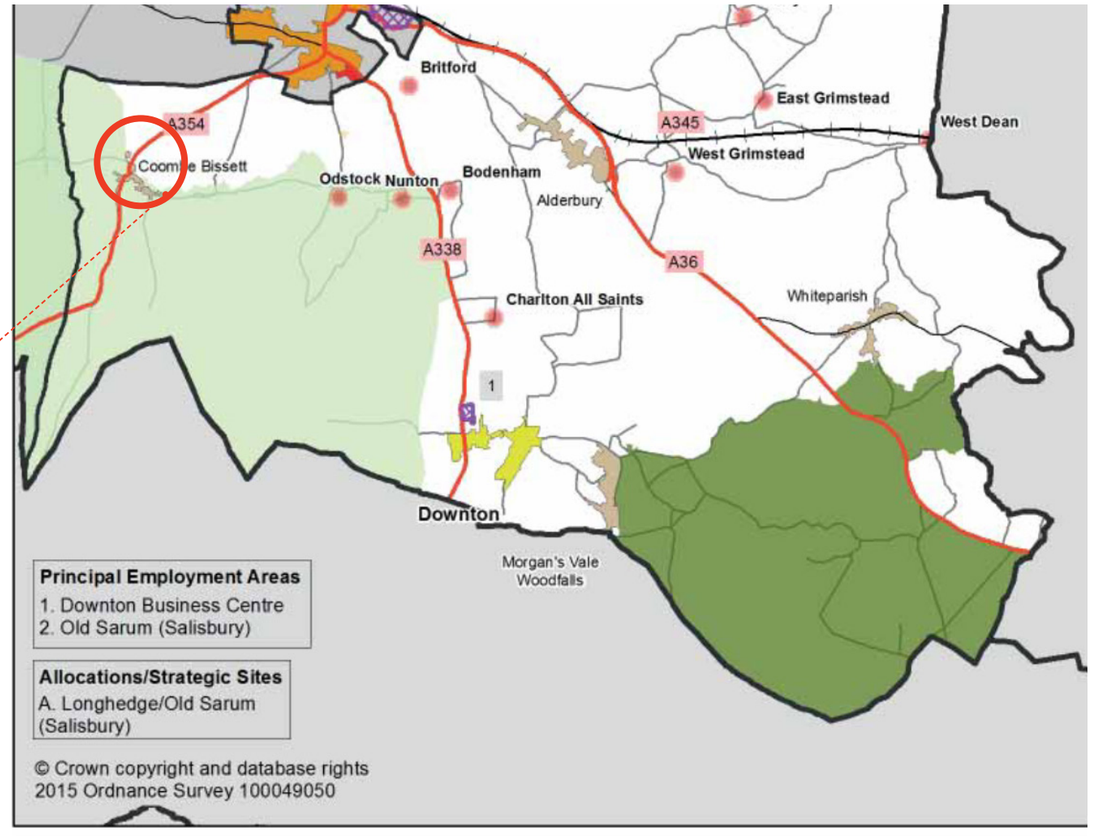
CB&HNP Housing Need Figure
Summary of evidence base.pdf
Comment: "The majority of dwellings are detached, with few flats or terraced properties."
Response: We addressed this by providing a mix of flats, detached and maisonette-style properties, thus providing opportunities to multiple demographics and income brackets.

July 2020 CB&HNP Consultation, Mr Rattue

Mr D. Rattue references the requirement for around 13-15 dwellings over the coming period, which coincides with the next Local Plan, with a focus on 2-bedroom and 3-bedroom properties. The paper notes that Windfall Sites can count towards this figure. The Parish Council reference in their online material, the AECOM Housing Need Assessment. We contacted AECOM directly to propose assessing this site in 2019. They were unable or unwilling to assess the site, as our proposal at the time comprised less than 5 dwellings and thus apparently did not comply with their internal guidelines. We communicated that this scheme would likely alleviate much of the delivery required for coming years and that it was, in any case, a suitable post-industrial site.

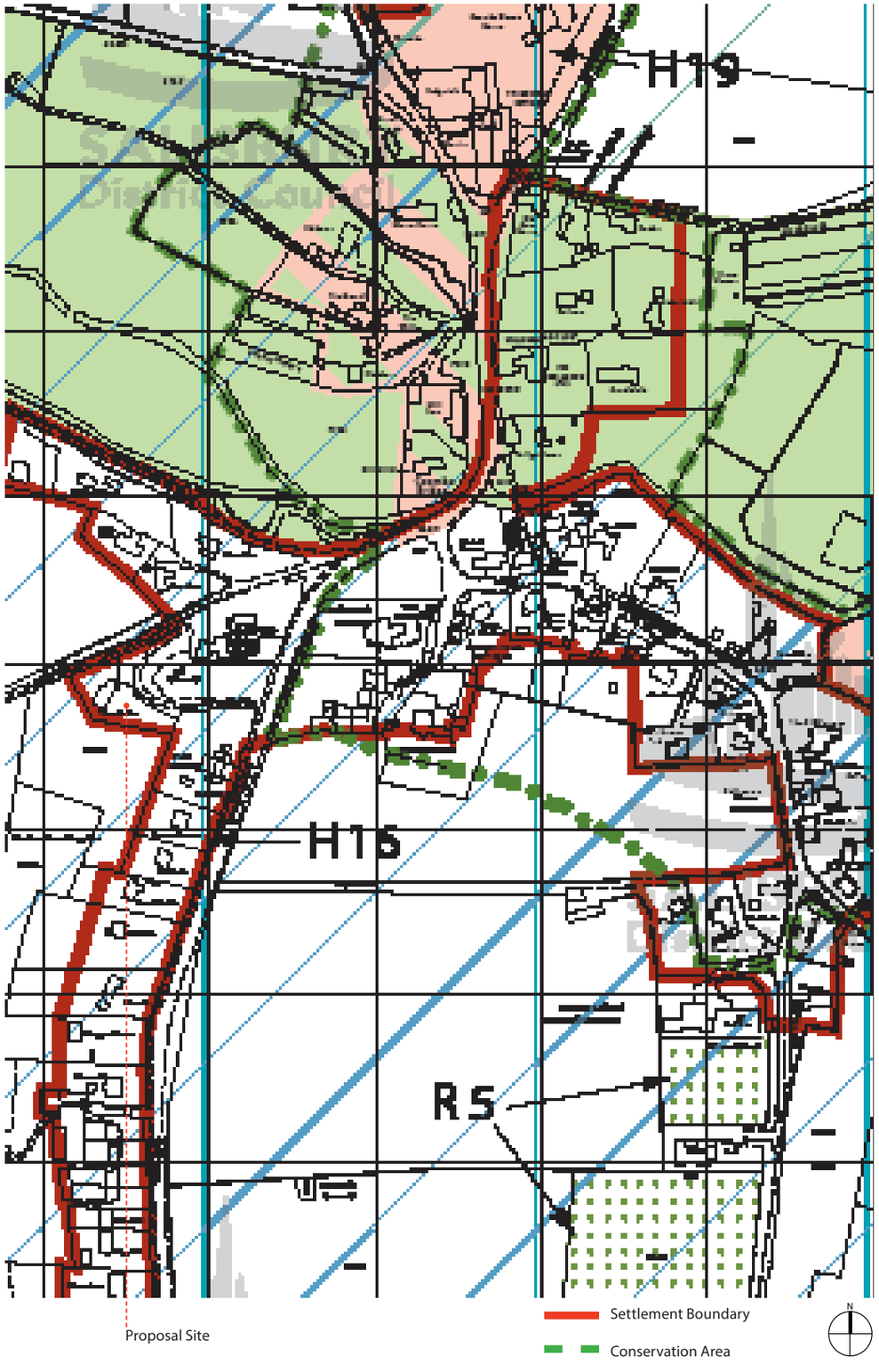
Qu. 12 How many homes would you support being built in your parish?	2018 Results, approx. values
0	11%
1-3	12%
4-10	42%
11-20	26%
21-40	6%
40+	4%

Wiltshire Council Housing Needs Survey (2018)
https://www.dropbox.com/s/p7u7thbucbgzxhq/CB%26HNP%20Housing%20Need%20Figure%20-%20Summary%20of%20evidence%20base.pdf?dl=0



South Wiltshire Community Map (SWCM).

Coombe Bissett



5.1 Act's and Guidelines:

The Wiltshire Core Strategy Development Plan Document (WCSDP) was formally adopted on 20 January 2015. The plan provides a positive, flexible overarching planning policy framework for Wiltshire for the period up to 2026.

Core Policy 23 covers the South Wiltshire area.
Coombe Bissett is considered to be a 'Large Village'.

Previous to the WCSDP being adopted, the following relevant policies were brought forward from Salisbury District Local Plan (SDLP) and had weight applied whilst working under the South Wiltshire Core Strategy (SWCS):

- Policy G1
- Policy G2
- Policy G5
- Policy D2
- Policy H16
- Policy CN11
- Policy TR11
- Policy TR14

5.2
The Wiltshire Housing Site Allocations Plan was to be adopted Q4 2018.

5.3
The Coombe Bissett Parish Housing Needs Survey report was published in May 2018. The report was produced as a result of Wiltshire Council's Development Officers having discussed with Coombe Bissett Parish Council the need to carry out a rural housing needs survey to establish if there was a proven need for affordable housing within the parish. A total of 331 questionnaires were distributed to the parish and a total of 134 replies were received (page 5, para. 4).

"Number of New Homes Supported"
Respondents were asked how many new homes they would support being built in the parish. A large majority of respondents (89%) were in support of new housing in Coombe Bissett, and this support was quantified as follows:

New Homes	% of Respondents
1 - 3	12
4 - 10	42
11 - 20	26
21 - 40	5
40+	2

In summary, approximately half of respondents support up to 10 homes being built and about one-third support 20-40 being built. Only approximately 10% of respondents did not support new housing at all, and this can thus be considered an exception by minority. The Parish Council reference 13-15 dwellings in their report. It therefore follows that as land in need of stabilisation, remediation and within the Settlement Boundary—and which is brownfield by all measures—this proposal offers a fantastic opportunity to provide a creative, high-quality architectural solution.

Of those who support new housing, the following typologies are preferred:

Description	% of Respondents
Starter Homes	67
Senior Living	55
Rented Family	32
Shared Ownership	32
DDA Supported	24

8.1 Planning, Demand, Core Strategy

Eight respondents who wished to move to Coombe Bissett (we understand that they currently reside in Coombe Bissett also, i.e. a couple living with family) provided the following information.

Type of Home Sought
Chart 7 shows respondents clarifying what type of home they sought,

Type	% of Respondents
Detached	83
Semi-detached	83
Bungalow	45
Terraced	45
Apartment	22
Maisonette	22
Mobile Home	11

The survey states that the most sought-after sizes are 1-to-4-bed properties; however, it does not provide a statistical analysis here. All eight respondents to this specific section stated that there was a lack of suitable housing to suit their needs within Coombe Bissett.

Further notes

- There are 19 social homes in the parish, representing 6.5% of the total stock. This is lower than the average of 14.7% in Wiltshire.
- All respondent households described a lack of suitable accommodation in the parish.

In summary, the parish is short of Affordable Housing, and the referenced respondents are not satisfied with the typologies being supplied. Furthermore, the respondents overwhelmingly support new homes being built, though to varying degrees, with 60% of the respondents in support of 5-20 new homes being built in the parish.

There is a notable demand for market/private purchase (owned) properties as evidenced within:
"CB&HNP Housing Need Figure - Summary of evidence base.pdf"
https://www.dropbox.com/s/p7u7thbucbgzxhq/CB%26HNP%20Housing%20Need%20Figure%20-%20Summary%20of%20evidence%20base.pdf?dl=0

9.0 Proposal Ethos

Imagine a place where history intertwines with modern living, where the past and present coexist in perfect harmony. Our scheme in Coombe Bissett tells a captivating story of transformation and regeneration. What was once a chalk quarry is now a vibrant community, offering a friendly and welcoming environment where residents can thrive. By prioritising cohesion and forward-thinking planning, we are shaping a future that enhances the quality of life for all who call this place home.

Our design approach for the scheme draws inspiration from the former chalk quarry site and the surrounding natural environment. Our goal is to create a development that seamlessly integrates with the existing fabric of the area while establishing its own unique identity in this demanding site. Anything else, would look like an alien architectural language due to the steep contour and level changes on the site. Through a careful blend of contemporary architecture and contextually rooted design elements, we have crafted a scheme that stands the test of time and evokes a sense of wonder and admiration, but also is approachable and not overly dominant. This is primarily achieved through level changes which follow the natural incline of the hill, pitched roofing that sets out to achieve the same and materiality and set-backs.

At the heart of our design philosophy one willl find a commitment to permanence and organic beauty. We understand the importance of creating a development that not only meets the immediate needs of its residents but also leaves a lasting legacy for future generations. By carefully considering the scale and architectural language of the surrounding area, we ensure that our design remains rooted in its context, paying homage to the historical character while introducing contemporary elements that captivate the eye and invite further exploration.

Clean lines and precision play a crucial role in our design approach, offering a sense of clarity and elegance to the development. Natural light is embraced as a fundamental element, delicately filtering into the living spaces and creating an atmosphere that is both uplifting and inviting. Our aspiration is to inspire awe and wonder, as residents are greeted with breathtaking views of the surrounding landscape from carefully selected vantage points within the scheme.

Sustainability is at the forefront of our design process. We believe in responsible resource usage and the integration of environmentally friendly practices. By selecting appropriate materials, we ensure durability, energy efficiency, and a reduced carbon footprint. Our commitment to sustainability extends beyond the buildings themselves, as we create a new landscaped area that seamlessly blends with the natural surroundings, fostering biodiversity and providing residents with a strong connection to the beauty of nature.

Throughout our design journey, we remain mindful of the rich history of the site which represents industry, british manufacturing, local development through the reuse of local stone and civic duty. We honour its heritage by creating a development that celebrates the past throughout materiality while embracing the possibilities of the future. Each dwelling is thoughtfully designed to reflect a sense of place and individuality, contributing to the overall cohesiveness and character of the scheme.

Ultimately, in this proposal we have created a friendly and forward-thinking community that values quality of life, sustainability, natural light, and aspiration. The proposal is set to be an architectural masterpiece which becomes a symbol of pride for both Coombe Bissett residents and future occupants.

Shown here are variations and examples of differing timber louvres with the different benefits these may achieve—specifically in the form of protection of privacy for both neighbouring building inhabitants and the proposal's inhabitants, as well as solar glare regulation.

The proposal incorporate Western Red Cedar louvres over parts of the fenestration to reduce the impact of the proposal on the wider landscape and harmonise it with existing natural elements.



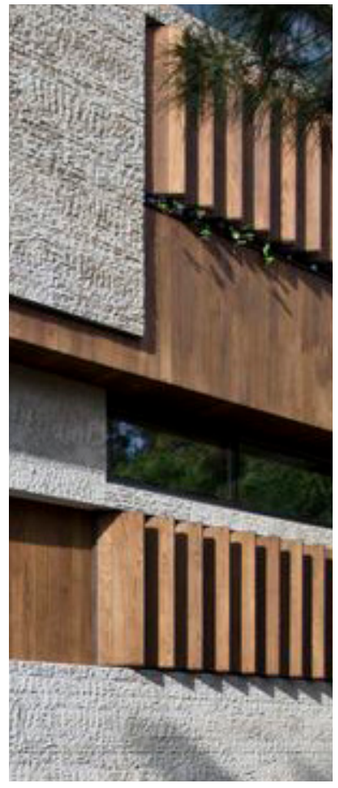
Example of contemporary new build showing substantial timber shutters to reduce solar glare and create privacy barrier for both inhabitants and neighbours.

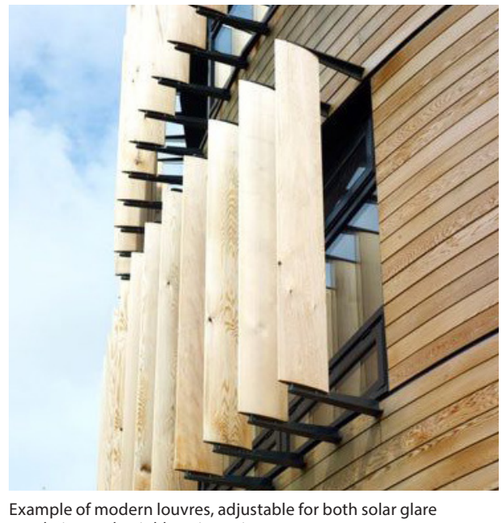


Example of slim timber slats aligned to create attractive facade within an RAL7016 aluminium frame.

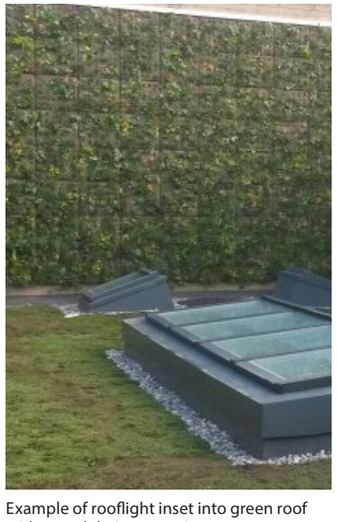


Example of extra deep louvres cladding a building





Example of modern louvres, adjustable for both solar glare regulation and neighbouring privacy purposes.



Example of rooflight inset into green roof with gravel drainage perimeter.

9.1 Precedent Materiality

Flint and other natural stone examples of contemporary twists on traditional building materials are shown here. We have specifically focused on flint in this scheme, as it is versatile, traditional, long-lasting and has the ability to both connect with history and reference contemporary architecture simultaneously. Flint is also a local material—there can be no stronger connection to this than that which runs through the veins of our site's history: the chalk quarry.

Flint is able to be worked in a way that changes the appearance of a building, affects how light reflects on the building, and adds a sense of solidity to many schemes. It is also contextually relevant—this is why it has been a core element of our proposal dating back to 2018, as seen in our early consultation papers with the local authority.



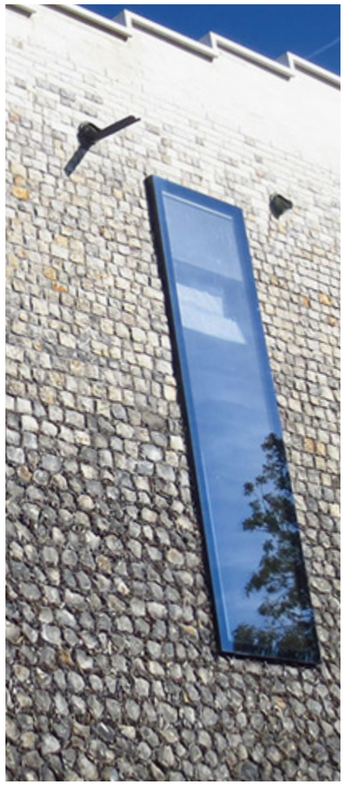
Contemporary fenestration combined with flint worked in a distinctive way.



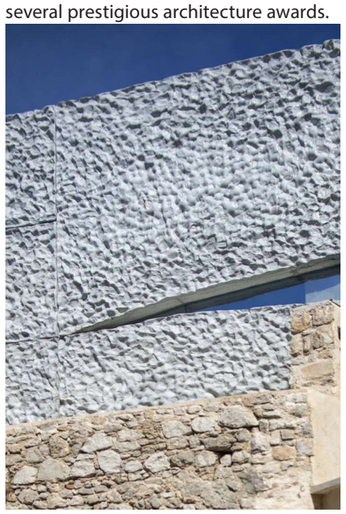
A contemporary property with a wide-span opening that frames the traditional contrasting flint stone.



Flint walls showing a white rendered reveal to a residential property.



A house in Buckinghamshire which won several prestigious architecture awards.



A traditional stone and chalk with clunch wall.



Contemporary property showing rooted flint massing on ground floor, with a timber clad first floor stacked above. The first fl. protrudes over the ground floor walls to differentate massing.



Contemporary extension comprised of zinc, timber, stone, glass to stone and knapped flint nave/church tower.



Example of historic brick masonry combined with stone work.





Example of modern development showing ultra-contemproary rear elevation with the use of flint cladding.

9.1 Precedent Materiality
(Retaining Wall Finish)



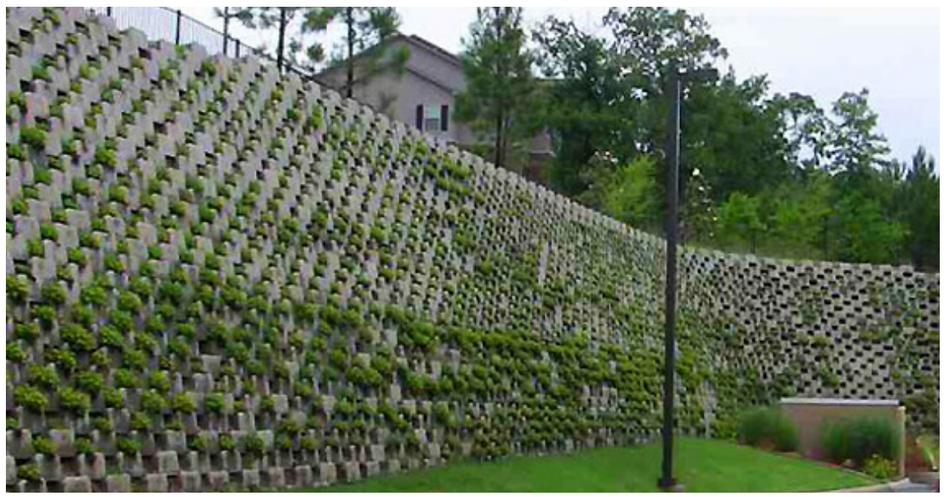
Example of contemporary design showing recessed masonry from green walls.



Example of green wall system.



Example of assymetrical pitched roof with vertical timber fins



Example of significant graded and sloped retaining wall showing interlocking concrete or stone blocks, with vegetation planted between, this precedent shows multiple similarities to techniques employed in our outline proposals.



Example of a textural flint wall used in conjunction with timber cladding and frame, glazing and walls, effectively creating a contemporary home with the use of traditional crafted materials

9.1 Precedent Materiality

Coombe Bissett displays a variety of architectural styles and boasts of properties from most of the significant architectural phases in England, covering the Georgian style, timber barn with low eaves, the typical 'chocolate box' cottage as well as contemporary properties, notably as seen on Old Blandford Road in close proximity to the proposal site.



Contemporary example of red cedar wood louvres.



Example of timber paneling used in conjunctioon with natural stone.



Residential property showing deep recessed living areas, set back over 2m from louvres solar and privacy cladding.



Example of modern home showing open atrium area with louvres to create privacy barrier and maintain architectural continuity.

10.0 SHELAA Site Report (2017) Further Reading

The SHELAA 2017 report extract shown on the right refers to the former council depot (the former site, prior to its division). The SHELAA was drafted before the execution of the four terraced homes within the lower division of the property, which were built by the council.

The SHELAA report determined the capacity for the whole site to be 13 residential properties. Four homes (two terraced homes plus two flats) have now been successfully delivered within the lower half of the site. These show gardens, adopted highway space, cycle and bin storage and landscaping.

As our scheme proposes a further seven units, this brings the current site density to a total of 11 units for the whole site (as reported by SHELAA).

The site is designated as "Suitable" for development.

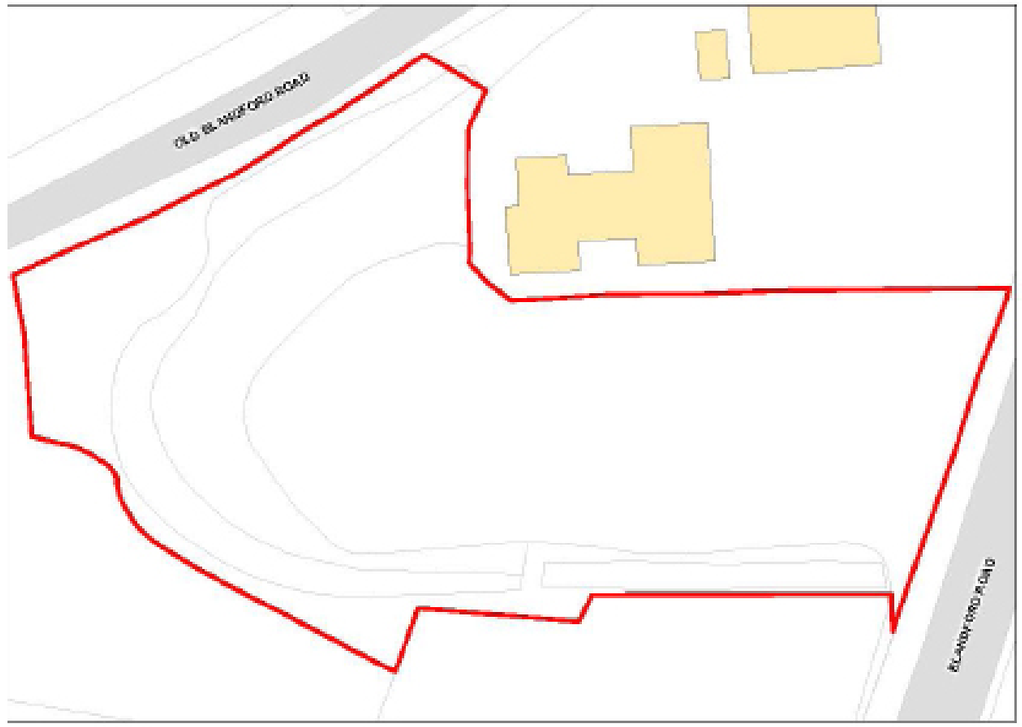
At the time the report was written the site was used as a council storage depot and therefore not immediately deliverable, hence the "medium-term", 'Developable', description written to the right in the report.

The site skirts the Conservation Area, but is not inside it, though we have approached the scheme with the same care and attention to detail which would be required if it were.

We understand that the site will be subject to specific constraints with regards to views in and out of Conservation Area and have taken this into consideration throughout the design process.

Southern Wiltshire: Coombe Bissett

S/2008/1288



Site Address:	COOMBE BISSETT DEPOT, BLANDFORD ROAD, COOMBE BISSETT, SALISBURY, SP5		
Total Area:	0.3073ha	HMA:	South Wiltshire
Suitable Area:	0.3073ha (100.0%)	Previous Use:	
Suitablity Constraints*:	N/A		
All Constraints*:	SAC_5km, SSSI_2km, AONB, ALCG1		
Suitable:	Yes. No suitability constraints.	Available:	Unknown
Achievable:	Yes (Residential)	Deliverable:	No
Capacity:	13	Developable:	In medium-term

*Note: Constraint abbreviations can be found in the SHELAA Methodology Report in Appendices 1 and 2 on pages 14 and 16.

Street Character:

Our scheme enhances the character of the neighbourhood and the street by several means:
a. by not building higher than the adjacent property (Overchalke) on the upwards trajectory of the hill and, indeed, making generous provision towards the lower trajectory and Chalk Pit Cottage by not building over Ground Level (of the byway). We create unparalleled views towards St Michael and All Angels Church for both the future residents and the existing residents on Old Blandford Road. AECOM refers to this church as a key landmark in their Design Guide documentation. This is a permanent viewing corridor which will provide long-lasting benefits on a former commercial site.

We further make a positive contribution to the street scene by concealing nearly all parking below ground over two storeys in covered garage spaces through the use of an automated garage system by Lodige. The green landscaping throughout the upper areas, makes a significant positive contribution to the road over the existing semi-derelict and hazardous site. Parking is operated via an automated underground parking area with an entrance lift.

AECOM also refers to high boundary walls being common, creating a sense of enclosure. Whilst our proposal in this respect is consistent with our 2018 pre-application proposal, we do note that this theme carries through our proposal, going so far as to create the wildflower garden and a heightened sense of privacy within unique constraints.

The landscaping plan shows a carefully curated selection of materials consisting of several stone paving types, raised kerbs, green pavers to the bays allocated to emergency, maintenance and visitor parking, greenery and stone coping to the boundary treatments.

Amenity Space:

The properties provide generously sized rear gardens, exceed RIBA and government spatial recommendations and bring in natural light through double aspect windows and strategically placed roof lights.

Parking:

The development proposes a total of 23 spaces for cars and provides separate stores for 15 bicycles. As mentioned below, nearly all of these vehicle spaces are DDA-friendly as the entrance is compliant with disability regulations due to level access and a wide egress area. We chose to include an emergency parking bay for the use of the fire brigade, police officers and so on, to ensure quick and easy access from all levels. This bay will have a common FB2 key bollard to ensure it is always available when needed.

The vast majority of the parking is completely concealed from public view; therefore, it will not detract from the overall character of the village or adjoining road.

Regulations require the scheme to supply around 17-19 car parking spaces; we exceed this figure by a handful of spaces to ensure there is no conjestion backing up onto the byway. We chose to engage Origin Transport Consultants to ensure the proposed vehicular arrangement will adhere to the requisite highways regulations and good practice. Please refer to their report for further information on the proposal.

DDA Compliance:

Current access to the site is via Old Blandford Road (formally named Old Blandford Turnpike), which is a byway on a reasonable slope. The frontage of the site is partially divided by a telephone pole. Our proposal relocates this pole, allowing our site to better connect with Old Blandford Road. There are two DDA spaces immediately available upon entrance to the site, and all site parking is DDA compliant due to the design of the Lodige system. The entrance and car lift provides ample safe maneuvering space. Pedestrian routes ensure safe passage to a resident's front door. There is also an elevator catering to all residents and visitors.

Biodiversity:

This proposal includes extensive measures to take advantage of our unique site and opportunity: Bird boxes are built into the tiered embankments to create a wild songbird corridor over their full height, with integrated songbird-friendly foliage and housing. We have integrated hedgehog housing and built this into the lower sections of embankments where access is easy. To accommodate these animals further, holes are integrated into fencing to create wildlife corridors. Raised on horizontal corridors, additional 'wild paths' allow for a safe living environment and movement routes along much of the perimeter of the site. Finally, the landscaping to the front boasts of a tremendous wildflower garden that has taken inspiration from the Coombe Bissett Down Nature Reserve—encouraging bees and other insect life to flourish. Our wildflower families found on the "blue roof" are chosen to match those flowers found within the Coombe Bissett Down Nature Reserve, including burnt orchids, harebells and Salad Burnet.

Design & Quality of Architecture:
We have designed these properties to the highest architectural standards and aim for world class architecture. Materials, finishes, amenity, louvres, surfacing and construction materials have all been meticulously considered and are of an extraordinary standard in contrast to generic new-build development. Every detail has been hand-picked in line with the design philosophy of the scheme and its wider context—to ensure the delivery of a project that is appropriate.

The design minimises privacy intrusion to neighbours through massing set-backs and smart solar louvres which work together to perform several functions:
a. protect the privacy of several neighbours
b. protect the privacy of the inhabitants
c. direct the residents view towards key landmarks and greenery
d. maintain suitable levels of solar glare
e. enable recessed balconies to enhance quality of life for residents

We realised from the start that—due to the way the embankment was quarried for stone many decades ago—it is imperative for our south-facing elevation to assist in integrating the proposal visually into the embankment via the use of natural materiality and implementation of varying depth levels. We achieve the latter by setting the proposal back into the earth as it progresses from the western side to the eastern side as well as from the base towards the top, where it tapers back in. This change in scale correlates to the number of people who can see the proposal by eye. Large sections of the scheme are completely concealed either by existing neighbouring buildings fronting the Blandford Road, mature foliage between plots and, of course, the large embankment which conceals the proposal almost entirely from west of the site—especially so for the lower two floor levels of the proposal.

Therefore, by harmonising these south-facing elevations with the environment via stepped massing, louvres and methodological set-backs and then correlating this massing positioning with eye-level viewing corridors of the site from around the village, we have threaded the needle to ensure our scheme is not overbearing in appearance. It does, however, provide interesting, limited and distinctive views from differing perspectives, and where visible, it presents the high quality of architecture to which we have aspired.

Use of Materials:

Flint, stone, red cedar and oak timber, slate roofing and slate coloured powder coated aluminium harmonise the building with its environment, respect the heritage of the village whilst showing an appropriate level of modernity, and enable superior quality-of-life arrangements to attract new families to this wonderful part of Wiltshire.

11.0 Design Process
Scheme Introduction

Design Philosophy:

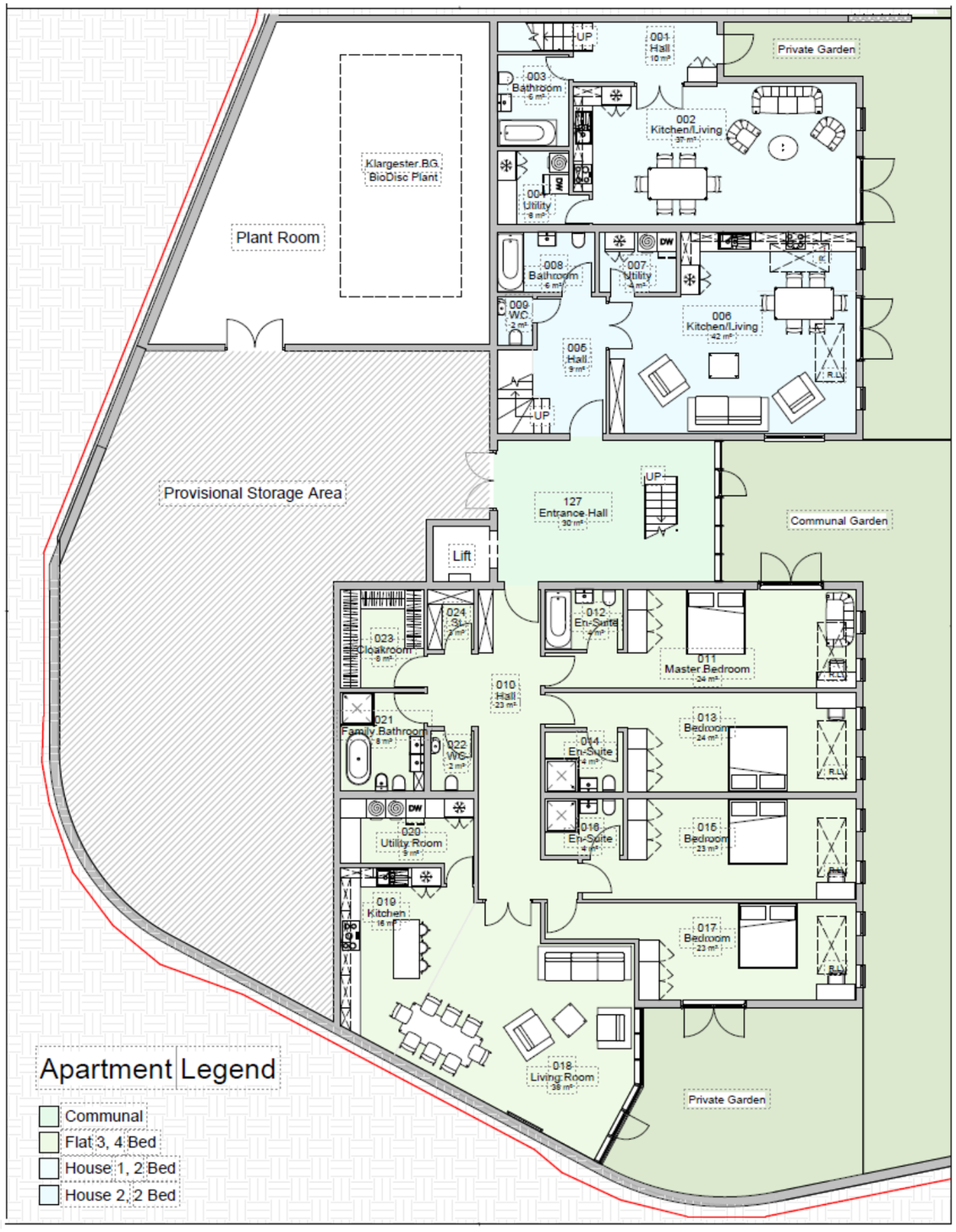
Our goal was not to 'add' massing onto the top or bottom of land in an existing neighbourhood, but rather to harmonise new homes into the existing landscape. Had the site been flat and level, paradoxically, this would have made the scheme more challenging, as it is with the extreme level changes —due to the site's historic use and significant excavation and dumping of made ground— that a more natural solution was found, namely, attaching the homes onto the cliff and ensuring the massing follows the incline of the hill and site, rather than simply building the homes on the top of the current level.

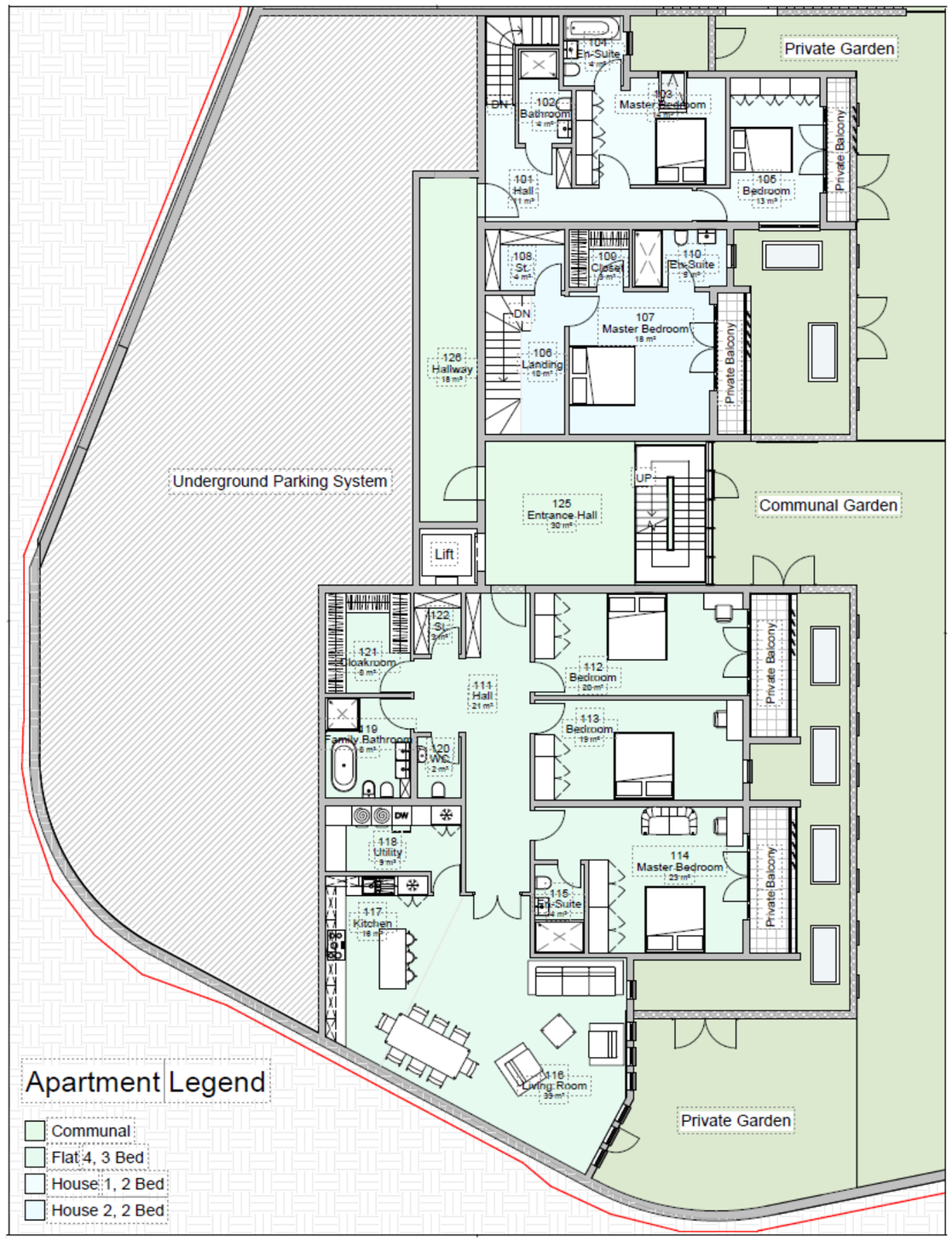
This solution has enabled our proposal to be attractive, subordinate to the host landscape, yet sensitive in forming a connection with the vernacular and site topography. It also has allowed our proposal to provide a visual link between the lower and upper properties on Old Blandford Road, effectively infilling two axes simultaneously. We aimed to nurture the historic use of the site and connect to its local history and materiality.

Chalk, flint and greenery all directly connect to the site's past, current and future use.

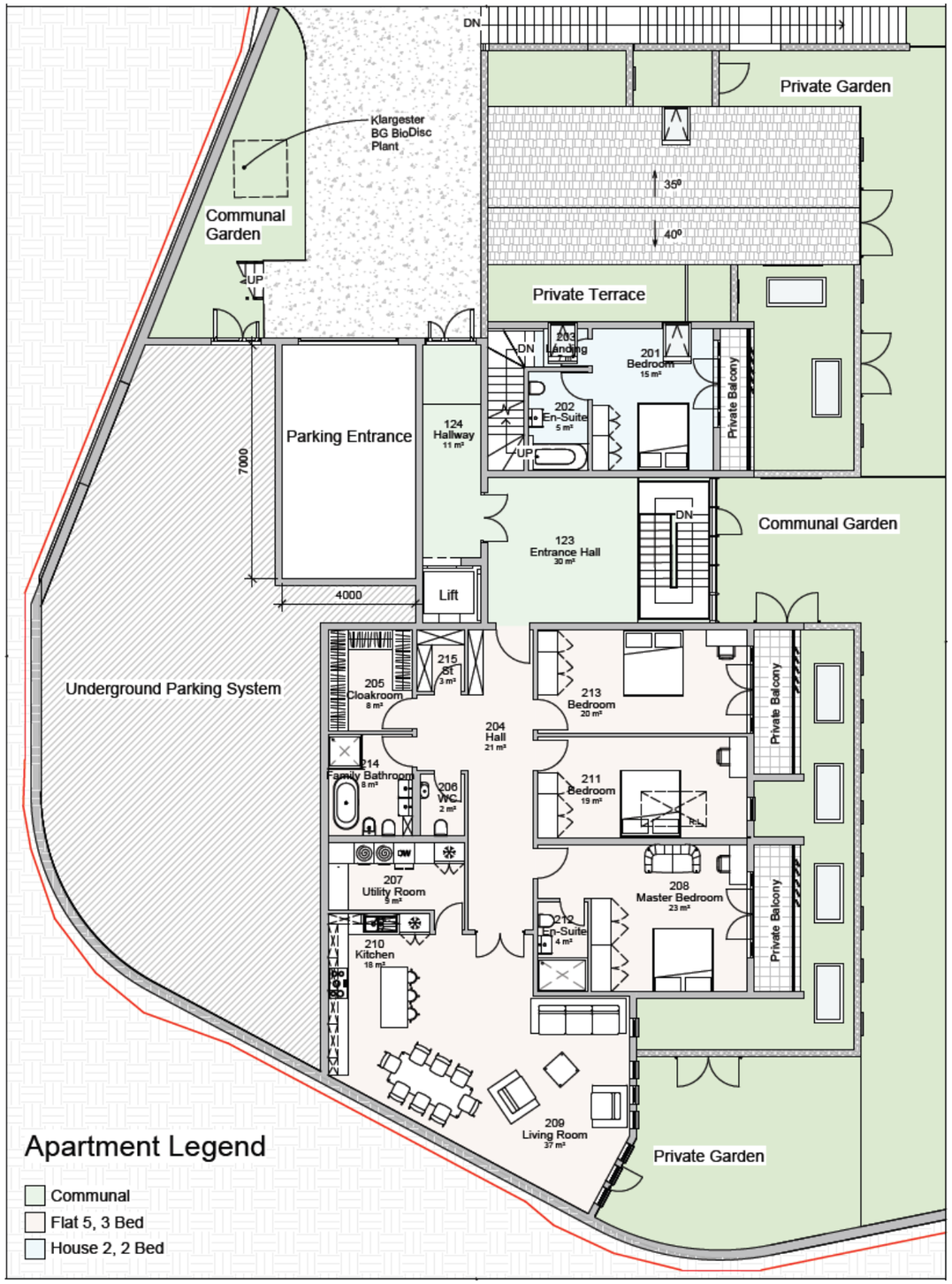
The proposal thus naturally integrates with the landscape as would earth and rock.

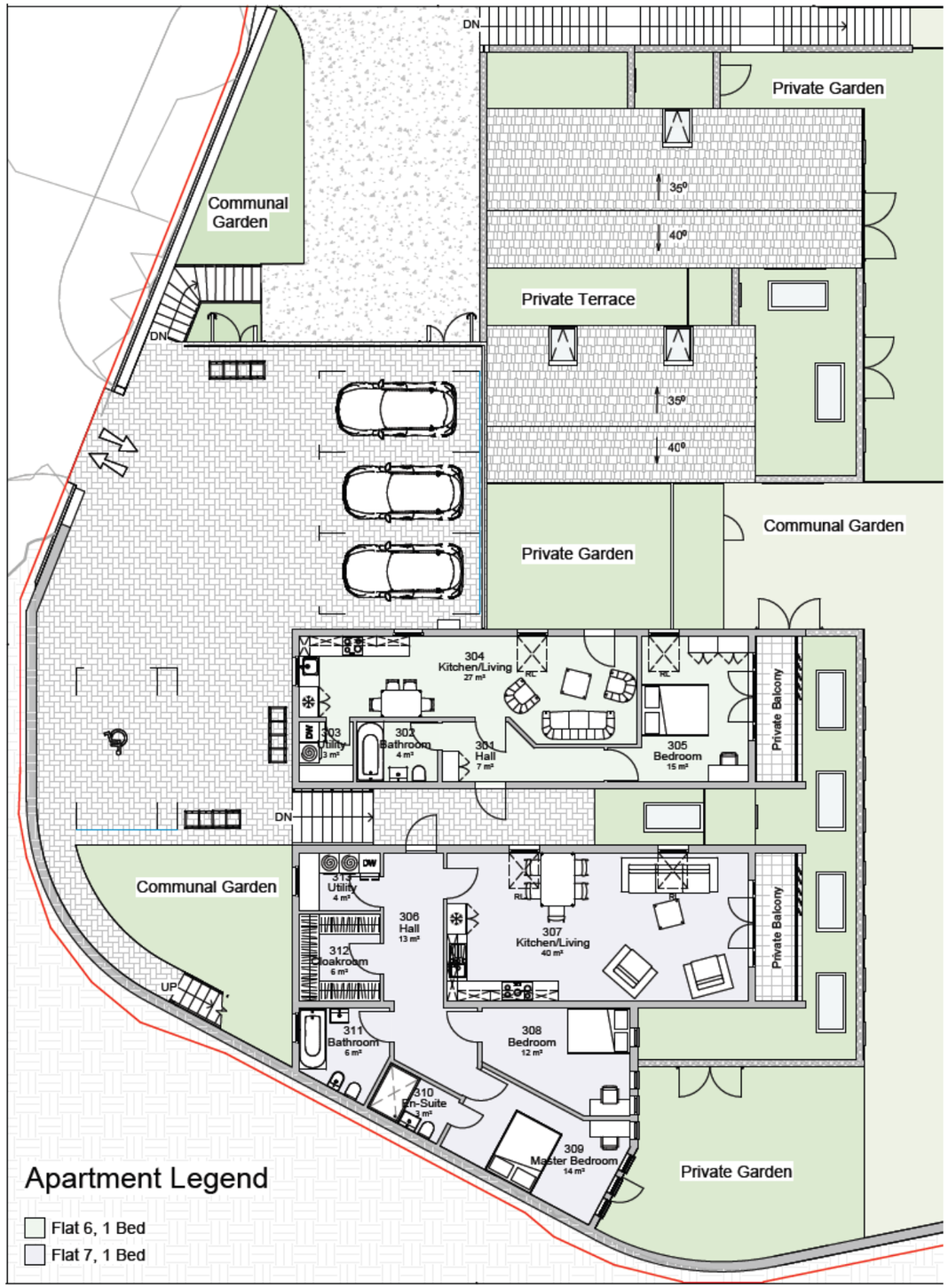
12.0 Proposed - Ground Floor and First Floor Plan





12.0 Proposed - Second Floor and Third Floor Plan

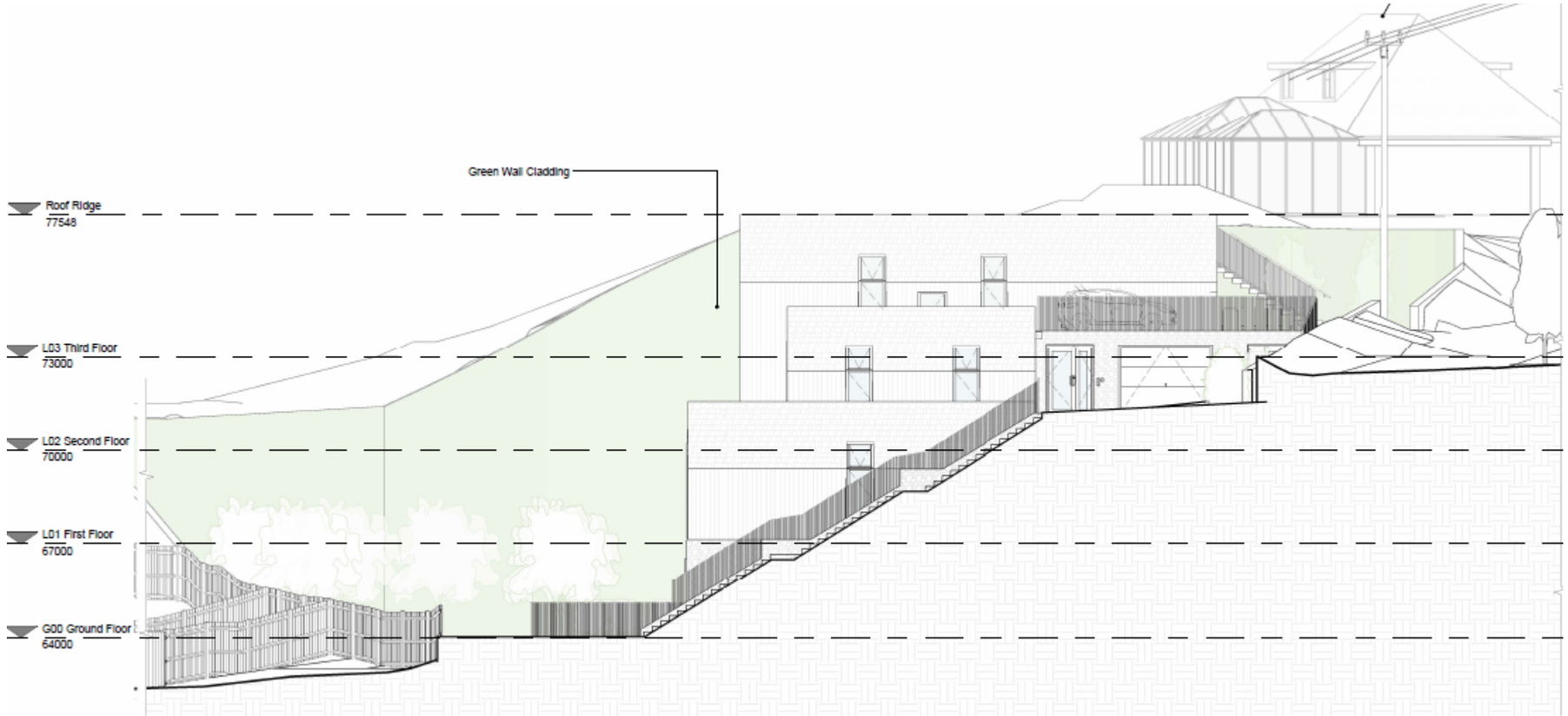




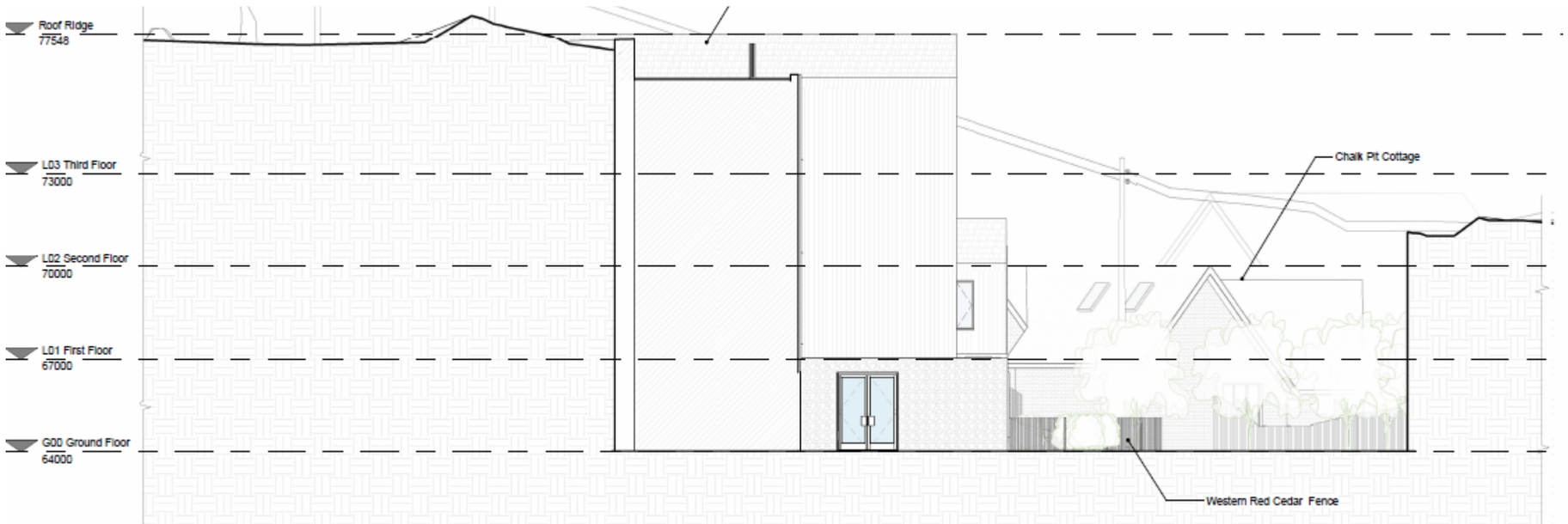
12.1 Proposed - Site Plan



12.2 Proposed - Elevations facing South-West and North-East



1 Proposed Side Elevation facing South-West

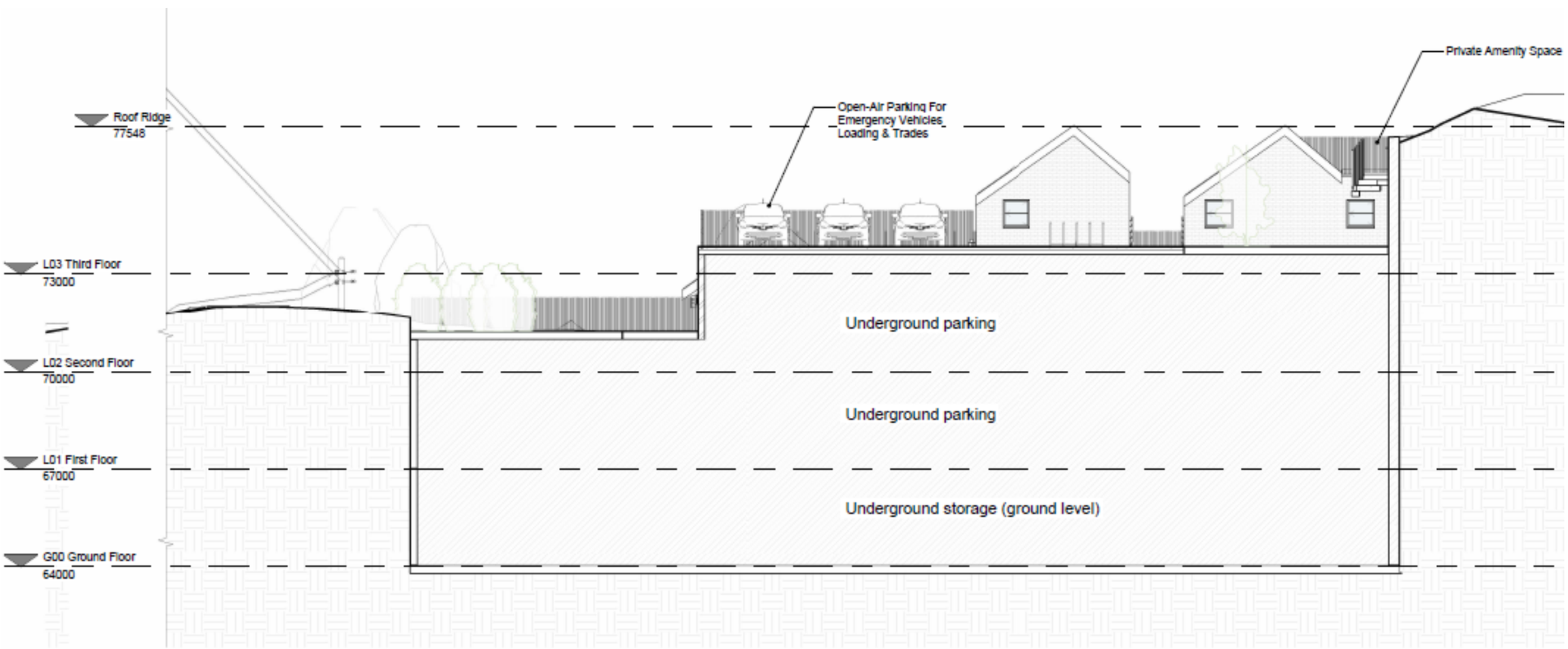


2 Proposed Side Elevation Section facing North-East

12.2 Proposed Rear Elevation facing North-West



12.2 Proposed Front Elevation facing South-East

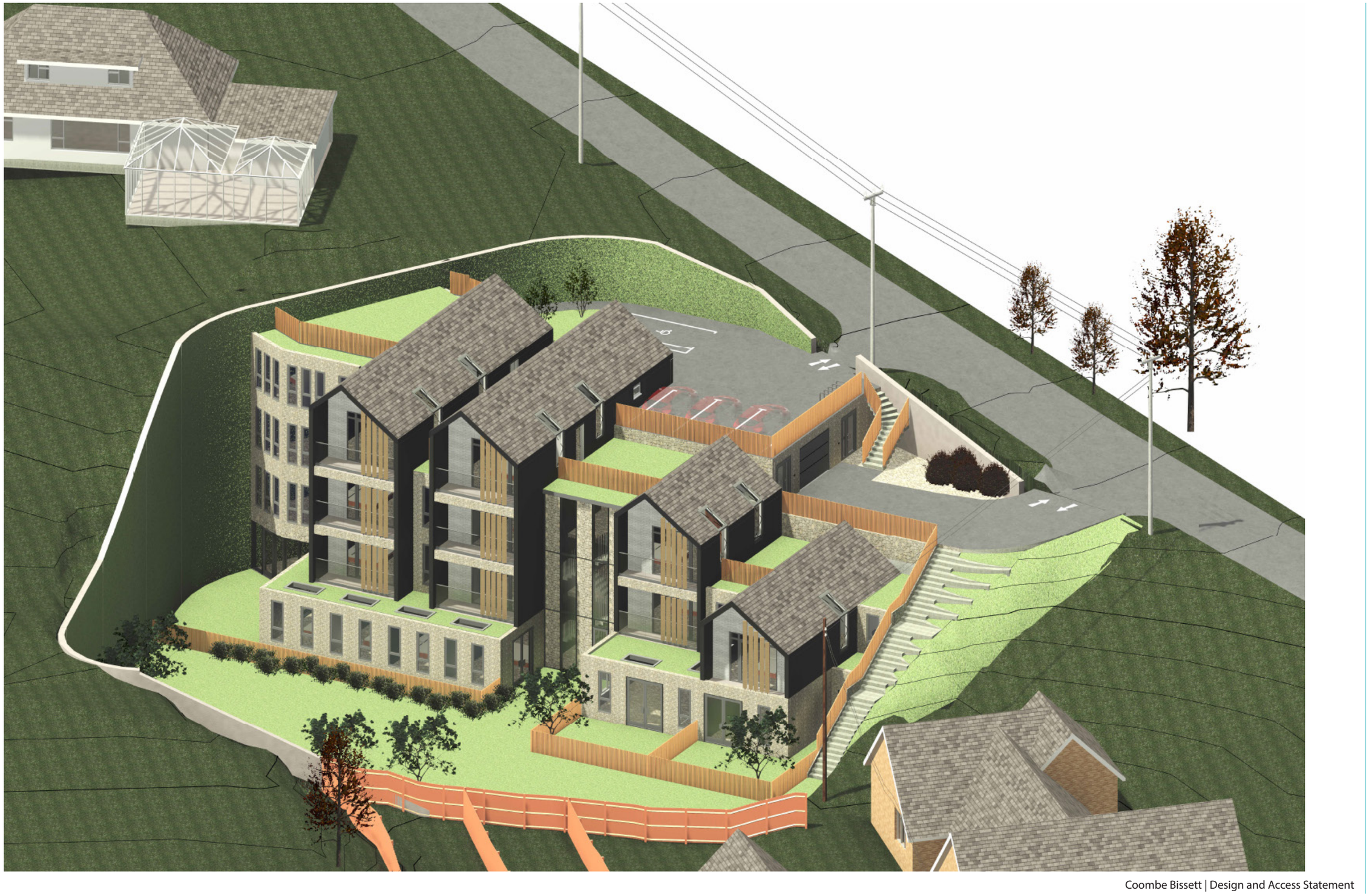


4 **Proposed Front Elevation facing South-East**
1 : 100

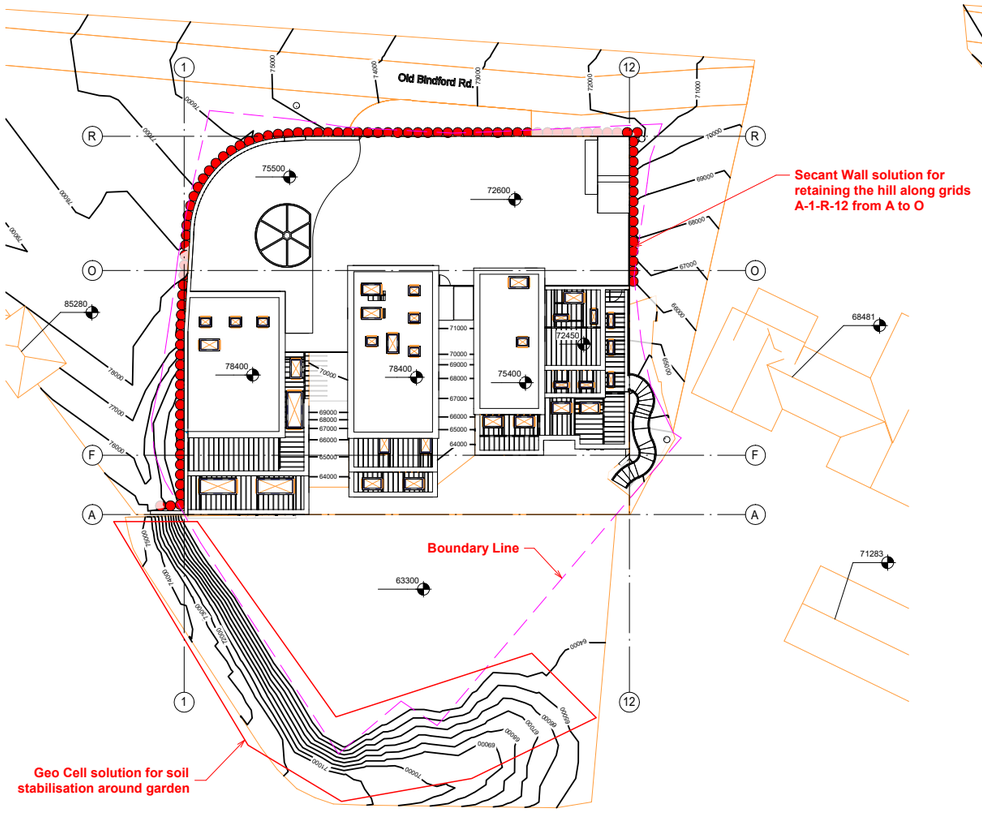
13.0 Proposed -Isometric View
Facing South-West

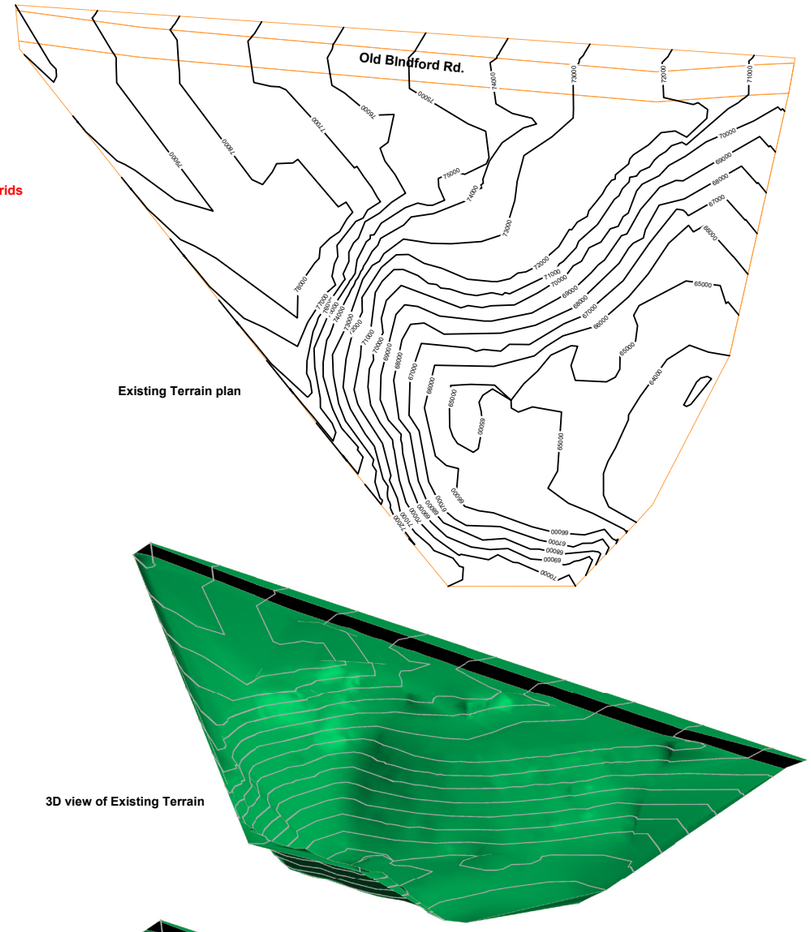


13.0 Proposed - Isometric View
Facing North-West



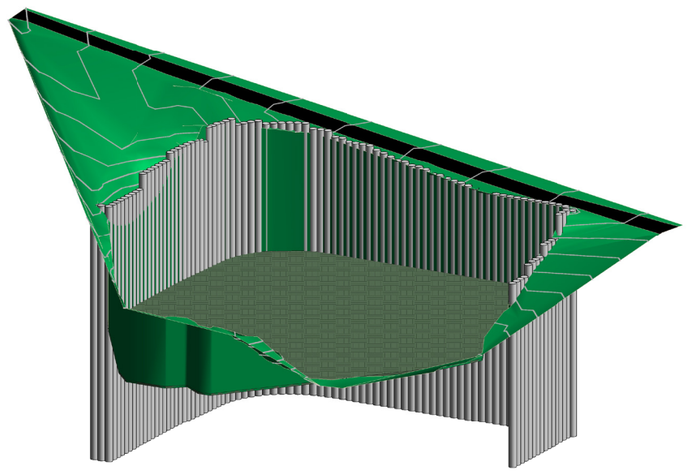
14.0 Proposed - Preliminary Secant Piling & Excavation



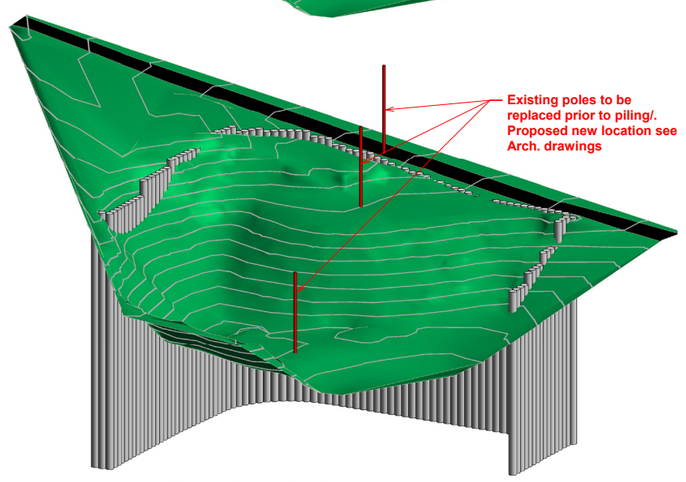


Existing Terrain plan

3D view of Existing Terrain



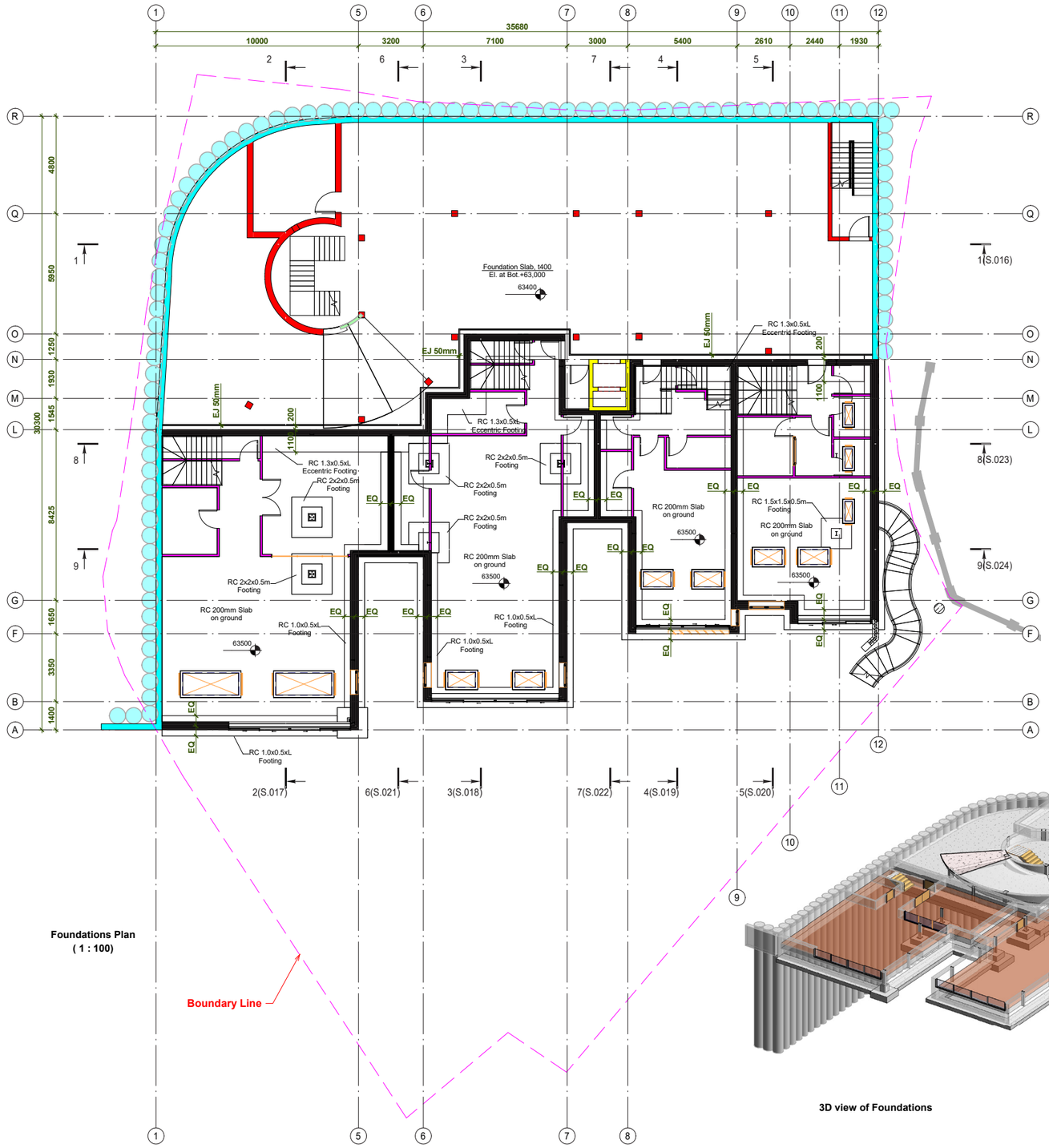
Expected excavation volume



3D view of the site after piling is completed

The above series of images show estimated excavation qty comprising removal of unstable soil, destabilised rock and made ground. It denotes the line of secant piling which follows the perimeter of the former chalk quarry embankment that remained after historic chalk excavation.
NB This shows the prior now Withdrawn planning application, however the position of the piling system and GeoCell system does not change.

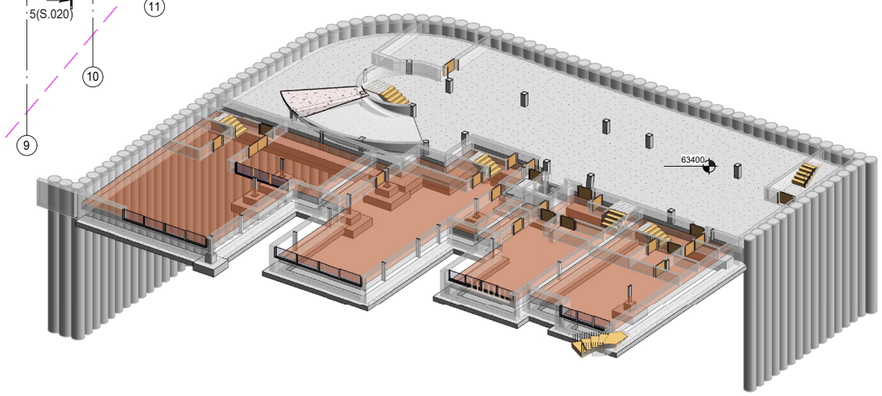
14.1 Superseded - Preliminary
Foundation Plan



Foundations Plan
(1 : 100)

Colors Legend

- UNITS RELATED ELEMENTS
- PARTITIONS
- PARKING RELATED ELEMENTS
- RW RELATED ELEMENTS
- ELEVATOR RELATED ELEMENTS



3D view of Foundations

Plan and isometric model showing a relatively typical bearing foundation proposal suited to a solid chalk bed, which would be executed once the piling has safely stabilised and retained the quarry walls.
NB This shows the prior now Withdrawn planning application, however the position of the piling system and GeoCell system does not change.
NBB On this planning application, a schedule and plan showing how construction will proceed logistically is to be submitted in response to comments from the Senior Environmental Health Officer at Wiltshire Council (dating 12/05/2021).

15.0 Area Schedule

GIA Area Schedule

Unit 1: House
- Affordable Housing - The type being subject to negotiation with Wiltshire Council Development Control
- 103 sq/m
- 2 Bedrooms
- 2 Storey

Unit 2: House
- 132 sq/m
- 2 Bedrooms
- 3 Storey

Unit 3: Apartment
- 214 sq/m
- 4 Bedrooms
- 1 Storey

Unit 4: Apartment
- 171 sq/m
- 3 Bedrooms
- 1 Storey

Unit 5: Apartment
- 171 sq/m
- 3 Bedrooms
- 1 Storey

Unit 6: Apartment
- Affordable Housing - The type being subject to negotiation with Wiltshire Council Development Control
- 56 sq/m
- 1 Bedrooms
- 1 Storey

Unit 7: Apartment
- 99 sq/m
- 2 Bedrooms
- 1 Storey

Total GIA (not including private balcony amenity space)
- 958 sq/m

Communal Area's
(Hallway and Entrance Hall areas, not including parking facilities)

Access:

The previous scheme (20/10975/FUL) received positive feedback from the LPA around March 2021. We look forward to continuing this dialogue with the LPA with the evolution of this scheme.

The site remains accessed via Old Blandford Road. The proposal will provide off-street parking for 23 full size parking spaces in total. This figure is in line with Core Policy 6.4 i. d.: "The provision of car parking associated with well designed new residential development will be based on minimum parking standards. In determining the appropriate mix of parking types, the presumption will be that unallocated communal parking will be included in the majority of new residential development. [...]"

Nearby on-street parking is prohibited. A constraint of Old Blandford Road is its width and common use by farmers' vehicles and legal status as a "Byway"— this prohibits vehicles stopping on the road. It is for this reason that our design implements an island system. This successfully mitigates the risk of any vehicle that might be attempting to enter the site from having to wait (stall) on the byway due to a vehicle departing the site. Through our proposed island design, no vehicle will need to stop on the byway. Similarly, there are designated pedestrian routes and an emergency vehicle bay - permanently set aside for police, fire, maintenance and other trades which may require immediate uninhibited access.

Scale and Massing:

The site poses a unique set of challenges to the architectural team as well as the engineering team working with us. Our task was to design a set of homes which are financially viable based on preliminary investigations, to integrate high-quality architectural standards throughout, to not impose unreasonably on the existing neighbourhood and Chalk Pit Cottage and to simultaneously improve the environment through various other measures. Amenity must be acceptable, including garden area for those units with sole-use gardens and for the apartments who share a garden. In addition, the design must provide adequate parking and refuse areas and be suitable for a property which gradually steps down along with the embankment over 2 to 4 storeys, just short of the current total level change across the site. The challenge of achieving these goals without it being detrimental to the area, is significantly mitigated by the fact that the existing embankments will conceal most of the elevations by default due to their height, from public view.

Designing the property with an acceptable scale, therefore, posed a challenge that required a creative, multifaceted approach. We addressed the bulk of privacy concerns via timber louvres, which—if implemented correctly and with suitable attention to detail—can add to the overall architectural quality of a scheme. Further mitigation is achieved via significant set-backs to fenetration from the elevation facades that face out towards Blandford Road.

The proposal is designed to look like a series of four high quality detached properties, an effect achieved through design and fenestration, green roofing, and significant set-backs in the massing. Much of the facade is clad in natural flint stone cladding to further integrate it into the landscape.

The frontage facing Old Blandford Road proposes a low eaves and ridge level, with substantial space to the left and right of each front elevation. Its scale is modest and less substantial in comparison to the properties to either side of the site. The proposal on this elevation also follows the incline of the hill. For example, the scheme to the right (if viewing from Old Blandford Road) is entirely below entrance level, and that to the left is entirely below the upper garden level at Overchalke. In other words, the property closest to Overchalke boasts of a ridge level which sits at around the level of the garden attributed to Overchalke. The property closest to Chalk Pit Cottage sits below Old Blandford Road, so it too does not appear to dominate Chalk Pit Cottage.

The height of the houses responds directly to adjacent properties by offsetting the upper-most floor, thus visually breaking the massing of the development. The height, massing and rhythm of the proposal is sympathetic to the existing character of rural development, yet the contemporary, high quality design of the houses positively contributes to the local context.

To the rear of the properties (facing the site from Blandford Road), the key challenge is to successfully create the division of the total massing over the two to four storeys. Immediately, the impact is mitigated significantly by existing raised embankments associated with The Rookery land as well as by rows of mature foliage between the site, The Rookery and Blandford Road. As the land decreases in total height (as existing), it wraps around the back of the site, enclosing much of the site from public view. This is particularly important when considering the impact of the site on the immediate neighbourhood - it is simply not visible from most vantage points at all. Hence, the first stage of the construction proposal would be to reinforce and retain the embankment via the preliminary structural solution we have proposed. The proposed massing of the dwelling floors are then 'lodged' into the former volume of the embankments; the structural frame sits within this, and thus each floor becomes part of the cliff rather than the houses being built over and onto the embankment. This allows the proposal to achieve a multitude of benefits for the inhabitants and the wider area:
- Larger living space
- Minimised impact on landscape whilst achieving GIA targets
- Enables natural integration into landscape in an aesthetically pleasing manner
- Enables visual appearance of distinct and separate properties above ground level, though they connect (invisibly) below ground level, with greenery overlaid to ensure integration via structural green hills (comprising 300mm soil depths).

Layout:

The proposal features seven dwellings in total, with each house and apartment aiming to satisfy a different 'typical family' demand from the residential market (not mentioning guest bedrooms etc.):
All houses have high levels of natural daylight, and most benefit from triple aspect layouts on upper floors and double aspect layouts on lower floors. Where they do not boast of double aspects on lower floors, they bring in generous amounts of light through rooflights and intelligent layout design.

Each house has a private garden to the rear, each apartment has a shared garden to the rear and all dwellings have allocated parking spaces at entrance level. Many apartments boast of private balconies and further private amenity space. Each dwelling benefits from external bin storage, in accordance with policy requirements. Individual isolated floor plan layouts can be reviewed in this document.

The houses have been designed to maximise the quality of the residential environment with regards to room sizes, outdoor amenity space, air circulation and views out. The houses contain between one to four bedrooms, each with separate living and kitchen/dining areas, multiple bathrooms, walk-in closets and en-suites among other facilities. They are all suitable for contemporary living standards and are designed to offer something unique for each type of family and families of different sizes and types.

Sustainability Credentials:

The development will utilise a range of sustainable features:

- Significant allowance within the building structure for thermal insulation to minimise heating input
- Permeable SUDS paving to ease urban drainage
- Landscaping for increased biodiversity
- Sedum and green roofing
- Electric vehicular charging points
- Cycling racks and storage
- Rainwater recycling

Landscaping:

Shrubbery will be planted at the base and about the perimeter of the site to create a natural border between the garden plots and neighbours. Foliage and shrubbery will be implemented at the road-facing perimeter of the site too, along the Old Blandford Road frontage. This will create an attractive entrance and overall site when viewed from the byway.

Attractive paving, flint walls, planting and glass balustrades inviting people to view the village will make for an appealing, suitable landscaped area. Existing mature trees at the southern border will largely remain in place.