LAND AT HIGH STREET
SUTTON BENGER



Design and Access Statement
June 2023

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GLADMAN

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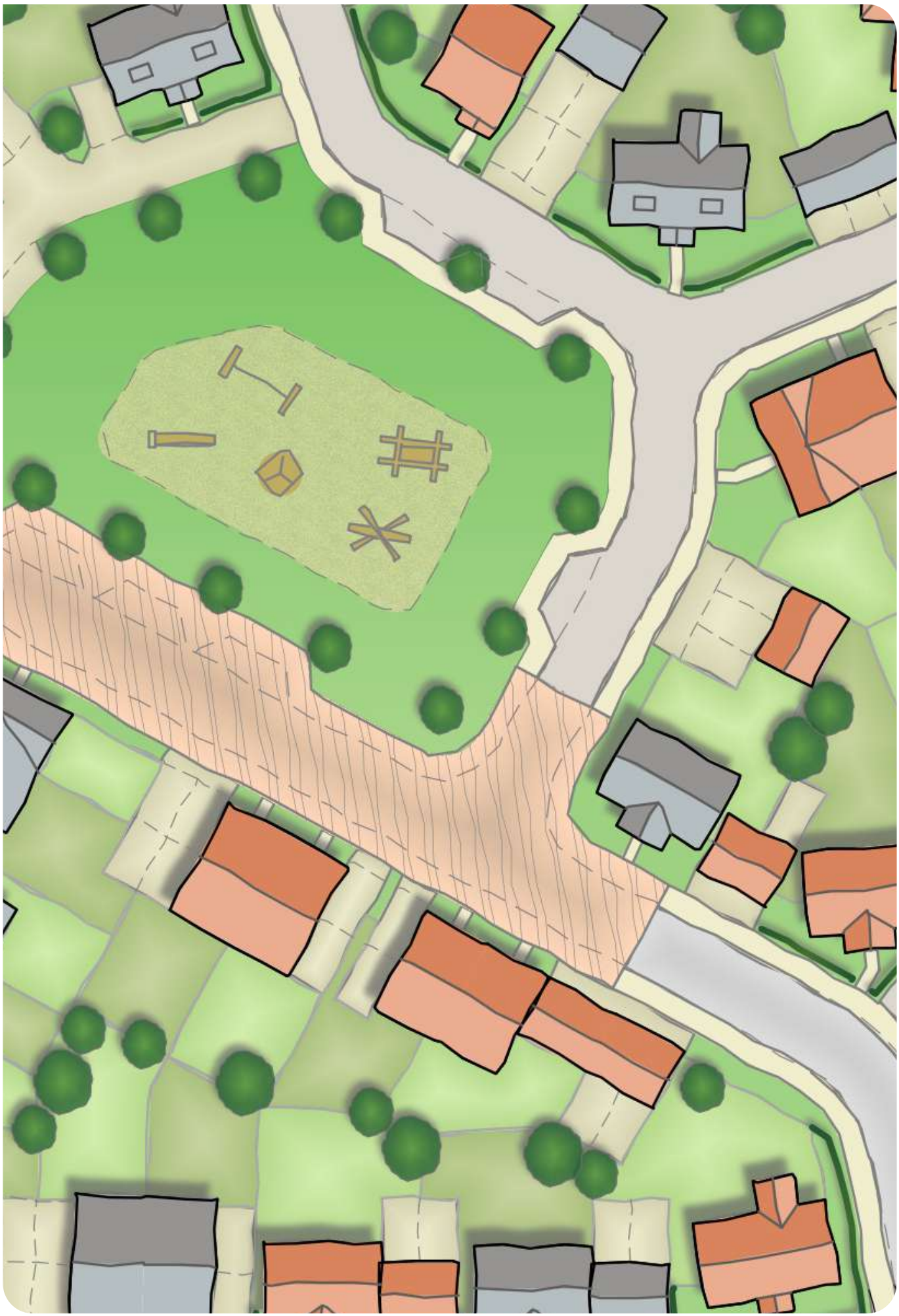








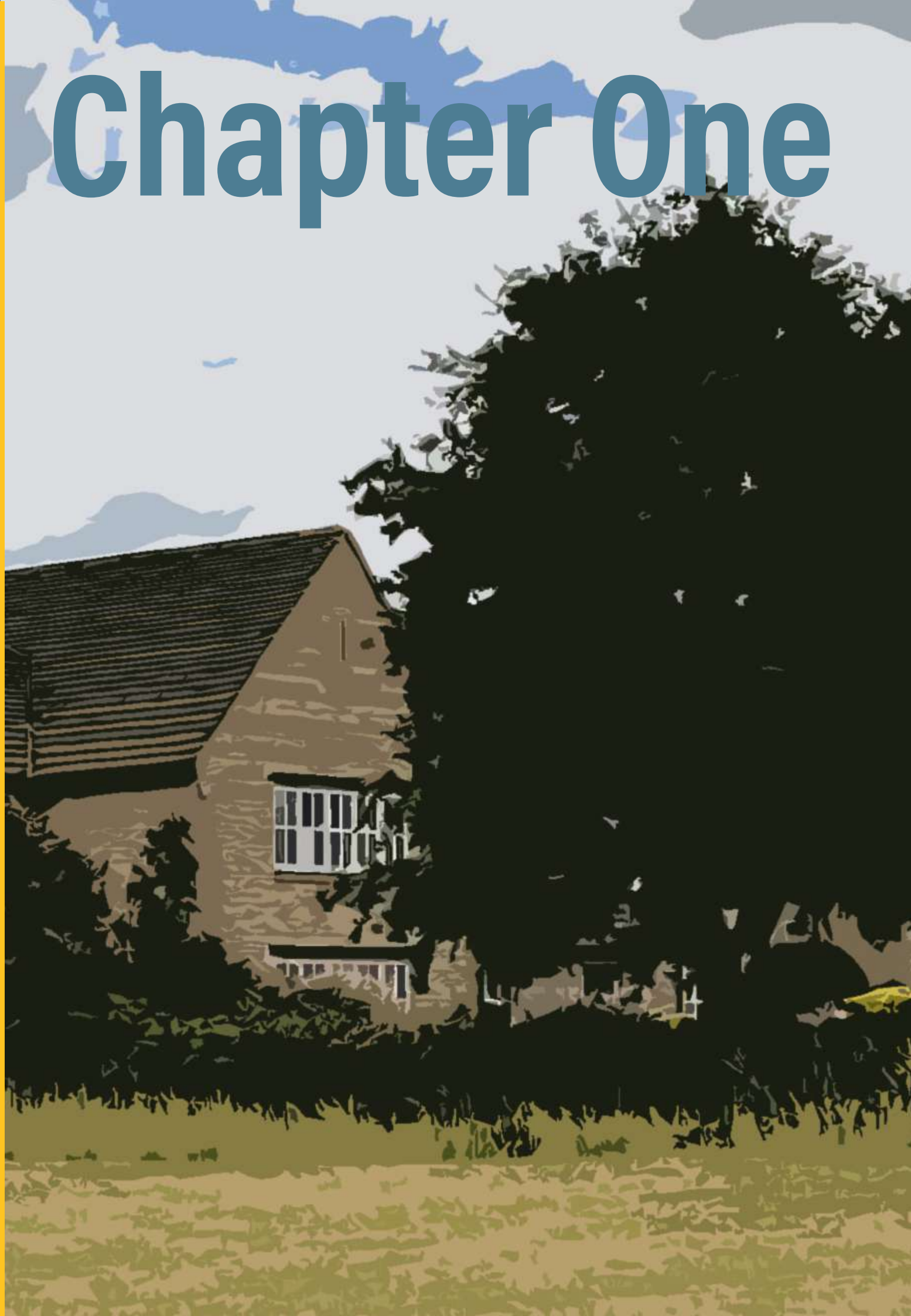


Foreword

Gladman Developments Ltd's Outline Planning Application for Land at High Street, Sutton Benger will provide up to 60 new homes. The new homes will be set within a network of connected and accessible green spaces containing a new children's play area, land for the provision of allotments, wildflower meadows and recreational routes.

This Design and Access Statement provides a review of the Site and its context to ensure an appropriate design response and provides a Development Framework Plan and supporting diagrams as guidance to inform a future reserved matters submission.

Chapter One





Introduction

This opening chapter introduces the Site and explains the role of a Design and Access Statement as part of the planning process.

The chapter gives an overview of the Design and Access Statement structure, briefly describing the context of each chapter, before setting out the Vision for the proposed new residential development at Sutton Benger as an integrated and sustainable new place.

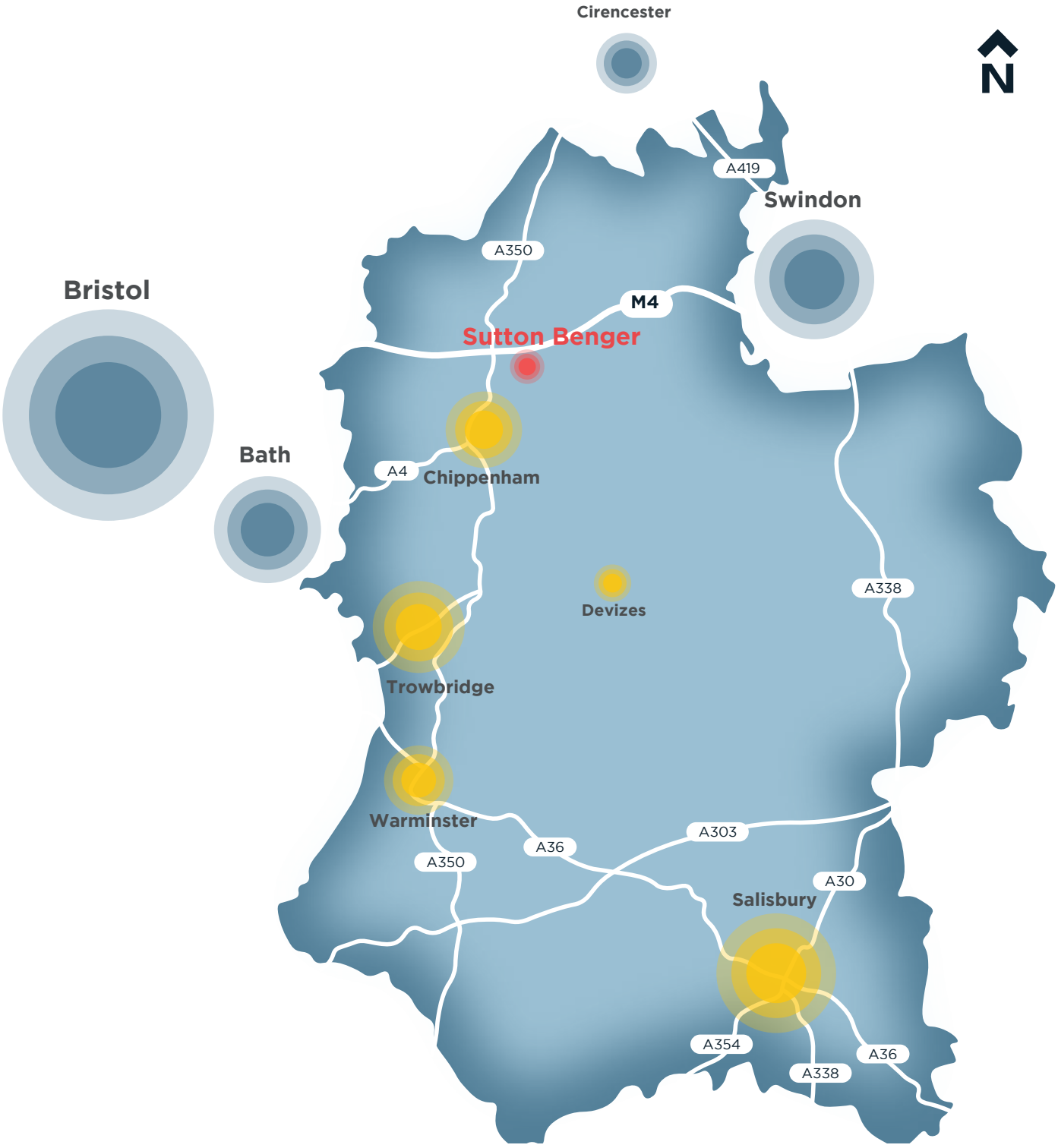


Figure 1.1: *Regional Context Plan*

1.1 Introduction

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd (Gladman) for a proposed residential development on land at High Street, Sutton Benger (the Site). This is an illustrative document describing how the proposed vision and masterplan is a suitable response to the site context, providing a framework to guide future application for Approval of Reserved Matters.

Sutton Benger lies within the administrative boundary of the unitary authority of Wiltshire. It is located within the northern part of the County, approximately 5 miles north east of Chippenham. The Site, which in total measures 3.64 hectares (ha), occupies a singular arable field and is located on the eastern edge of Sutton Benger, to the north of the B4069.

1.2 Planning Policy Application

This Outline Planning Application seeks permission (all matters are reserved except for access) for a high quality, sustainable new residential development comprising the following:

- Up to 60 new homes (including up to 40% affordable homes).
- New public open space, including a children's play area, new seating areas, a wildflower meadow and recreational routes.
- Land for the provision of allotments.
- A new sustainable drainage feature (SuDS).
- A vehicular access point from the B4069.
- Retention of the existing on-site public footpath SBEN18 within an area of open space.
- All other associated infrastructure.



View from the southern boundary looking north west.



View from the northern boundary looking south west.



The Development Framework Plan for the Site.

1.3 Planning Policy Application

The DAS explains the design rationale for the proposed new neighbourhood and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the Site and its surroundings.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following chapters:

CHAPTER 1 Introduction



An introduction to the Design and Access Statement and the vision for the proposed new neighbourhood.

CHAPTER 2 Planning Context and Design Guidance



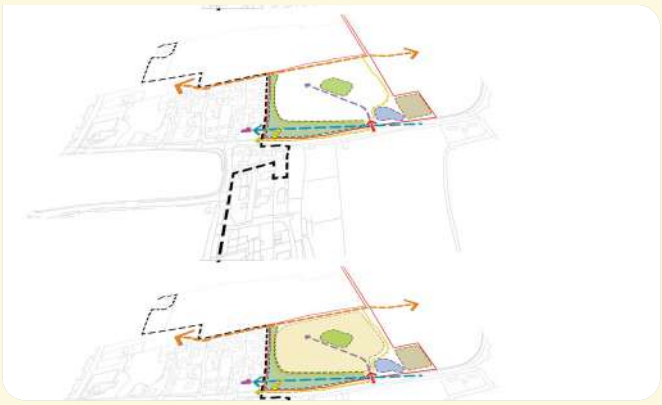
Sets out the relevant Planning Policy and Design Guidance that applies to the development of the Site.

CHAPTER 3 Understanding the Site



An analysis of the Site, including historical analysis, landscape character and topography. A summary of the influences and opportunities used to inform the masterplan and design proposals.

CHAPTER 4 Masterplan Concept



This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Section 4.0, and in response to the preceding sections.

CHAPTER 5 The Masterplan



A detailed description of the Development Framework Plan and Illustrative Masterplan.

CHAPTER 6 Access, Movement and Parking



A summary of the access proposals and the network of new streets.

CHAPTER 7 Green Infrastructure and Biodiversity



An explanation of the green infrastructure and landscape proposals.

CHAPTER 8 Building for a Healthy Life



An assessment of healthy placemaking through the application of Building for Healthy Life principles.

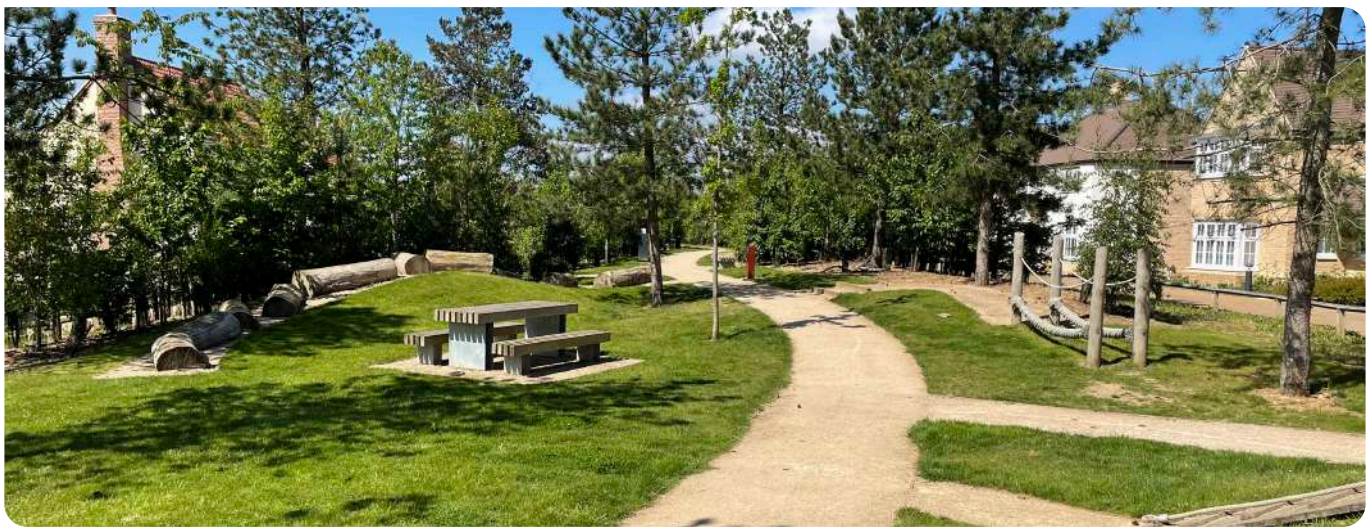
CHAPTER 9 Conclusion



This chapter summarises the masterplan and design proposals for the new neighbourhood.







1.4 The Vision

The vision for the Site is to create a sensitively designed and high quality new residential development of up to 60 new homes that maximises the opportunities for integration with the existing settlement edge of Sutton Benger.

The new homes will be set within attractively landscaped areas of open space which will provide a green edge to the development, and retain the rural approach into Sutton Benger from the east. These open spaces will encourage community interaction, healthy lifestyles and a strong sense of wellbeing with the provision of new traffic-free routes for walking and cycling, places to sit, land for the provision of allotments and a new children's play area, ensuring that the new neighbourhood will be an attractive and desirable place to live.

Careful attention has been paid to maximising the Site's connectivity with its surroundings. A new 2.0m wide footway will be provided alongside the proposed access point which will tie into the existing footway to the west of the Site. Additionally, an existing public footpath runs along the northern boundary of the Site, which will be retained in situ and enhanced to provide further pedestrian connectivity into Sutton Benger.

The proposed green infrastructure framework will allow for ecological enhancements, have a beneficial effect on local wildlife, and will help address the requirement for Biodiversity Net Gain (BNG).







Chapter Two





Planning Policy Context

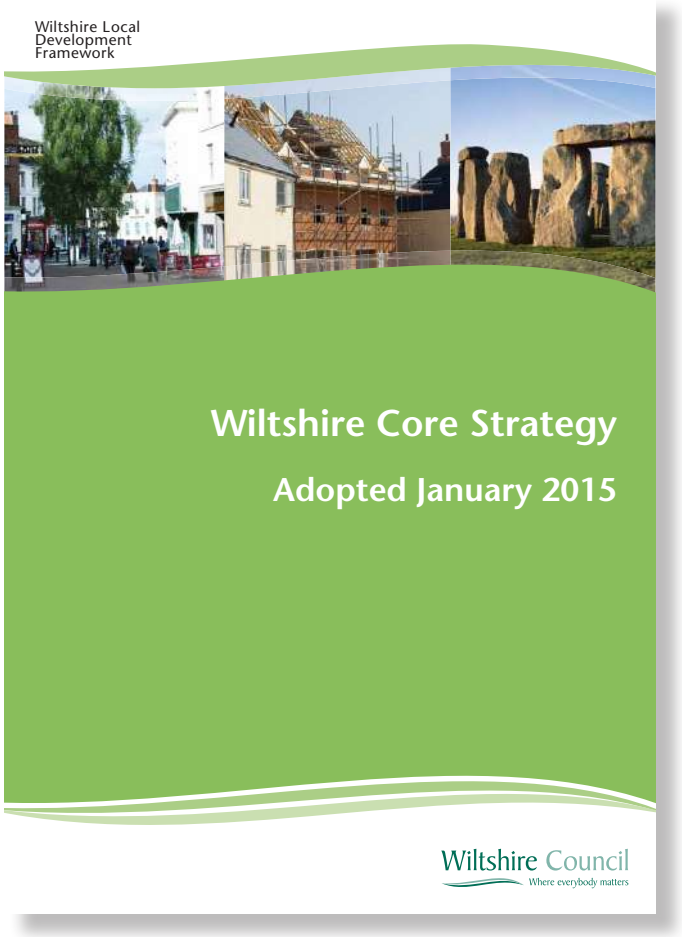
This chapter focuses on the local planning policies most relevant to the design and access proposals for the development.

2.1 Planning Policy Context

As part of the application, the proposals will need to take into consideration and comply with planning policies at a national and local level. A full assessment of the Outline Planning Application proposals against the relevant development planning policies and other relevant material considerations (and 'weight' to be attributed to them) is set out in the accompanying Planning Statement.

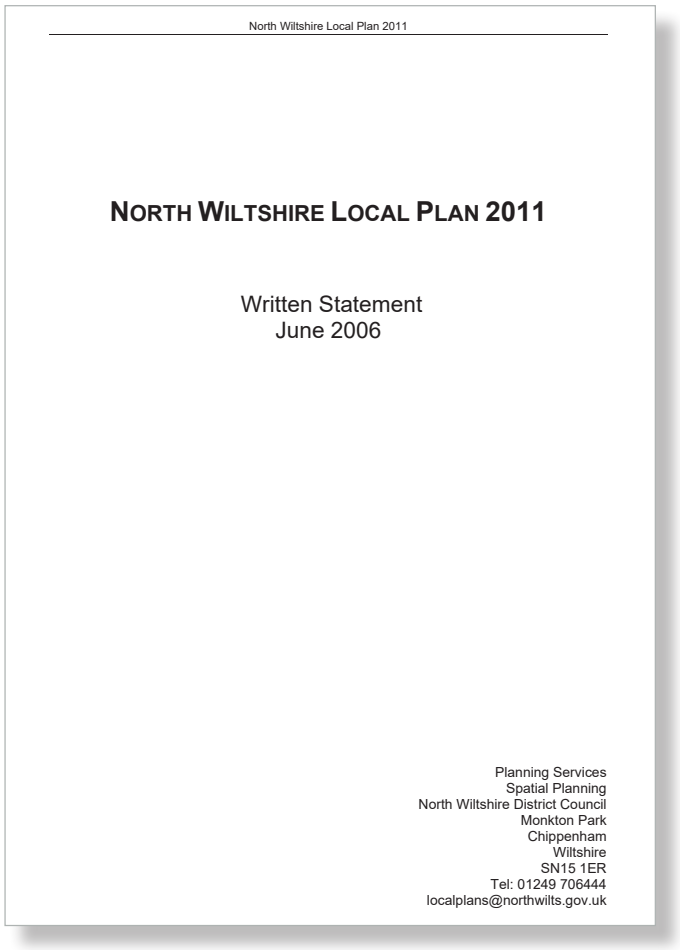
The Development Plan for Wiltshire County and relevant to this DAS is set out in the adopted Wiltshire Core Strategy (adopted 2015), a number of saved policies from the North Wiltshire Local Plan (saved in 2009), and the Wiltshire Housing Site Allocations Plan (adopted 2020).

The Local Plan is currently undergoing review and a Regulation 18 consultation was concluded in early 2021. The current Local Development Scheme indicates that a draft Local Plan is expected by mid-2023, with submission to the Secretary of State expected by mid-2024. Following this, the Local Plan will be adopted by the end of 2024. Wiltshire Council and Swindon Borough Council are also undergoing the process of the creation a Joint Spatial Framework, which will set out broad terms up until 2036, and will become evidence to inform each individual local plan review.



The policies within the Wiltshire Core Strategy relevant to this DAS and the Outline Planning Application are as follows:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 10: Spatial Strategy Chippenham Community Area
- Core Policy 43: Providing Affordable Homes
- Core Policy 45: Meeting Wiltshire's Housing Needs
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 60: Sustainable Transport
- Core Policy 61: Transport and Development
- Core Policy 63: Transport Strategies
- Core Policy 67: Flood Risk



North Wiltshire Local Plan 2011

NORTH WILTSHIRE LOCAL PLAN 2011

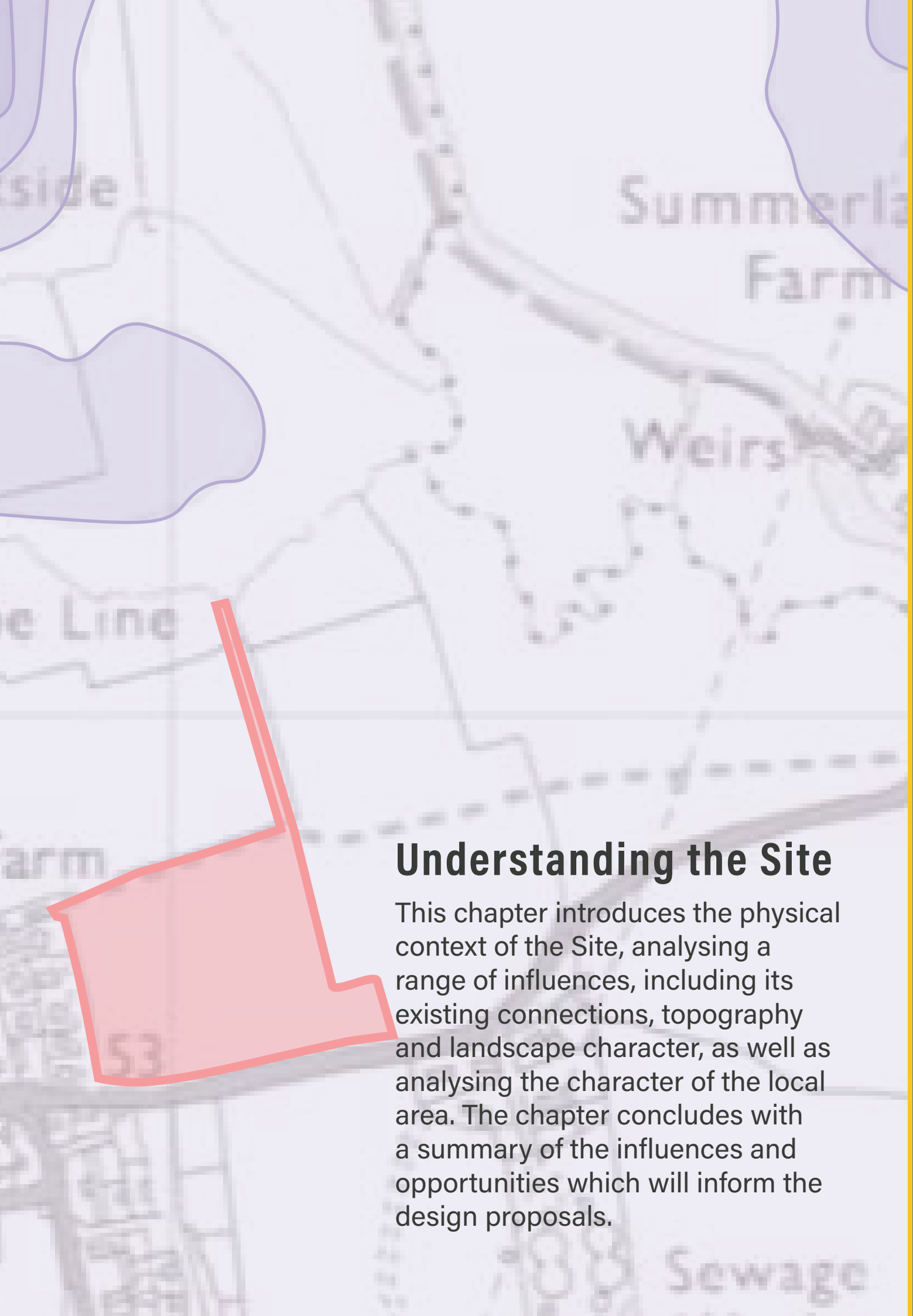
Written Statement
June 2006

Planning Services
Spatial Planning
North Wiltshire District Council
Monkton Park
Chippenham
Wiltshire
SN15 1ER
Tel: 01249 706444
localplans@northwilts.gov.uk

The policies which have continued to be saved from the North Wiltshire Local Plan 2011 relevant to this DAS and the Outline Planning Application are as follows:

- NE14: Trees and the control of new development
- NE18: noise and pollution
- H4: Residential development in the open countryside
- CF2: Leisure facilities and open space
- CF3: Provisions of open space

Chapter Three



Understanding the Site

This chapter introduces the physical context of the Site, analysing a range of influences, including its existing connections, topography and landscape character, as well as analysing the character of the local area. The chapter concludes with a summary of the influences and opportunities which will inform the design proposals.

3.1 SITE LOCATION AND DESCRIPTION

Sutton Benger is located in the northern part of the county of Wiltshire, just to the south of the M4 motorway. The nearest larger town is Chippenham, which is located to the south west, approximately 4.2 miles (6.75km) from Sutton Benger.

The Site is located immediately to the east of the existing settlement of Sutton Benger. It occupies part of a singular agricultural field in arable production.

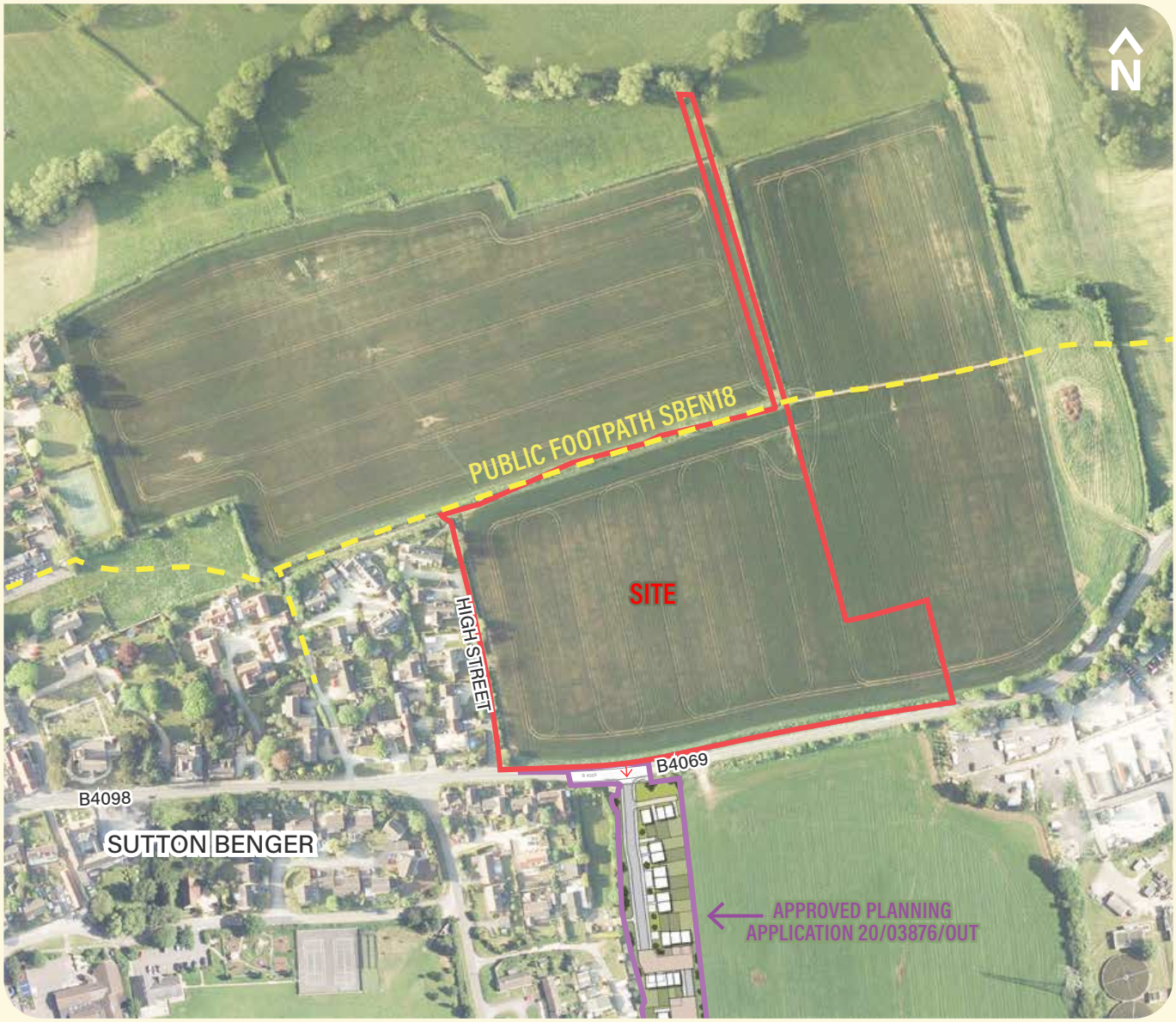


Figure 3.1: *Site Location Plan.*

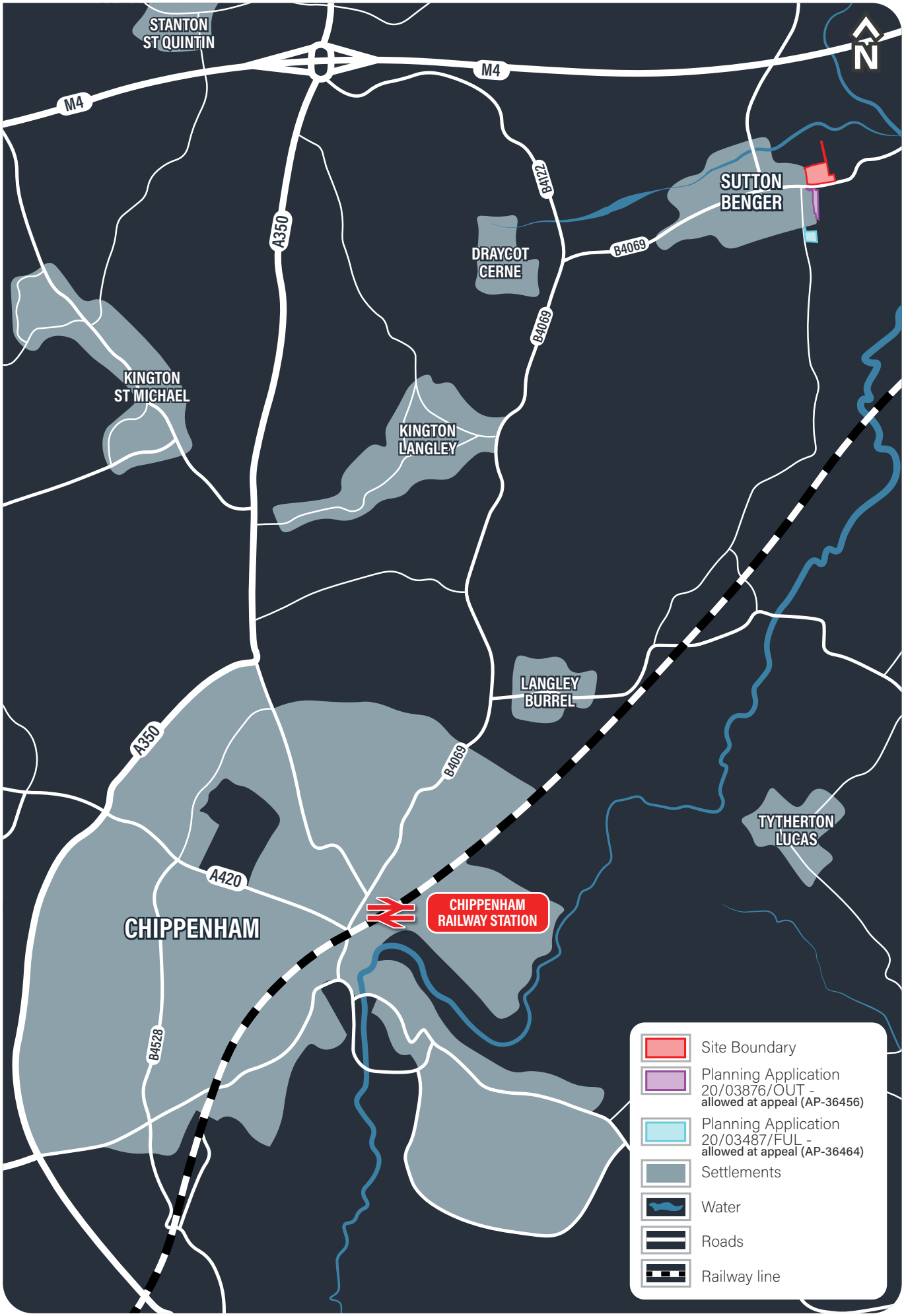


Figure 3.2: *Site Location Plan (Wider Context).*

Existing Site Use and Characteristics

The Site comprises a single arable field and is located to the eastern edge of Sutton Benger. Its location and immediate context are illustrated on Figure 3.3 Photo Location Plan.

To the south the Site is bound by the High Street, B4069 which runs east-west through Sutton Benger. A large agricultural field lies south beyond this road, as well as dwellings to the south western end of the village, off Sutton Lane. A small traveller's site lies close to the Site south east of the B4069, and beyond this there is a sewage works.

The village of Sutton Benger lies immediately west of the Site, and the Site is bound to the west by a short residential lane with a number of mainly modern dwellings; the western Site boundary broadly aligns with the extent of these properties. Further west lies the main settlement of Sutton Benger which has a mainly nucleated form. It includes a number of historic buildings along the High Street, including the Bell House Hotel and the 13th century All Saints Church as well as a mixture of old and more contemporary residential properties.

To the north of the Site lies open farmland, and a pipeline and stream run through marshy ground in this area. The M4 motorway is located approximately 700m north of the Site. To the east, lie agricultural fields and the public footpath which runs along the northern edge of the Site crosses these fields running east as far as the B4069. The line of pylons which cross the local landscape in a north-easterly direction to the east of the Site are particularly conspicuous and the nearest pylon lies less than 300m from the Site. The River Avon with associated weirs and riverside footpath lies approximately 500m east of the Site.

There has been some recent residential development in Sutton Benger village including fourteen new dwellings at The Park, on land west of the Site off the High Street. Additionally, two sites off Sutton Lane immediately south of the Site beyond the High Street (Land at Sutton Lane and Land East of Church View), have both recently been granted planning permission at appeal for residential development.

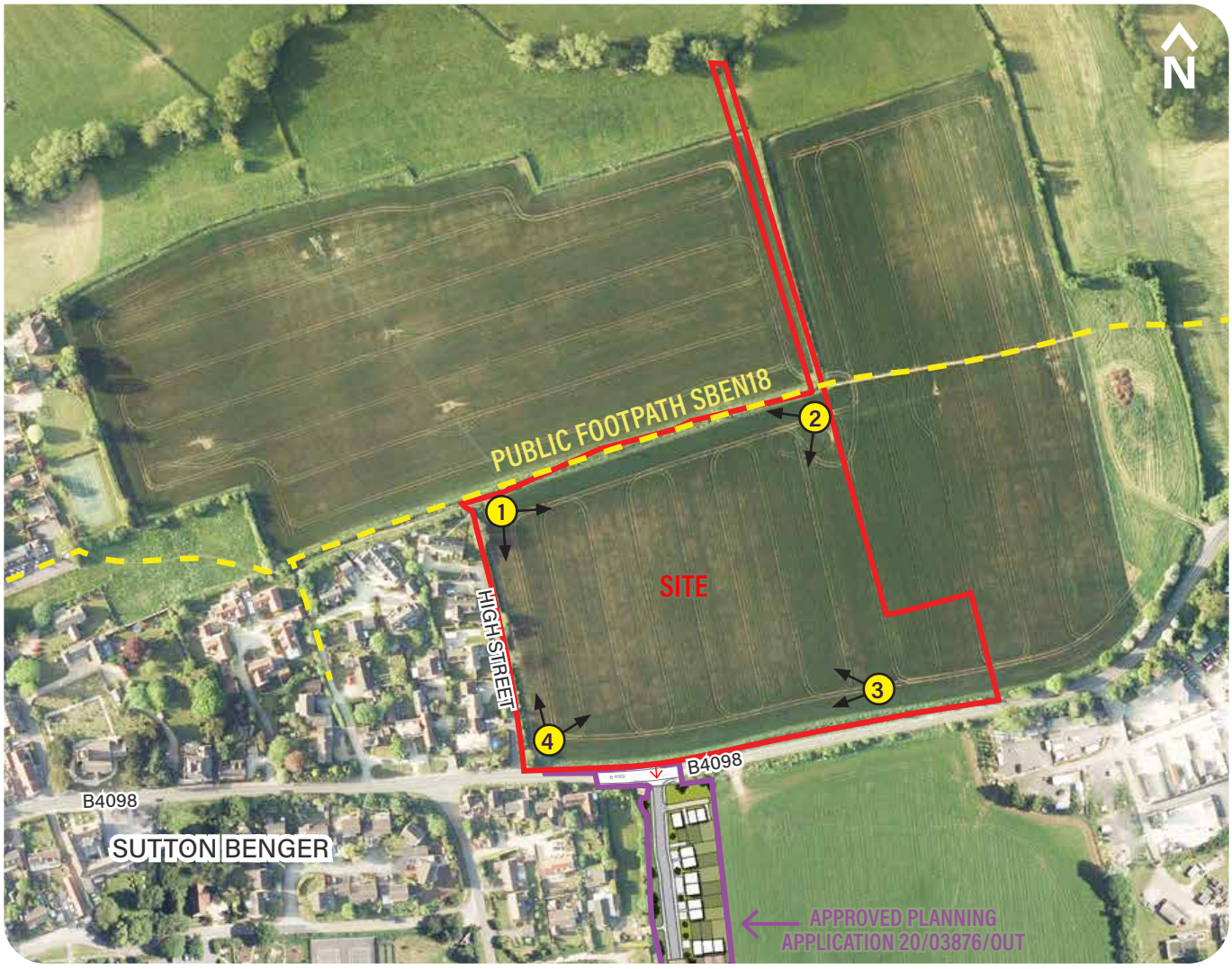


Figure 3.3: *Photo Location Plan.*



Photograph 1: *View from north western corner of the Site, looking south eastwards.*



Photograph 2: *View from north eastern corner of the Site, looking westwards.*



Photograph 3: *View from south eastern corner of the Site, looking westwards.*



Photograph 4: *View from south western corner of the Site, looking northwards.*

Topography

The majority of the Site is predominantly flat, lying at approximately 54m Above Ordnance Datum (AOD). There is a gradual rise in a north westerly direction. The south eastern corner of the Site is the lowest point, lying at around 53m AOD, and the north western part of the Site is the highest, lying at around 55m AOD.

The Site's topography will dictate the location of the drainage features, which will be located towards the lower parts of the Site.

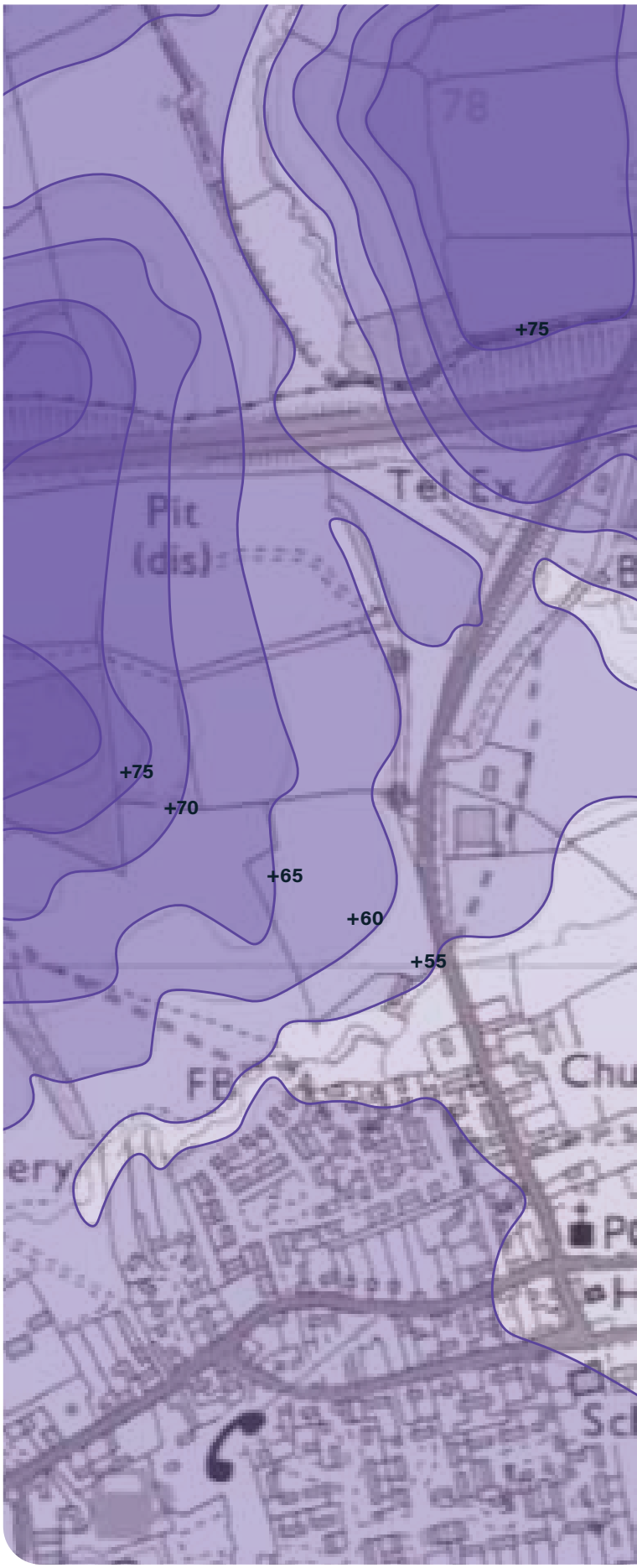
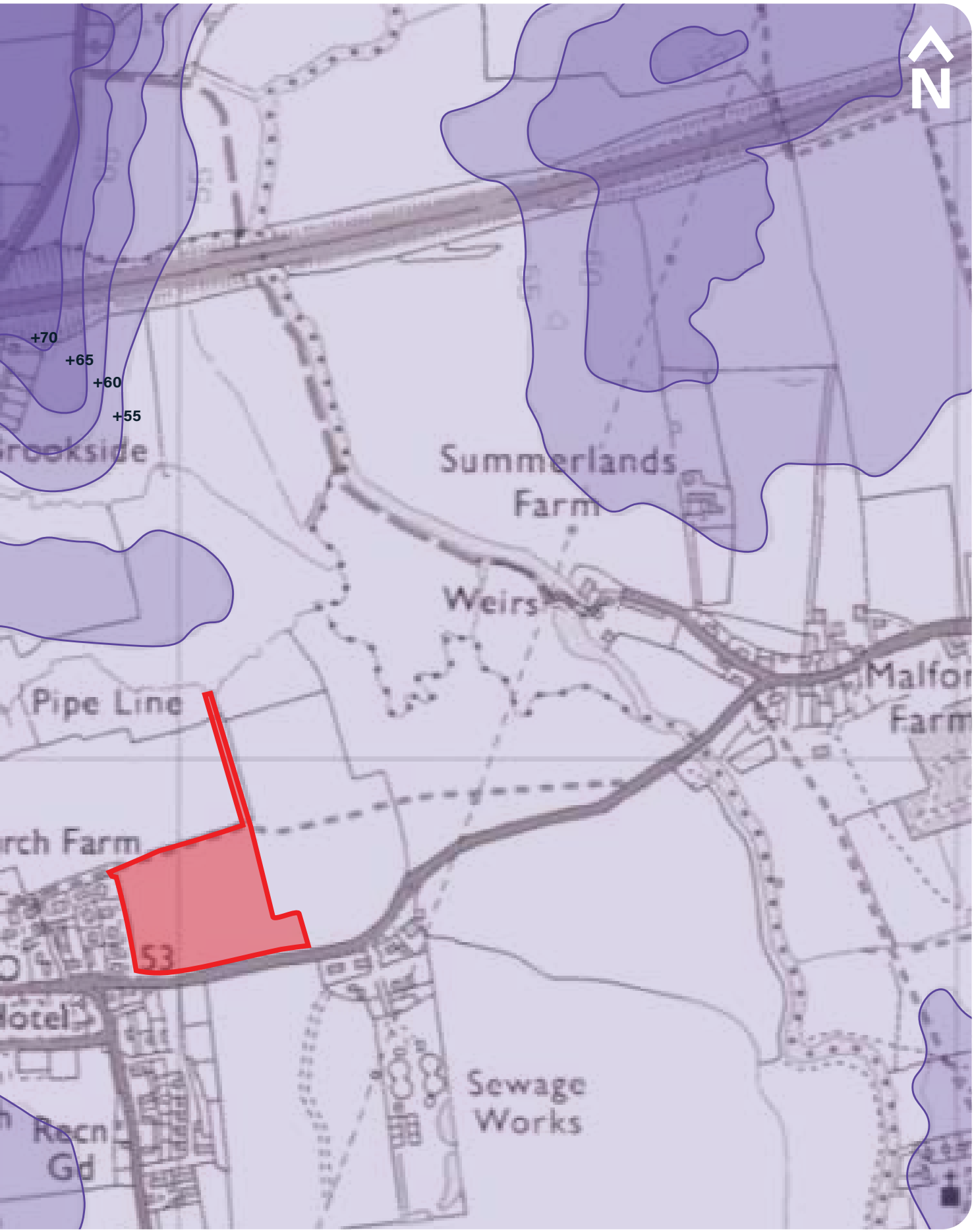


Figure 3.4: *Topography Plan.*


N
+70
+65
+60
+55
Summerlands
Farm
Weirs
Pipe Line
Sewage
Works

3.2 ACCESS AND CONNECTIONS



Existing Highways Network

B4069

The Site is bound to the south by the existing B4069, which provides the main point of access to Sutton Benger and runs through the heart of the village. To the east, the B4069 provides vehicular connections to a number of small villages which surround the former RAF Lyneham, including Bradenstoke, Lyneham Village and Church End. To the west, the B4069 runs through Sutton Benger, and then extends south westwards towards Kington Langley and eventually the larger town of Chippenham, where the road terminates in the centre of the town.

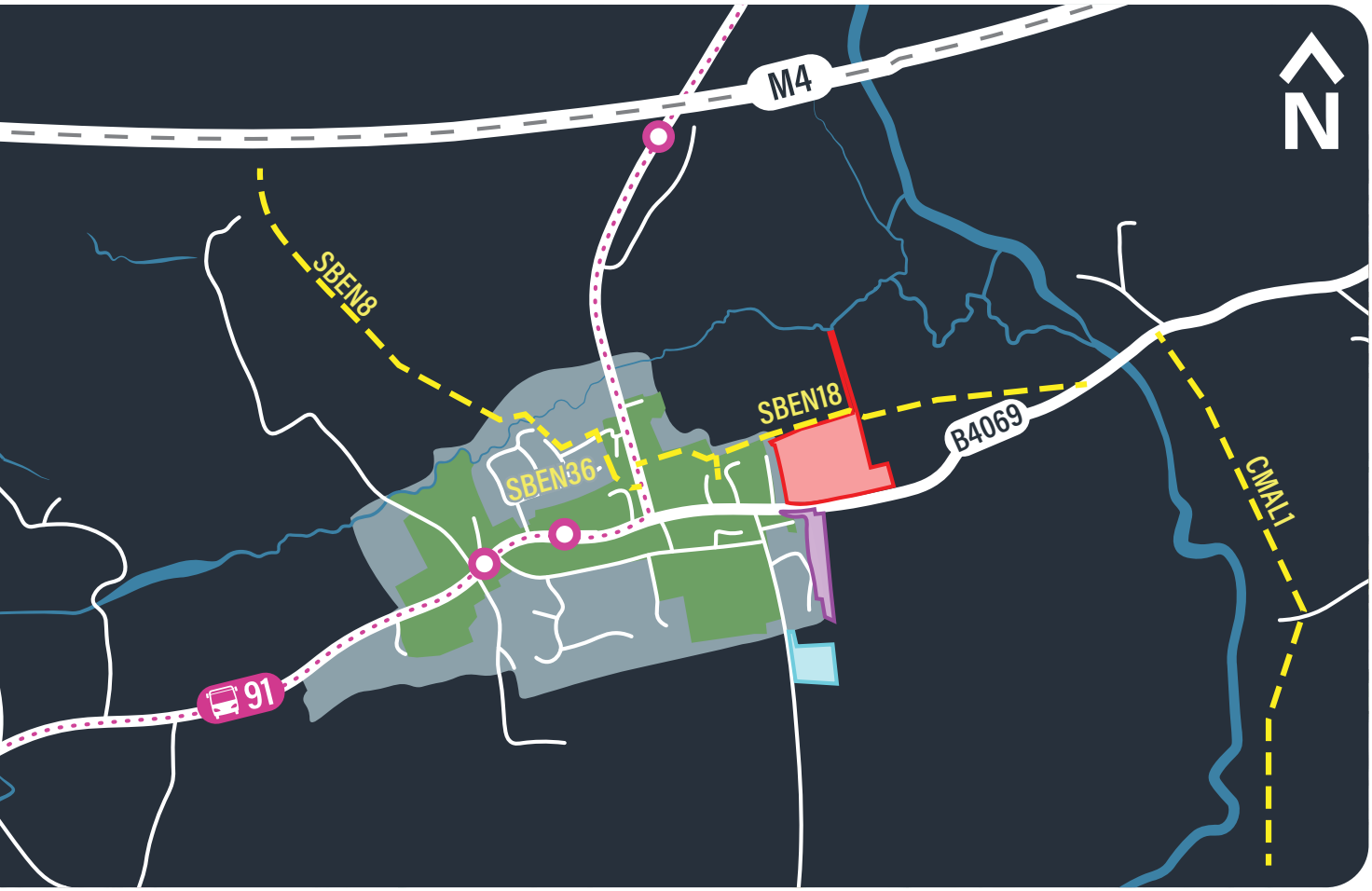
M4

The M4 motorway is located to the north of Sutton Benger and runs broadly in an east to west direction between Bristol and London. The aforementioned junction 17 of the M4 is located approximately 3 miles (4.83km) north west of the Site.

A350

The A350 is located to the west of Sutton Benger and runs broadly in a north to south direction between junction 17 of the M4 and Poole in Dorset, passing through/by nearby towns such as Chippenham, Melksham, Trowbridge, Westbury and Warminster.

Figure 3.5: *Access and Connections.*



Existing Non-Car Connections

Bus Services

There are two bus stops located within Sutton Benger, located approximately 0.3 miles (485 metres) from the Site's south western corner. The bus stops within Sutton Benger are served by the number 91 bus, operated by Faresaver, and provides connections to Little Somerford, Great Somerford, Kington Langley and Chippenham.

Existing Public Rights of Way

The existing public footpath SBEN18 crosses the northern part of the Site adjacent to its northern boundary. The public footpath provides pedestrian connectivity into Sutton Benger to the west, and terminates at Seagry Road. From this point, public footpath SBEN36 and SBEN8 are accessible. To the east, public footpath SBEN18 terminates on the B4069 near the River Avon. From this point, the closest connecting public right of way is public footpath CMAL1, located approximately 110m eastwards.

3.3 Existing Facilities

Sutton Benger is served by a number of local facilities, such as a village hall, a primary school, a post office, a church, a restaurant and a pub. There is also a recreation ground to the south west of the Site, which includes football pitches, tennis courts, basketball courts and a large children's play area.

Chippenham is the closest large town, and has a wider variety of facilities such as supermarkets, hardware stores, doctor's surgeries, a hospital and a train station, amongst many other services and facilities.



Restaurant located within the village.



All Saints' Church located on High Street.

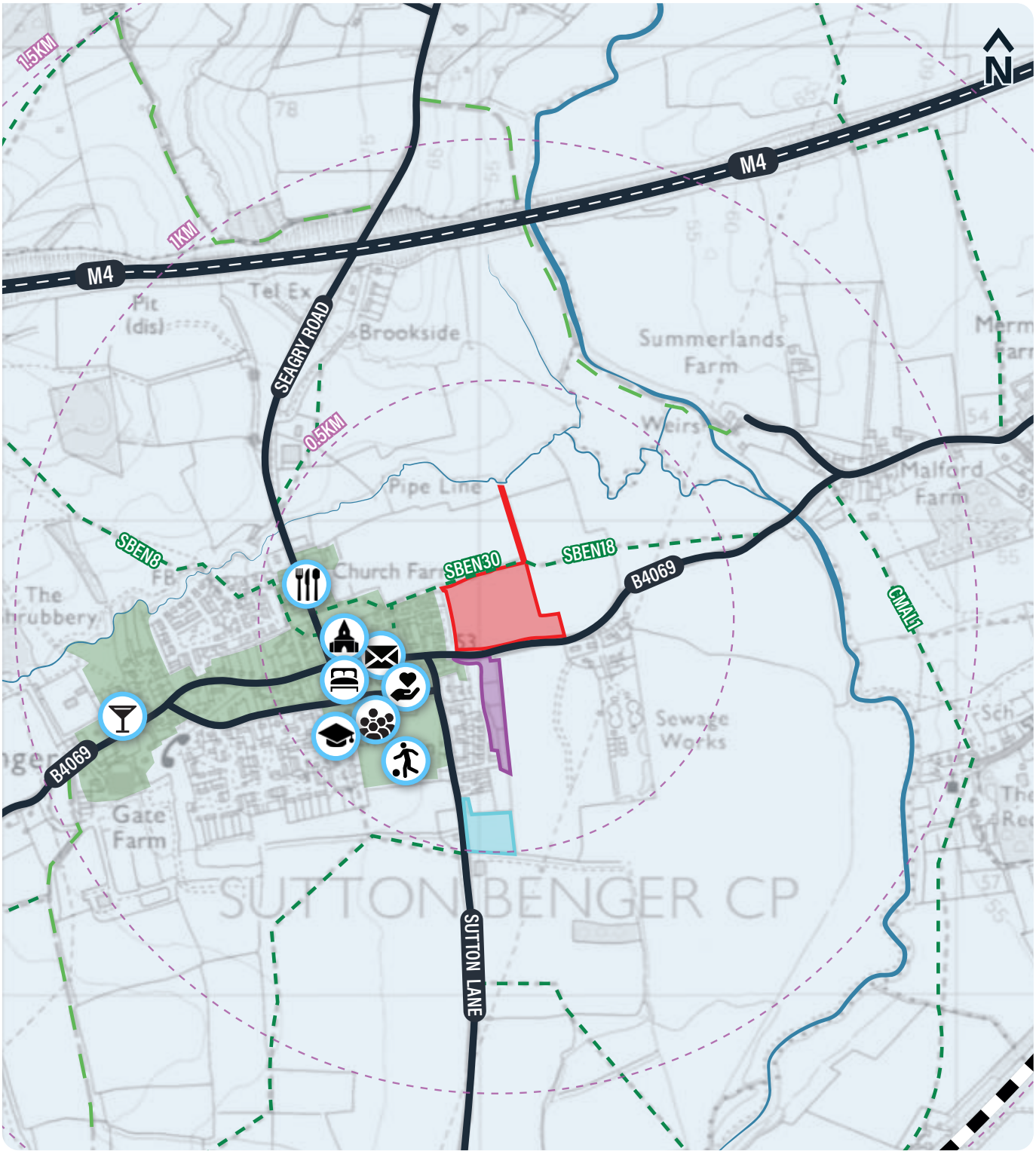


Figure 3.6: *Existing Facilities Plan.*

- Site
- Planning Application 20/03876/OUT - **allowed at appeal (AP-36456)**
- Planning Application 20/03487/FUL - **allowed at appeal (AP-36464)**
- Public Rights of Way
- Distance from Site
- Conservation Area
- Sutton Benger Church of England Primary School
- Village Hall
- All Saints' Church
- Public House
- Park & Recreation Grounds
- The Surgery
- Restaurant
- Post Office
- Hotel

3.4 HERITAGE AND ARCHAEOLOGY

An Archaeology and Built Heritage Statement has been prepared in support of this planning application.

The Statement finds that previous survey and evaluation works within the Site have recorded no significant archaeological remains.

There is potential for Iron Age and Romano-British remains within other, undisturbed, parts of the Site given the cropmarks and surface finds recorded east of the Site. However, if a late prehistoric settlement did exist to the east, it appears that the Site was peripheral to this occupation and the probability of discovering significant archaeology within the site would therefore be low. The potential for significant earlier prehistoric archaeology within the site is considered to be very low.

The Site appears to have been peripheral to the medieval settlement of Sutton Benger, forming part of its agricultural hinterland. Any buried remains of medieval agricultural activity within the Site, such as former field boundaries or plough furrows, would not typically possess a level of significance to be regarded as heritage assets or require preservation *in situ*. The probability of significant medieval archaeology within the Site is considered to be low.

There are no designated or non-designated built heritage assets within the site.

With regard to Grade II Listed 74 & 76 High Street and the Sutton Benger Conservation Area, it is proposed that development be set back from the High Street/B4069 and Nos. 74 & 76, behind a landscape buffer that sustains an agricultural character. This will preserve legibility of the historic settlement edge as well as views towards and from Nos. 74 & 76.

When considered in conjunction with the Inspector's comments in the recent appeal decision for 20/03876/OUT, it is anticipated that the site could be residentially developed in line with the Development Framework Plan and cause, at most, only very minor, less than substantial harm to the significance of each asset through change to their settings. In accordance with paragraph 202 of the NPPF, this less than substantial harm should be weighed against the public benefits of the scheme.

No other built heritage assets are considered to be sensitive to the development proposals, including Grade II Listed Church Farmhouse and the Grade II* Listed Church of All Saints, Sutton Benger.

3.5 LANDSCAPE AND VISUAL CHARACTER

A Landsdcape and Visual Impact Assessment (LVIA) has been undertaken in support of this planning application. The LVIA finds that views of the Site are limited to the near distance, mainly from the existing public footpath SBEN18 which crosses the Site, and from some residential properties along the eastern edge of the village. Views from further afield are generally restricted by existing buildings in the village, mature vegetation and local flat topography. Whilst there may be occasional opportunities for views towards the Site from more distant vantage points, the Site itself will be barely discernible due to the distances involved and intervening woodland blocks.

The LVIA also finds that following construction, the new houses will be mainly visible in a number of near and middle-distance views from adjacent properties and from public footpath SBEN 18 which cross the Site. Where visible, the new houses will generally appear as a continuation of the existing built-up area, seen in the context of the properties off the High Street and Sutton Lane. Over time these views will become increasingly filtered and screened as new structural planting within the open spaces and along the Site boundaries matures.

Overall, it is considered that the new development will be well related to the existing settlement at Sutton Benger and will form part of a logical and sustainable extension to the settlement. The proposals will deliver many landscape benefits, which will serve to enhance the landscape character, amenity, biodiversity and recreational value of the Site.

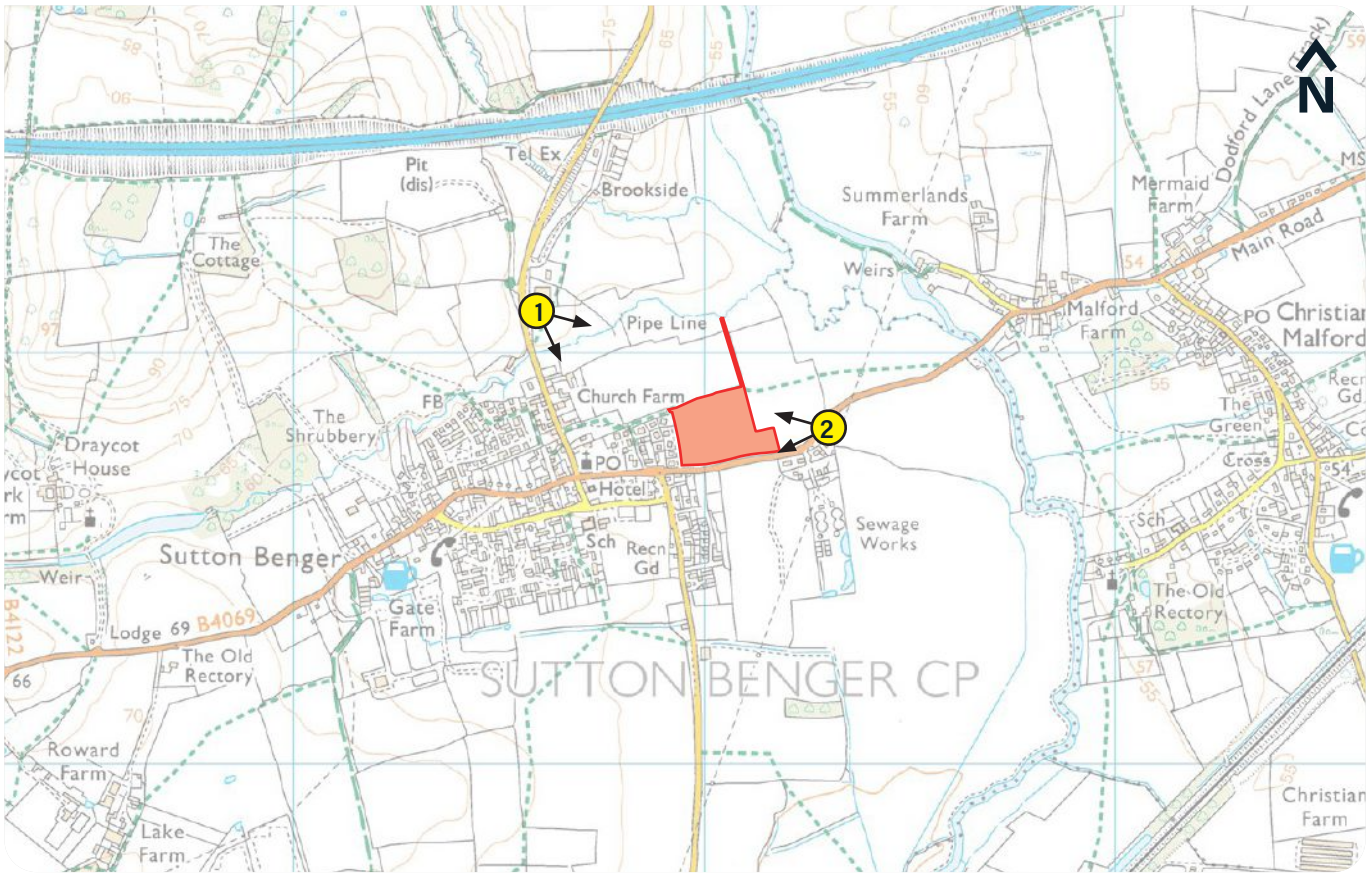


Figure 3.7: *Photo Location Plan.*



Photograph 1: *View from public footpath SBEN12 looking south eastwards towards the Site.*



Photograph 2: *View from the B4069 looking westwards towards the Site.*

3.6 ECOLOGY AND BIODIVERSITY NET GAIN OPPORTUNITIES

Various ecological surveys and assessments have been undertaken on the Site, with further survey work currently being carried out. As part of this Ecological Appraisal, a desk study and field survey of the Site were undertaken in November 2022, including a UK Habitat Classification survey.

Habitats currently present within the Site are generally common and widespread, with the greatest ecological interest associated with the native species hedgerows present at boundaries. These should be retained and protected wherever possible.

Protected species which may be present include foraging/ dispersing bats and great crested newts. Further surveys to confirm the presence or likely absence of these species, and the nature of their use of the Site, are recommended to inform an evidence-based Ecological Impact Assessment to be prepared in support of planning.



Figure 3.8: *Habitats Plan.*

Recommendations for ecological enhancement measures have been provided, such as:

- **Aquatic habitat creation to provide new aquatic opportunities and increase biodiversity**
- **Incorporation of native plants in to the landscaping scheme to provide foraging opportunities for birds, invertebrates and bats**
- **Improved connectivity of green infrastructure with new hedgerow planting and infill planting**
- **Provision of new bat roosting opportunities within new buildings**
- **Provision of bird nesting opportunities within new buildings**
- **Provision of hedgehog gaps in new fencing to promote habitat connectivity.**

No overriding ecological constraints to development of the Site have been identified.

3.7 ARBORICULTURE

A Tree Survey and Arboricultural Impact Assessment (AIA) has been prepared in support of this planning application.

A total of two trees, five groups and ten hedgerows were surveyed.

None of the assessed trees were considered as ancient or veteran trees in accordance with accepted methodoliges and guidance.



Figure 3.9: *Tree Survey.*

3.8 FLOOD RISK

The Outline Planning Application is accompanied by a FLood Risk Assessment (FRA). This has been prepared to demonstrate that following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase and that surface water drainage rom the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards.

The Environment Agency flood map shows that the Site is located within Flood Zone 1, and is not at risk of flooding from rivers or the sea. The Environment Agency's Flood Map for Surface Water indicates a small amount of surface water flooding in the south eastern corner of the Site, as well as along the B4069 adjacent to the Site's southern boundary.

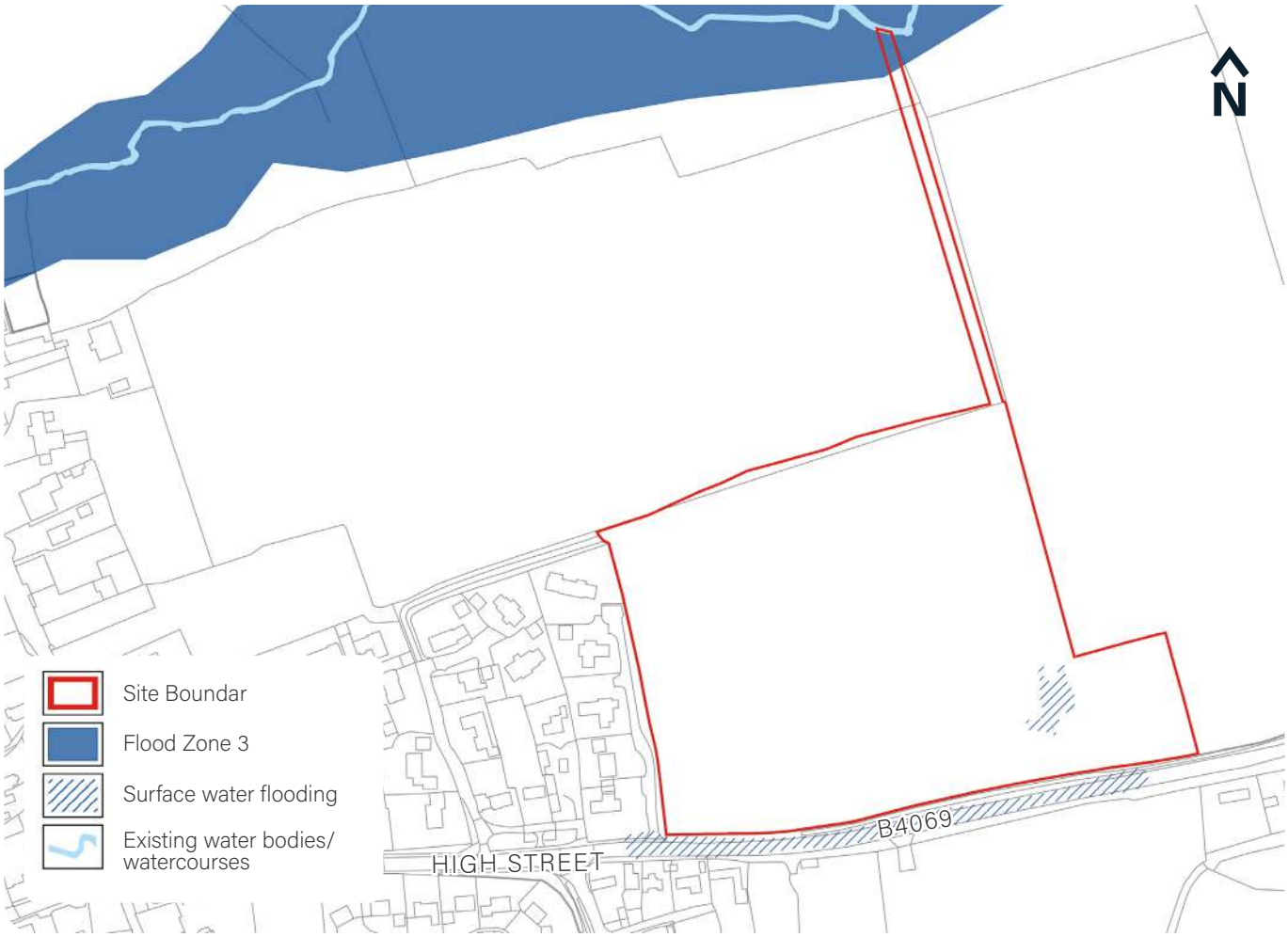


Figure 3.10: Flood Risk Plan.

3.9 UTILITIES

Figure 3.11 shows the location of a new underground 315mm diameter foul sewer, which runs through the Site. Additionally, an abandoned 150mm foul sewer also runs through the Site. There is also a 200mm diameter rising main which crosses the Site.

In accordance with Wessex Water Policy, there must be no buildings within a minimum of 3m either side of both foul sewer and the rising main, and no tree planting within a minimum of 6m.



Figure 3.11: *Utilities Plan.*

3.10 SETTLEMENT PATTERN AND ARCHITECTURAL CONTEXT

Development in Sutton Benger was historically focused around what is now known as the B4069, High Street and Seagry Road, and generally comprised of 2 storey, detached or semi-detached properties. Since this time, Sutton Benger has grown in size, with development along Chestnut Road consisting of 2 storey detached properties on large plots. To the south of Chestnut Road is more recent development, consisting of mid-late 20th Century housing, with a mix of detached, semi-detached and terraced housing located along a series of cul-de-sacs.

A new housing development was recently completed off High Street along Heath Avenue (and other adjoining roads), and comprises a mix of detached, semi-detached and terraced houses of 2 – 2½ storeys in height.

The following character areas have been established which demonstrate the different architectural styles evident throughout Sutton Benger.

Character Area A: High Street



Character Area B: Heath Avenue (and adjoining streets)



Character Area C: Cowley Way (and adjoining streets)



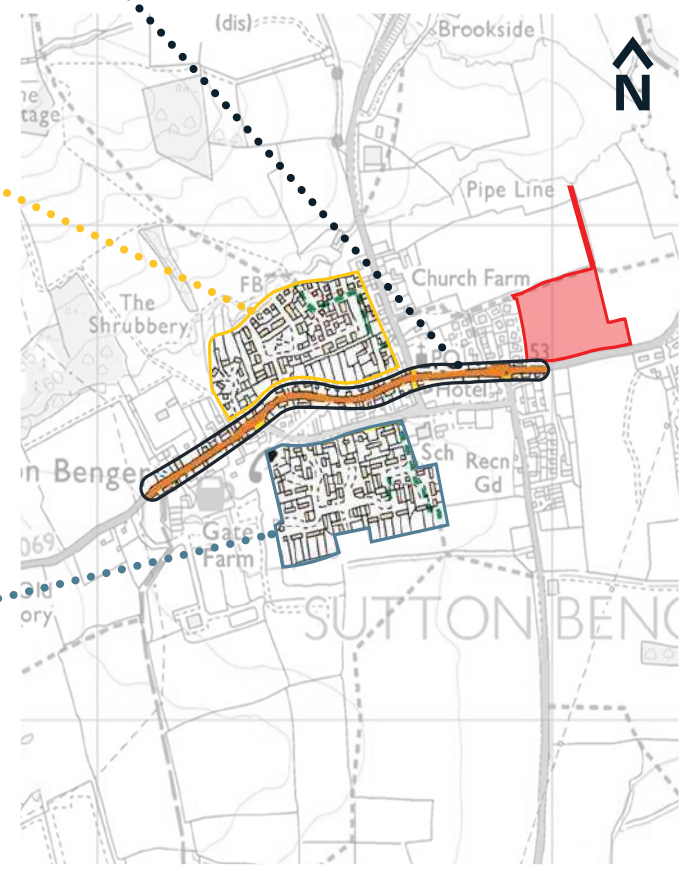


Figure 3.12: *Settlement Form and Architectural Context.*

Character Area A:
High Street

High Street, and the B4069 which extends eastwards and westwards from it, is the oldest part of the village and is located within Sutton Benger Conservation Area. It contains the oldest building, the 12th Century Grade II* Listed Church of All Saints, situated at the junction of High Street and Seagry Road. As it's name would suggest, it is the main street within the village and therefore possesses a high architectural quality.

Facing brickwork/façade

There is a number of listed buildings located along High Street, most of which are constructed using rubble stone, a characteristic which has been carried through to the rest of the buildings along the street. Occasional use of contrasting quoins is evident, sometimes exhibiting red brick.

Roofing

Roof typologies are generally pitched, with the gable end being perpendicular to the street, creating a relatively uniform roofscape. Dormer windows are often which adds interest and variety to the roofscape. Grey slate tiles is the common roof material and colour, with some evidence of concrete pantiles, often orange, also used. The more modern properties tend to use grey slate plain tiles. End stack chimneys are very commonly used.

Boundary treatment

Properties along High Street generally sit at the back edge of the pavement, or behind small front gardens, often with driveways. The majority of the gardens are defined by low stone walls. High Street also has a fairly verdant feel, owing to the trees, hedges and shrubs which are located in front gardens.

Streetscape

High Street has the feeling of a historic village core, lined with the built elements of the older properties and stone walls, together with the greenery offered by the mature trees and hedges. Building set back distances vary, but are generally adjacent to or fairly close to the back edge of the pavement, adding to the intimate character of the street.







Character Area B:
Heath Avenue (and adjoining streets)

A recent housing development, built post 2010, located off High Street (and a small number of properties located off Seagry Road). Streets include Heath Avenue, Britains Close, Whites Way and Barrington Court, which are broadly focussed around a central green.

Facing brickwork/façade

Buff stone is the predominant facing material used in this character area, with some evidence of white render to add interest and variation.

Roofing

This character area exhibits generally pitched roofs, often with dormer windows. Orange pantiles and grey artificial slate plain tiles are used across the development.

Boundary treatment

Low stone walls and low vegetation is used to mark the boundaries of properties along the primary streets. Around the peripheral edges of the development, boundary treatments are defined through a change in material, and front gardens are often larger.

Streetscape

The streetscape of this character area has the feel of a high quality new housing development, which has clearly been influenced by the nearby conservation area. Street trees along the initial section of Heath Avenue from High Street signify this street as the entrance, and arrives at a central green which becomes a key focal point to the new neighbourhood. The new homes have been arranged around this central green to ensure that it is appropriately overlooked and offers a safe space for people to interact, socialise and play. The facing brickwork of the properties ensure a coherent character which is reflective of traditional building materials in the area.









Character Area C:
Cowley Way (and adjoining streets)

Cowley Way and the adjoining streets of Gregory Close, Lee Crescent, Neville Terrace, Westlake Place, as well as Queens Close to the east, form a 1950s suburban housing development consisting of mainly semi-detached and detached properties.

Facing brickwork/façade

The facing brickwork of the properties within this character area utilises a balanced combination of buff stone and white or light coloured render. The stonework is clearly influenced by the rubble stone discussed in the previous character area, with the render being used as a more modern complementary feature.

Roofing

Roof typologies are entirely pitched, with subtle variations added such as extended pitches, dormer roofs and end stack or central chimneys. All roofs are constructed using grey concrete plain tiles.

Boundary treatment

Front garden boundaries are often open, with a simple material change between private land and the public footway. Occasionally, low vegetation, such as shrubs or hedges, are used to mark the boundaries. Similarly but less frequently, low stone walls are also used. The larger front gardens often have mature trees within them, adding a verdant and suburban character to the street, similar to High Street. Where rear gardens abut the public realm, such as at corners, close boarded fences are used, softened with shrubs and hedges.

Streetscape

The streets possess a suburban character, as to be expected. Due to the urban grain of the development, being a fairly geometric housing layout amongst winding streets, there are many opportunities to include swathes of grass which are well planted with street trees and shrubs, which give the development a very pleasant feel.







3.11 SITE INFLUENCES AND OPPORTUNITIES

The Influences and Opportunities Plan represents a summary of the key influences and opportunities that should be considered in the design of the masterplan proposals, as identified in the preceding sections. In summary these are as follows:

Sutton Benger Conservation Area

The Site lies adjacent to the Sutton Benger Conservation Area, and therefore will require a sensitive approach to ensure that the setting of the Conservation Area is respected. In the western part of the Site, it is important that the existing vegetation which runs along the boundary is strengthened, and that the new homes located in this area posses a high quality design which is reflective of the homes within the conservation area. Additionally, upon approaching Sutton Benger from the east, there is a view of the Grade II listed building 74 and 76 High Street, which should be retained through the inclusion of an area of open space between the B4069 and the proposed new homes.

Existing utilities

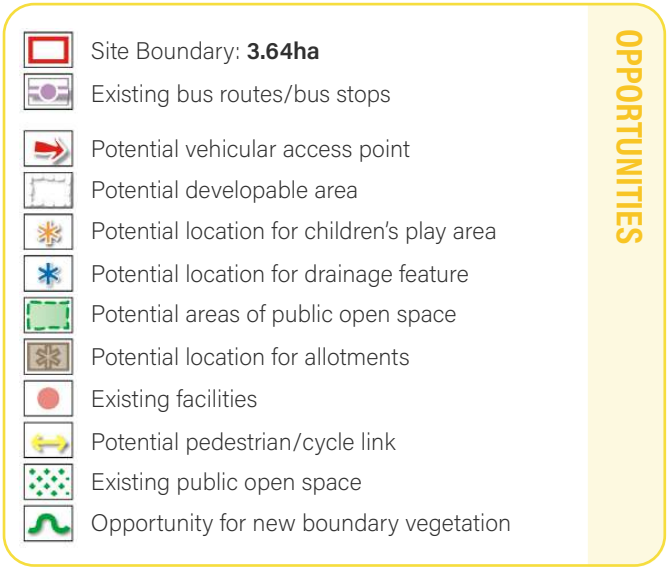
As shown on the Utilities Plan (Figure 3.11), there are a number of utilities which cross the Site, including an underground foul sewer and an underground rising main. The applicant has been informed by Wessex Water that a 3m building easement, and 6m planting easement should be provided on either side of the underground pipes. In order to make efficient use of the Site, the layout should be informed by the location of these pipes, with publicly accessible roads located along the routes of the pipes. It may be necessary to divert the pipes within the confines of the Site.

Existing public footpath

As discussed in section 3.2, an existing public footpath, SBEN18, runs across the northern part of the Site, adjacent to the northern boundary. This public footpath should be retained in situ and should form the basis of a connected network of pedestrian routes around the peripheral edges of the Site. The public footpath should be set within an area of public open space, and the new homes should be designed to provide natural surveillance of the route within the Site to ensure it is safe to use at all times.

Sustainable Drainage

Any increase in surface water flooding should be dealt with on Site through the inclusion of a sustainable drainage system (SuDS). The SuDS feature will help to manage the flow of surface water during periods of heavy and persistent rainfall and should form part of the Site's green infrastructure framework and provide habitat creation.





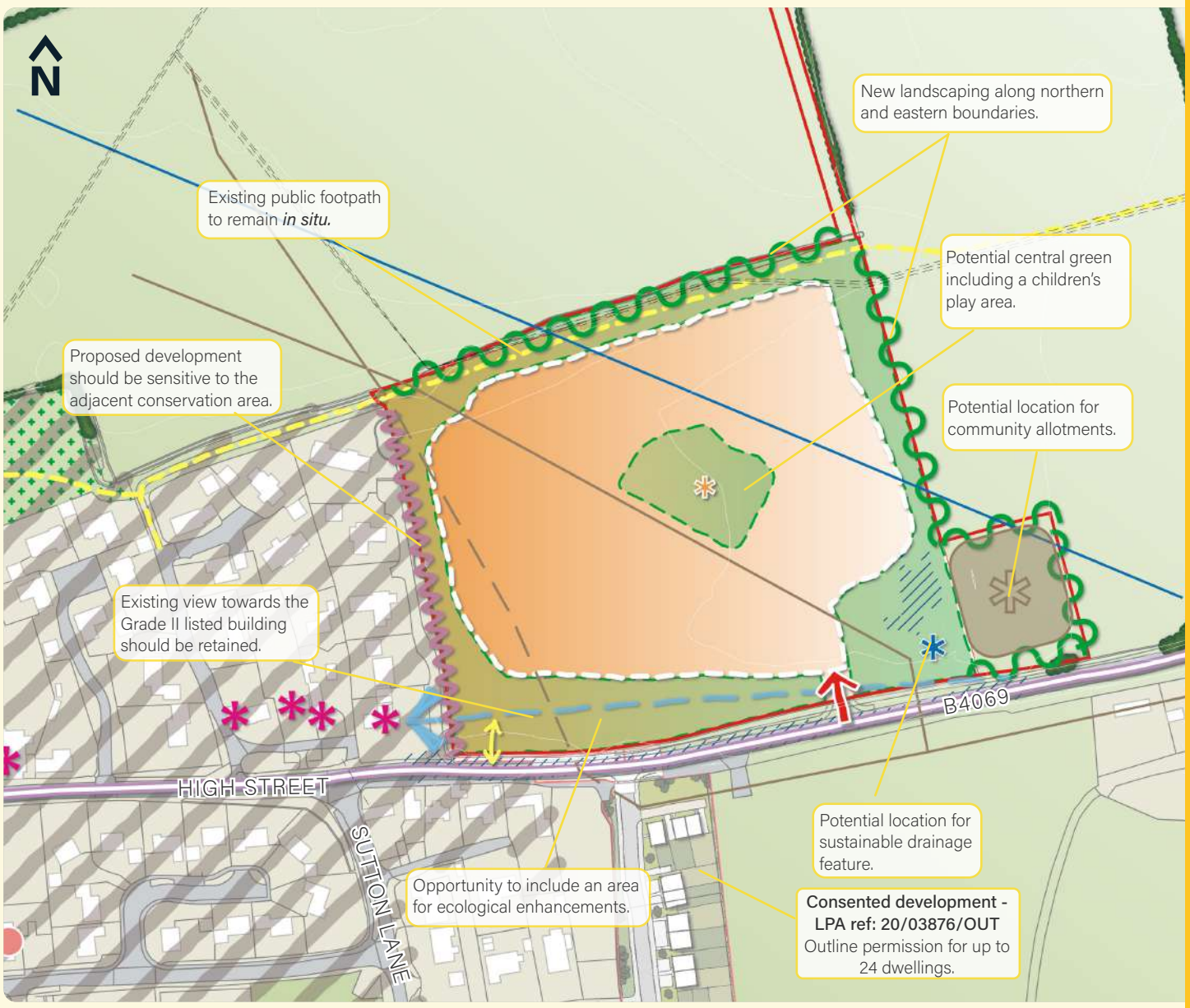
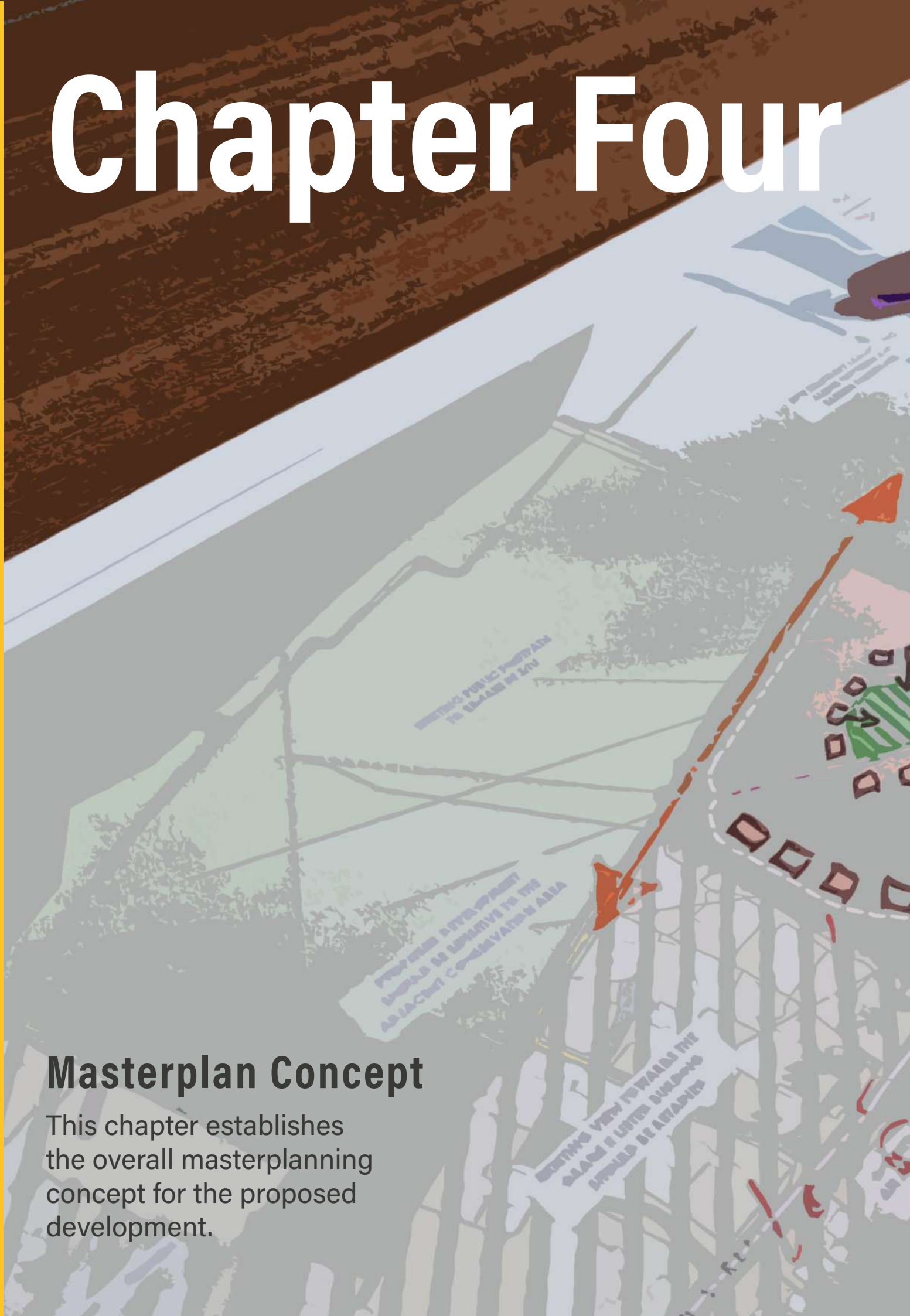


Figure 3.13: *Opportunities and Influences Plan.*

Chapter Four



Masterplan Concept

This chapter establishes the overall masterplanning concept for the proposed development.

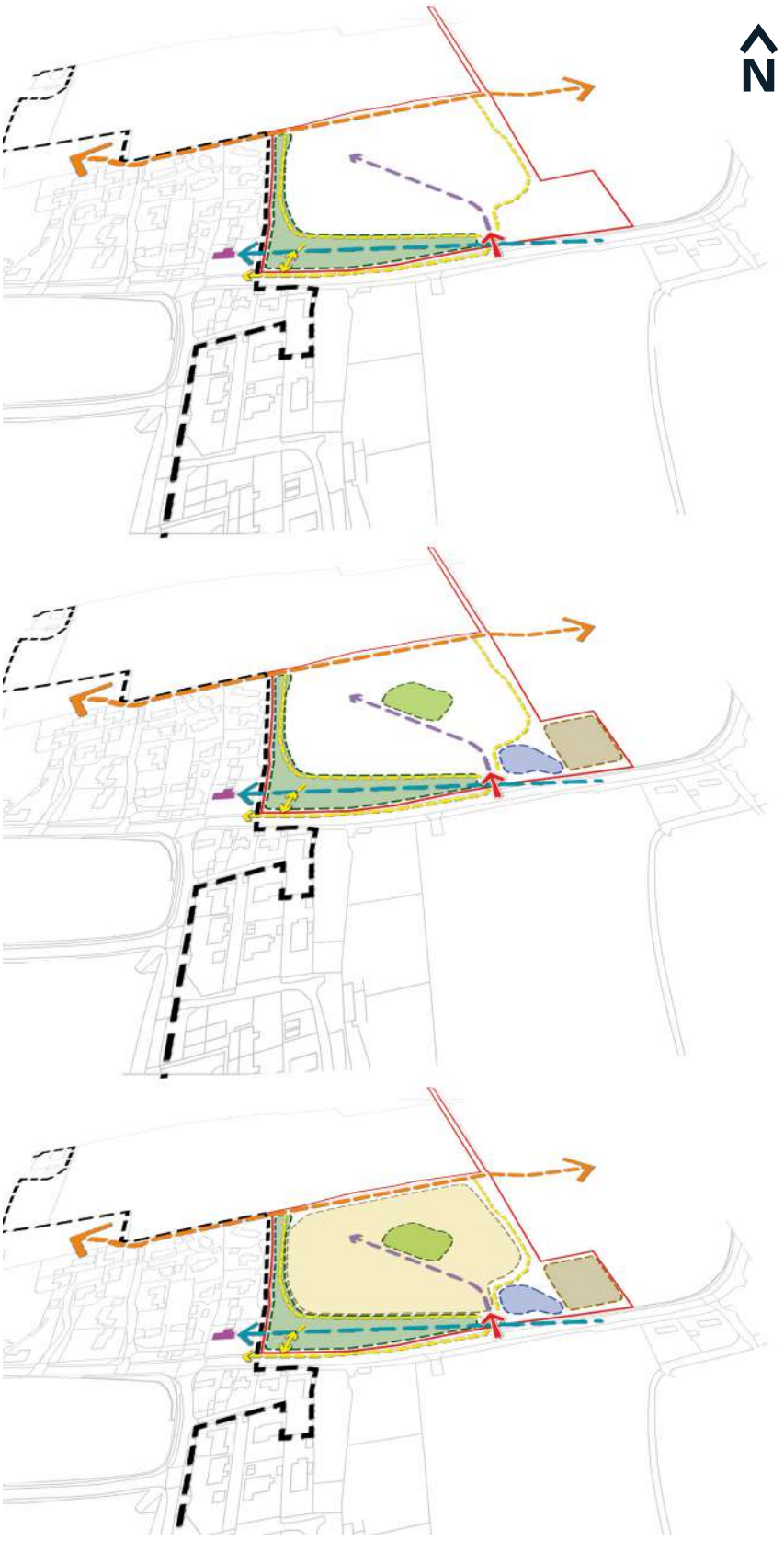
4.1 LAYOUT PRINCIPLES

1. A logical location for new homes
Located on the edge of Sutton Benger, the Site can be seen to sit within a sustainable location where it will benefit from the existing public transport network, public rights of way network, the local highway network, and local facilities, including the nearby primary school and recreation ground.

2. Respecting the setting of the Conservation Area
The layout will be designed to respect the setting of the Sutton Benger Conservation Area, by ensuring there is an area of open space between the conservation area and the proposed development, which will include new tree planting and wildflower meadows. Additionally, a key view towards the Grade II listed building 74 and 76 High Street within the conservation area will be retained by setting the proposed new homes back from the B4069 behind an attractively landscaped area of wildflower meadow, which will also benefit biodiversity.

3. Existing public footpath
The existing public footpath, SBEN18, which crosses the northern part of the Site will be retained and will inform the northern extent of the developable area. It will be retained within a linear area of public open space, and will be supplemented by new tree planting and meadow grassland which will add to its character. Proposed recreational routes will connect with it, ensuring that all the new homes have easy access to the existing public rights of way network.





4. Access & Road alignment

The proposed access point will be from the B4069 in the form of a priority control T-junction, with a new footway constructed on the northern side of the existing carriageway. Additionally a pedestrian connection point could be provided further west along the B4069, which could link into the proposed recreational routes within the Site.

5. Central green, SuDS and allotments

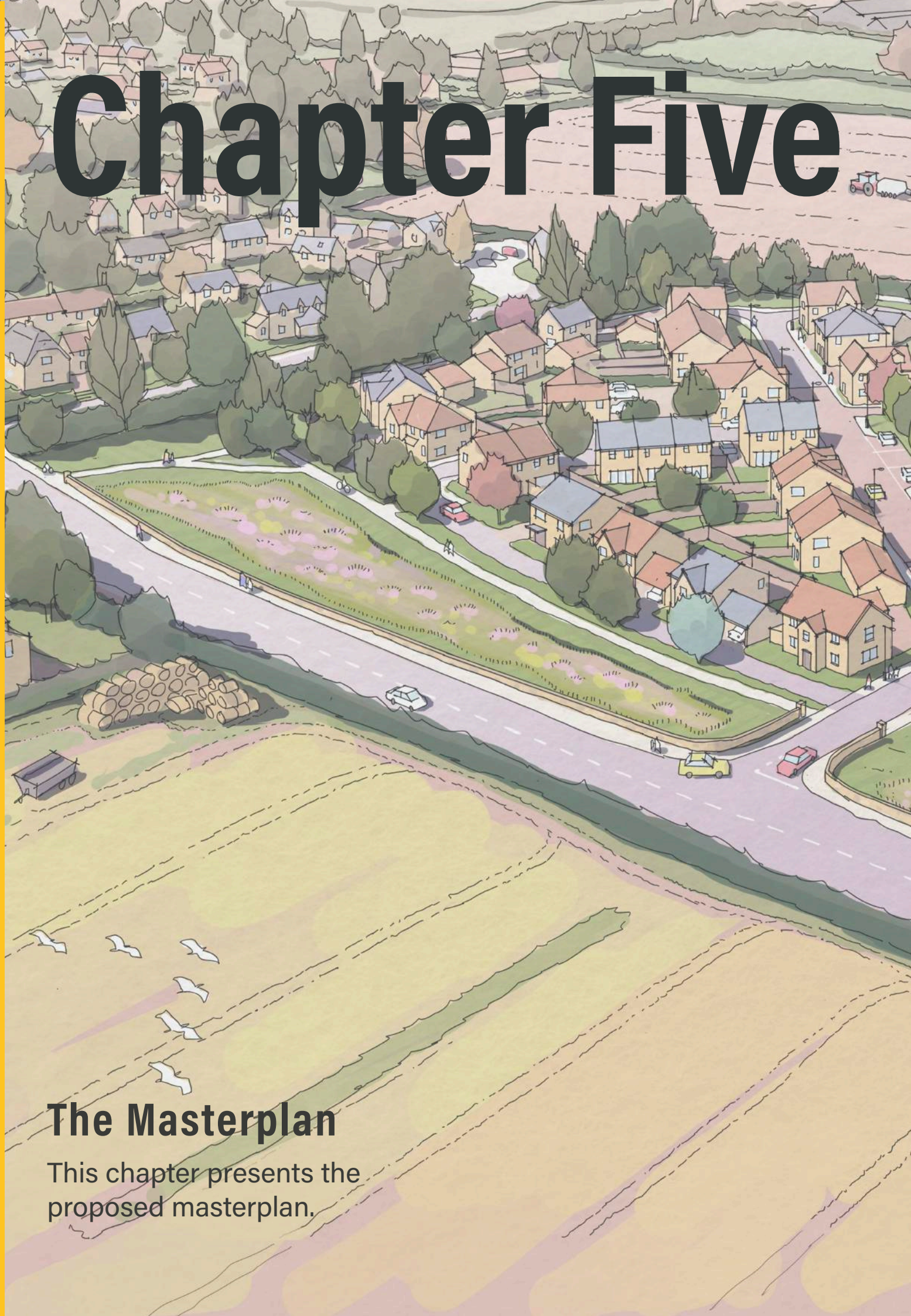
A central green will be provided which will include a Locally Equipped Area for Play. The central green will form a focal point to the development, providing a place for residents to meet, socialise and play. It will help to break up the built form of the development, and will include new tree planting to ensure a verdant character is established in the new neighbourhood, in a similar manner to the character areas set out in section 3.10.

Land for a new community allotment will be provided which will serve the needs of existing and new residents. Additionally, in the south eastern corner of the Site, an attenuation basin will be provided to manage the flow of surface water.

6. New homes

Through a careful assessment of the Site's opportunities and influences, as well as the design principles discussed here, a logical location for the new homes has been inherently identified.

Chapter Five



The Masterplan

This chapter presents the proposed masterplan.



5.1 DEVELOPMENT FRAMEWORK PLAN

The Development Framework Plan (Figure 5.1) builds upon the design principals set out in the previous section. It shows the treatment of the Site boundary, the means of access into the Site, the areas of retained and new landscaping, and the location and extent of the proposed residential land.

- Site Boundary: **3.64ha**
- Residential area: **1.92ha (Up to 60 homes @ 30 dph)**
- Informal and amenity green space
- Existing facilities
- Sutton Benger Conservation Area

Movement & Infrastructure

- Vehicular access point
- Primary street
- Secondary streets
- Private lanes/drives
- Existing bus route and bus stop
- Key spaces with priority for pedestrian movements

Green Infrastructure & Recreation

- Existing vegetation
- Proposed tree and hedgerow planting
- Proposed wildflower meadows
- Proposed allotment site: **0.19ha**
- Locally Equipped Area for Play (LEAP)
- Attenuation basin (SuDS) feature
- Proposed surface water pump station
- Existing public footpath
- Recreational routes
- Potential pedestrian/cycle links
- River Avon

VISION - A PLACEMAKING APPROACH

- Provide up to 60 new homes, offering a range of homes in terms of their type, size and tenure.
- Creation of a high-quality, sustainable new residential development that maximises integration and connectivity with the existing settlement edge.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure, and a place where people want to live, visit and play.
- To promote active lifestyles and a strong sense of wellbeing through the provision of new public open space that includes new landscaping, a children's play area, land provided for allotments, recreational routes and new seating areas.
- Create a 'place' which will become a destination in its own right with the provision of open space facilities that will encourage residents from surrounding areas to visit the Site.
- Create an attractive entrance to the village through the orientation and visibility of proposed housing and the siting of an area of open space along the B4069.

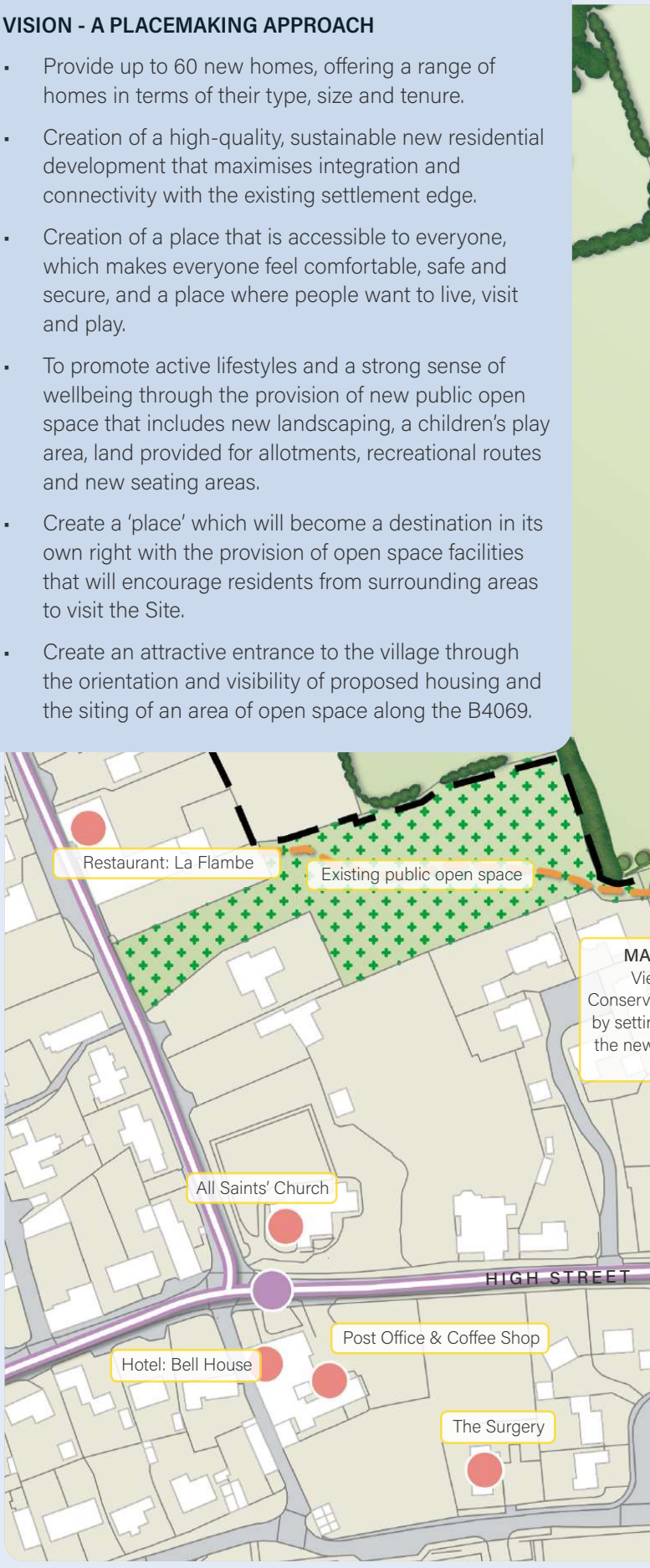


Figure 5.1: *Development Framework Plan*


N
PEDESTRIAN CONNECTIVITY
New recreational routes through development will link to the existing Public Footpath.
CENTRAL GREEN
A centrally located area of public open space, including a Locally Equipped Area for Play (LEAP) will provide a focal point to the development.
NEW LANDSCAPING
New tree and hedgerow planting will be provided along the Site's northern and eastern boundaries to filter views of the new homes from the adjacent countryside.
STREETS FOR ALL
A shared street space will be provided alongside the central green which will control the speed of traffic and ensure that the streets are a safe space for social engagement.
PUBLIC FOOTPATH SBEN18
COMMUNITY ALLOTMENTS
Community allotments to be provided in the south eastern part of the Site.
INTAIN EXISTING VIEWS
ews to Listed Building and
ation Area edge will be retained
ng the new homes back behind
v wildflower meadow along the
Site's southern edge.
SUSTAINABLE DRAINAGE
An attenuation basin will be located in the lower part of the Site to manage surface water run-off during periods of heavy rainfall. Additionally, a surface water pump station will be located alongside the attenuation basin.
BIODIVERSITY NET GAIN
Area of wildflower meadows and opportunity for new wildlife pond will be provided to enhance the ecological value of the Site.
Consented development - LPA ref: 20/03876/OUT
Outline permission for up to 24 dwellings.

5.2 THE ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan (Figure 5.2), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general layout principles that will be adopted through the development of the Site.



Figure 5.2: *Bird's Eye View.*

Figures 5.2 (Bird's Eye View) and 5.3 (Illustrative Masterplan) demonstrate in more detail how the Vision set out in Section 1.4 and the Layout Principles set out in Section 4.1 have been achieved.

The layout has been **sensitively designed**, with particular care given to the Site's frontage where it overlooks the B4069 through the provision of a swathe of wildflower meadows to **respect the rural approach** to the village and **retain a view** to the Grade II listed building 74 and 76 High Street.

The new homes are set within **attractively landscaped areas of public open space,** containing new **traffic-free recreational routes** which connect to the existing public footpath which crosses the Site. The open space also includes **new habitats for wildlife**, providing space for **ecological enhancement** and helping to achieve a **net-gain in biodiversity**.

Finally, the **central focal area of public open space**, which includes a new children's play area, can be seen, as can the vision of creating central **space for residents to meet, socialise and play.**

- Site Boundary: **3.64ha**
- Proposed new homes
- Vehicular access point
- Proposed primary street
- Proposed shared street space
- Proposed secondary streets
- Proposed footways/recreational routes
- Existing public footpath
- Potential pedestrian/cycle link
- Existing vegetation
- Proposed vegetation
- Proposed wildflower meadows
- Proposed children's play area (LEAP)
- Proposed allotments site: **0.19ha**
- Proposed attenuation basin (SuDS)
- Proposed surface water pump station



Figure 5.3: *Illustrative Masterplan.*

5.3 CHARACTER AREAS



Figure 5.4: *Character Areas Plan.*

CA1: HIGH STREET EDGE

Located along the southern and western edge of the development parcels, this character area will become an important interface between the edge of the conservation area and the new homes. To reflect the character of the adjacent conservation area, the new homes will primarily be detached, but some semi-detached properties could also be used. The materials used will be subject of a reserved matters application, however the new homes could be built using traditional materials and detailing found within the conservation area, such as painted rubble stone, stone quoins, casement or mullion windows, slate tiled or thatched roofs and chimneys. Additionally, this character area could include a low rise stone wall along the road frontage to reflect the traditional field boundary treatment used in the locality.

Landscape Strategy:

The landscaping along the frontage of the Site will be carefully designed to retain the rural approach into Sutton Benger, to provide new habitat for wildlife, to be respectful of and sympathetic to the adjacent conservation area, and to retain a view to the adjacent listed buildings.



KEY CHARACTERISTICS	KEY PLANNING TYPES
▪ Development to be set back 13m–30m from the new footway along the B4069, to allow for space for the new landscaping. ▪ A new wildflower meadow will be planted with informal, mown paths meandering through will be included to provide new habitats for wildlife whilst also encouraging people to interact with nature. ▪ In the southern part of CA1, there will be minimal tree planting in order to not obstruct views towards the listed buildings when approaching Sutton Benger from the east. ▪ Along the western edge of CA1, new tree planting will be carefully positioned to soften the impact of the new homes on the adjacent Conservation Area.	▪ Focal trees. ▪ Standard native tree planting. ▪ Amenity grassland along paths. ▪ Wildflower grassland. ▪ Native shrub planting.

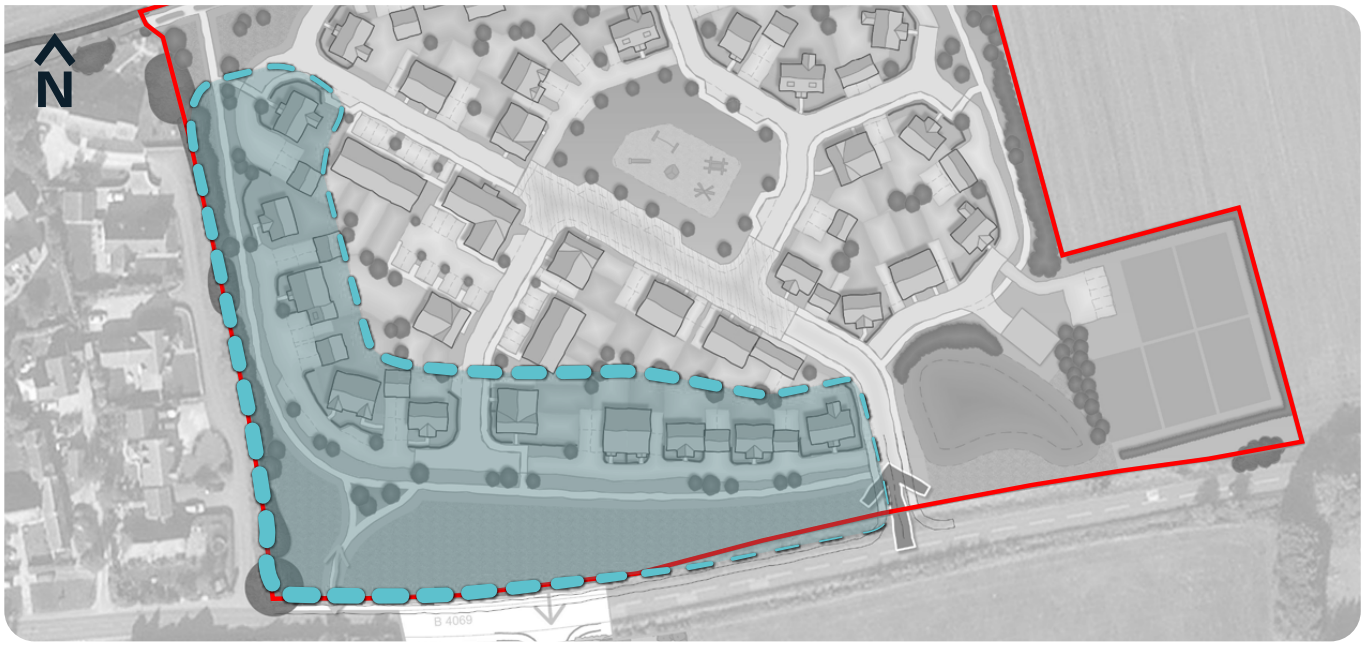


Figure 5.5: *Indicative Section of CA1.*

CA2: THE GREEN

Found within the centre of the proposed development area, The Green will become a focal point to the new development. It will contain the new children's play area, as well as places to sit and socialise, and will be appropriately overlooked by the new homes. The architectural style of The Green can be less traditional than CA1, but should still display elements of the traditional materials and detailing set out in section 3.10, and referenced in CA1. Light coloured render could be interspersed with the traditional stone to present a more contemporary feel. Pitched roofs utilising grey slate tiles and orange pantiles will create coherence between the traditional and contemporary elements across the three character areas.

Landscape Strategy:

The landscaping within The Green will be designed to create a verdant character within the heart of the new homes, and will be used to frame the central area of open space.



KEY CHARACTERISTICS	KEY PLANNING TYPES
▪ Central green space including new children's play area, seating areas and tree planting. ▪ Pockets of wildflower meadow to be used to add variety to the open space and create small pockets of habitat for wildlife. ▪ Tree planting provided around the edge of the central green to frame the open space, whilst not obscuring the ability to provide natural surveillance from the overlooking homes.	▪ Focal trees. ▪ Standard native tree planting. ▪ Amenity grassland along paths. ▪ Wildflower grassland.



Figure 5.6: *Indicative Section of CA2*

CA3: AVON FIELDS

The Avon Fields character area is found around the peripheral edges of the development, and includes the new homes which overlook the existing public footpath and adjacent countryside. The lower density homes will possess a more rural character to reflect its rural environ. Car ports will be used as opposed to garages to reflect the rural character. The new homes will be seen upon approaching Sutton Benger from the east, and will utilise stone facing brickwork, similar to CA1. Orange pantiles atop pitched roofs will be the predominant roof typology. The dwellings will be set behind larger front gardens, and will exhibit varying set back distances to create a more rural feel. Boundaries, on occasion, will be marked by low rise stone walls.

Landscape Strategy:

The landscaping along the Avon Fields character area will be designed to provide an appropriate interface between the new homes and the adjacent countryside. It will soften the impact of the new development from the east, whilst also assimilating the new neighbourhood into the existing landscape framework.



KEY CHARACTERISTICS	KEY PLANNING TYPES
▪ Linear areas of open space including new tree and hedgerow planting, as well as the existing public footpath, SBEN18. ▪ Pockets of wildflower meadow to be used to add variety to the open space and create small pockets of habitat for wildlife. ▪ Tree planting within the CA will assist in filtering views and softening the impact of the new development. ▪ SuDS feature will form key element of the CA – basin to be seeded with a wet-tolerant wildflower mix, alongside some areas of marginal planting/ wetland thicket.	▪ Focal trees. ▪ Standard native tree planting. ▪ Amenity grassland along paths. ▪ Wildflower grassland. ▪ Wet wildflower grassland.



Figure 5.7: *Indicative Section of CA3*

5.4 USE AND AMOUNT

Residential Development Area – Up to 60 homes (1.92 hectares)

The Outline Planning Application provides for up to 60 new homes. Provision will be made for 40% affordable housing as part of the proposals. The affordable homes will be evenly distributed through the Site as a whole.

At the detailed design stage, the new homes will comprise a range of new types and sizes to encourage the creation of a balanced community that meets the needs of the local and wider community.

The residential development area measures 1.92 hectares. Overall, the development achieves an average net density of 30 dwellings per hectare (dph).

The provision of at least 40% affordable housing is in accordance with **Core Policy 43** of the adopted Wiltshire Core Strategy. The provision of a mix of house types and sizes accords with **Core Policy 45** of adopted Wiltshire Core Strategy.

Green Infrastructure – 1.68 hectares

A significant proportion of the Site will become new areas of green infrastructure to form a connected and accessible network of green spaces. The green infrastructure equates to 46% of the total Site area and will provide a high quality and attractive setting for the new homes.

Chapter 6: Green Infrastructure and Biodiversity of this DAS provides further information on the proposed green infrastructure and landscape strategy.

The provision of open space accords with the requirements of **Core Policy 52 and 57** of the adopted Wiltshire Core Strategy and **Saved Policy CF3** of the North Wiltshire Local Plan 2011.



Figure 5.8: *Land Use plan*

5.5 BUILDING HEIGHTS

The heights of the new homes will comprise a considered mix of 2 and 2½ storeys in height in order to reflect the scale of existing homes in the local area, and create the basis for a varied and interesting roofscape. 2½ storey homes will, therefore, be used to achieve a number of different townscape functions, including:

- **To emphasise the importance of The Green.**
- **To mark the importance of key spaces.**
- **To terminate vistas along the new streets.**
- **To punctuate the streetscene.**

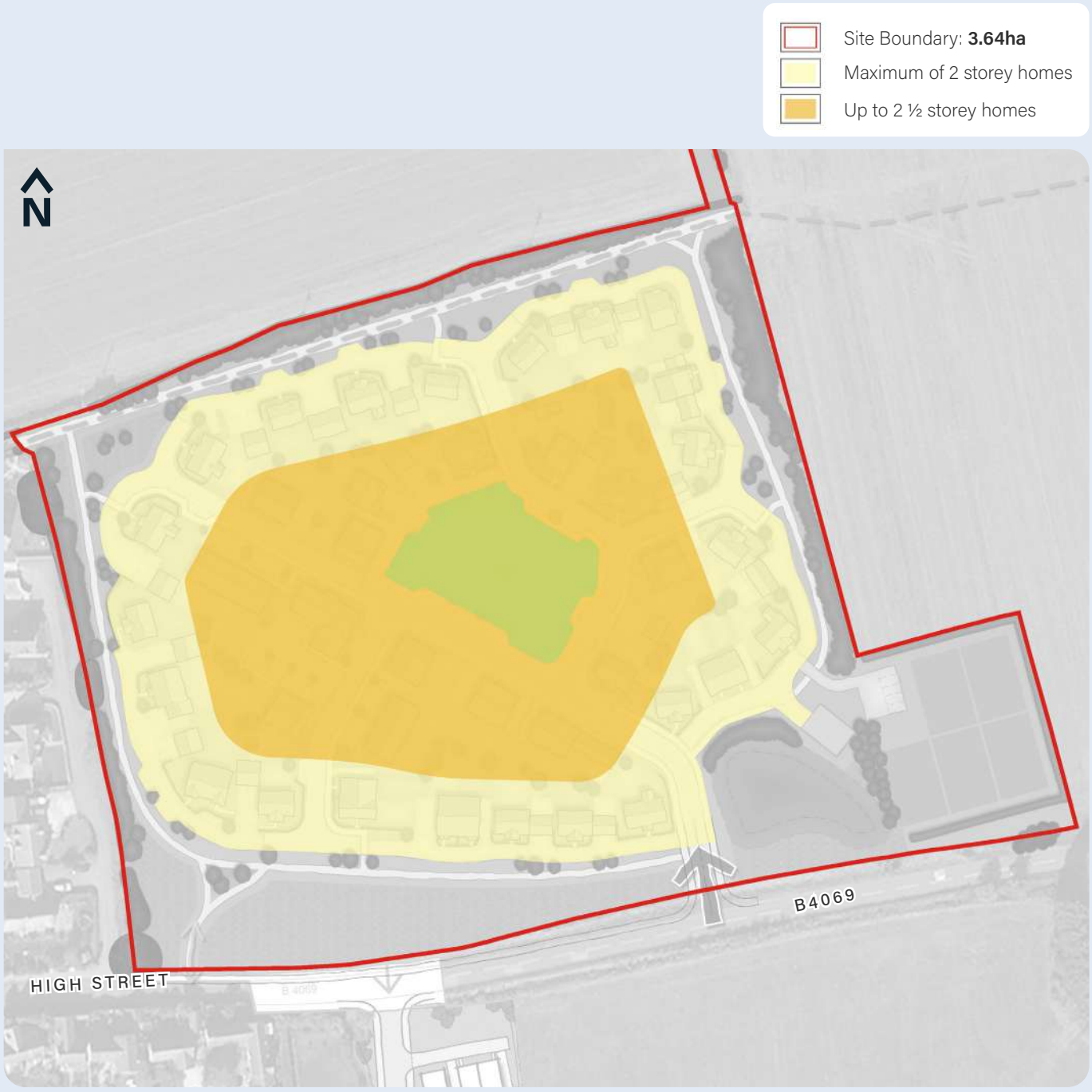


Figure 5.9: *Building Heights Plan.*

Chapter Six





Access, Movement & Parking

This chapter illustrates the proposed access and movement strategy for vehicular and non-vehicular movements. It also outlines the parking strategy.

6.1 VEHICULAR ACCESS

The Site's vehicular access point will be from the B4069, and will be in the form of a simple priority controlled T-junction. The detailed design of the layout will be in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

6.2 PEDESTRIAN ACCESS

A new pedestrian footway could be provided along the northern carriageway of the B4069, which will tie into the existing footway to the south west of the Site, which currently terminates at the corner of High Street, where the listed buildings lie. A pedestrian access point could be provided in the south western corner of the Site onto the proposed footway, which will facilitate pedestrian links into the Site without having to walk to the vehicular access point.

Pedestrian access will also be facilitated via the existing public footpath, SBEN18, which runs along the northern boundary of the Site. The proposed recreational routes within the open spaces will link the new footway along the B4069 to the public footpath.

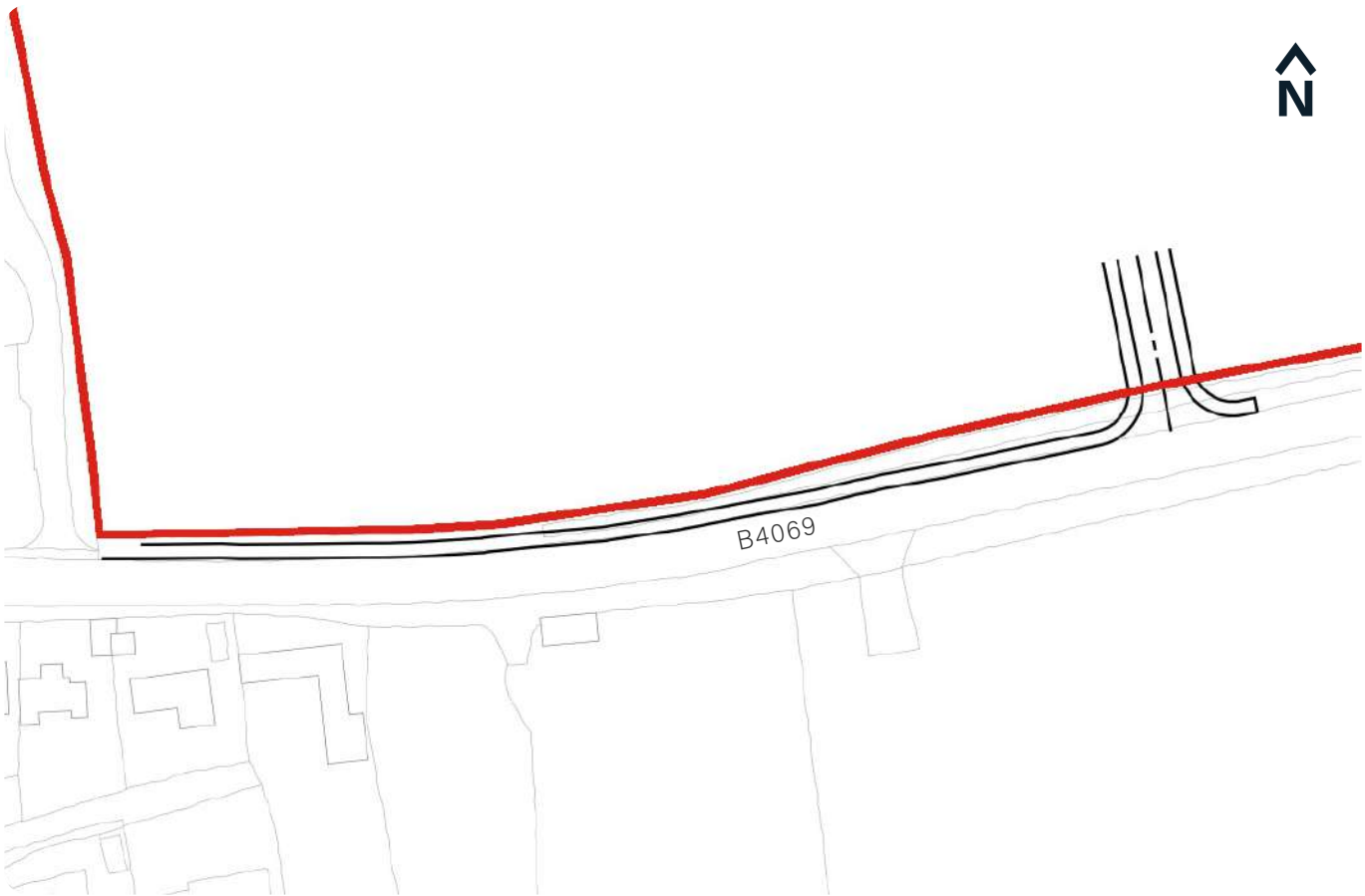


Figure 6.1: *Vehicular and Pedestrian Access Proposal.*

6.3 CAR PARKING

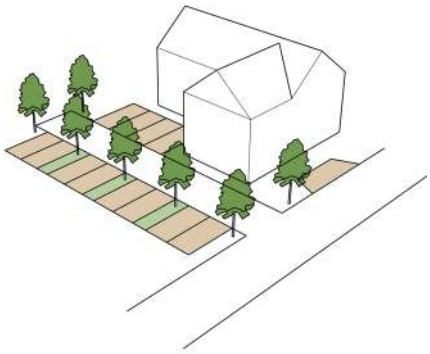
The proposed layout has shown how the provision of car parking can be designed to integrate with the public realm and to ensure streets are pedestrian, cycle and vehicle friendly. The principal means of car parking for residents will be provided on-plot, and include a mix of garages, car ports, parking bays or private drives. This way, car parking can be accommodated in a sensitive and appropriate manner in line with the provision set out in the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy and Holt Neighbourhood Plan Policy P.1, which are as follows:

LOCAL TRANSPORT PLAN - PARKING STRATEGY	
Dwelling Size	**Minimum car parking spaces**
1 bedroom dwelling	1
2 – 3-bedroom dwelling	2
4+ bedroom dwelling	3
Visitor Parking	0.2 spaces per dwelling (unallocated)

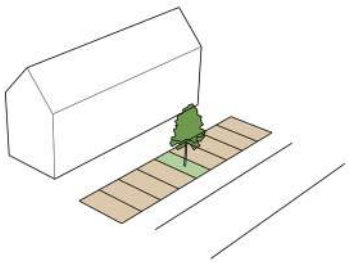
CYCLE PARKING

The Wiltshire Local Transport Plan 2011-2026 Cycling Strategy sets out the standards for the provision of bicycle parking, which are as follows:

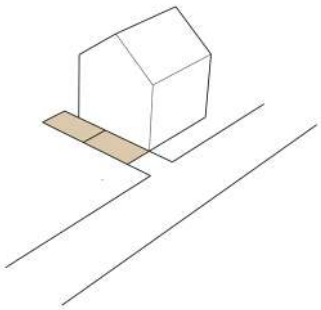
LOCAL TRANSPORT PLAN - CYCLING STRATEGY	
Dwelling Size	**Minimum bicycle parking spaces**
Up to 3-bedroom dwelling	1 covered space per bedroom
4-bedroom dwelling	3 covered spaces per unit
5-bedroom dwelling	4 covered spaces per unit
Additional	+1 space per 20 bedrooms



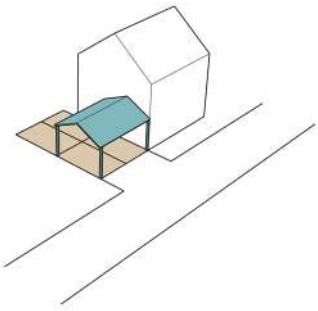
Parking mews.



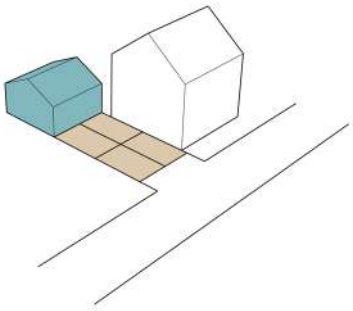
Perpendicular bay parking.



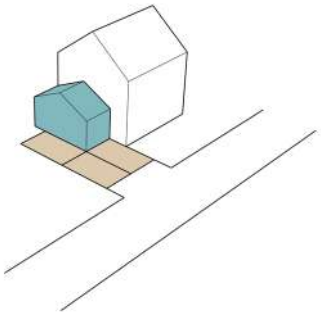
Driveway.



Drive through car port..



Driveway and garage.



Integral garage.

Figure 6.2: *Examples of different parking typologies.*

Chapter Seven





Green Infrastructure and Biodiversity

This chapter illustrates the proposed green infrastructure provision and summarises the approach to promoting biodiversity.

7.1 GREEN INFRASTRUCTURE STRATEGY

The overall design strategy for the green infrastructure is as follows:

- **Woodland meadow:** A new wildflower meadow will be provided in the southern part of the Site, between the new homes and the B4069, which will provide new habitat for wildlife whilst also setting the development back from the B4069. Setting the houses back behind the wildflower meadow will ensure a rural character upon approaching Sutton Benger, but will also allow for a retained view of the listed buildings which abut the Site.
- **Public footpath:** The existing public footpath is to be retained within a green corridor accommodating new tree and wildflower planting to maintain the attractiveness of the route as it passes through the Site.
- **Central green:** A new central green will be provided, which will include a new children's play area and seating areas. The central green will become a focal point, and will help in breaking up the built form of the development. New tree planting will be planted around the edge of the central green to create a verdant character to the new neighbourhood.
- **Community allotments:** Land is to be provided to facilitate the provision of new community allotments in the south eastern corner of the Site. A small car parking facility will be provided adjacent to the plots, and the allotment site will be contained by a new hedge which will run around the perimeter of the site to soften its impact on the landscape.
- **Wooded edge:** The eastern boundary of the Site abuts the adjacent countryside, and will include new tree and hedgerow planting, which will assist in softening views of the new homes from the east, and creating an appropriate transition between the new homes and the countryside beyond.

Key Landscape Objectives

The green infrastructure proposals have been developed with consideration of the following:

- Maximise the retention of the Site's existing landscape features. Though very few, they should form the basis for new and enhanced planting.
- Locate new pedestrian routes through the open spaces to link with the existing public footpath.
- Create a high quality landscape framework to provide an appropriate amount of public open spaces, including a range of planting types to enhance both amenity and biodiversity.
- Provide new thicket, tree and hedgerow planting throughout the Site to increase overall tree and hedgerow cover.
- Create and manage multifunctional green infrastructure to provide long term benefits for biodiversity, landscape character, health, recreation and sustainability.
- Utilise best practice design principles to minimise any adverse effects on landscape character and visual resources.



Figure 7.1: *Green Infrastructure Plan.*

7.2 OPEN SPACE AND PLAY STRATEGY

Open Space Typologies:

The masterplan proposals have been designed to accommodate good sized areas of public open space that offer social, leisure and recreational opportunities within easy reach of all of the proposed new homes on the Site. The range of open spaces will create places where people can meet each other to provide opportunities for social interaction, therefore, helping to improve public health by encouraging physical activity, and helping to tackle those affected by loneliness and isolation.

The amount of open space has been provided in accordance with the adopted Wiltshire Core Strategy, which saves **Policy CF3** of the North Wiltshire Local Plan, referencing the draft Open Space SPD 2007. The open space standards, and how they are being met, are summarised in the table below:

The future maintenance and management of the open spaces will be secured for the long-term via a planning obligation using an appropriate public body or private management company.

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA). A drainage basin is proposed in the south eastern part of the Site. The drainage basin will provide storage to attenuate the balance of water required to restrict surface water discharge to greenfield rates for a 1 in 100 year plus climate change event.

Size of dwelling	POS per household	Play Area per household	Number of dwellings	Total POS required (Play Area)
1 bedroom	30m²	N/A	6	180m²
2 bedroom	48m²	3m²	13	624m² (39m²)
3 bedroom	66m²	6m²	18	1,188m² (108m²)
4+ bedrooms	84m²	9m²	21	1,764m² (189m²)
Total open space required				**3,756m² (Including 336m² of equipped play)**





Site Boundary: **3.64ha**

Casual Open Space: **0.10ha (1037m²)**

Play Area: **0.04ha (400m²)**

Informal Open Space: **1.07ha (1,070m²)**

Allotment site: **0.19ha (1,900m²)**

Sustainable Drainage Features: **0.1ha (1,000m²)**

Sustainable Drainage Features (land needed for outfall): **0.12ha (1,200m²)**



Figure 7.2: *Open Space Typologies Plan.*

Children's Play Areas

The green infrastructure proposals include a Locally Equipped Area for Play in the centre of the development, within the central green, and will be appropriately overlooked by the new homes.

The play area will comprise timber play equipment and natural play features such as logs, boulders and earth formations.

The play area will be designed to offer disabled children the same play opportunities as other children, and offer inclusive play opportunities for both young children and teenagers.







Figure 7.3: *Children's Play Provision.*

7.3 ECOLOGY & BIODIVERSITY

Biodiversity objectives for the Site, and specifically provision of new green infrastructure have been developed with consideration to:

- Maintain and enhance the nature conservation value of retained habitats.
- Mitigate any identified adverse effects of the development on the flora and fauna of the Site and its immediate environs.
- Create and maintain new habitats within the Green Infrastructure network.

The Site is dominated by arable land bounded by hedgerows on two boundaries, and Sutton Benger Brook to the north of the outflow land.

Habitats that will be incorporated include hedgerows, trees and thicket, which will currently increase the level of tree cover at the Site. New planting will seek to deliver more trees, and new green corridors along currently unvegetated boundaries. New hedgerows on-site will continue to provide valuable corridors of movement and refuge for fauna, whilst new native planting will increase the cover of this habitat for protected species.





The existing vegetated features are used by common and widespread bat species to disperse and forage through the Site. The existing on-site hedgerows will be retained and new planting will offer an increase in dispersal features for the local bat population.

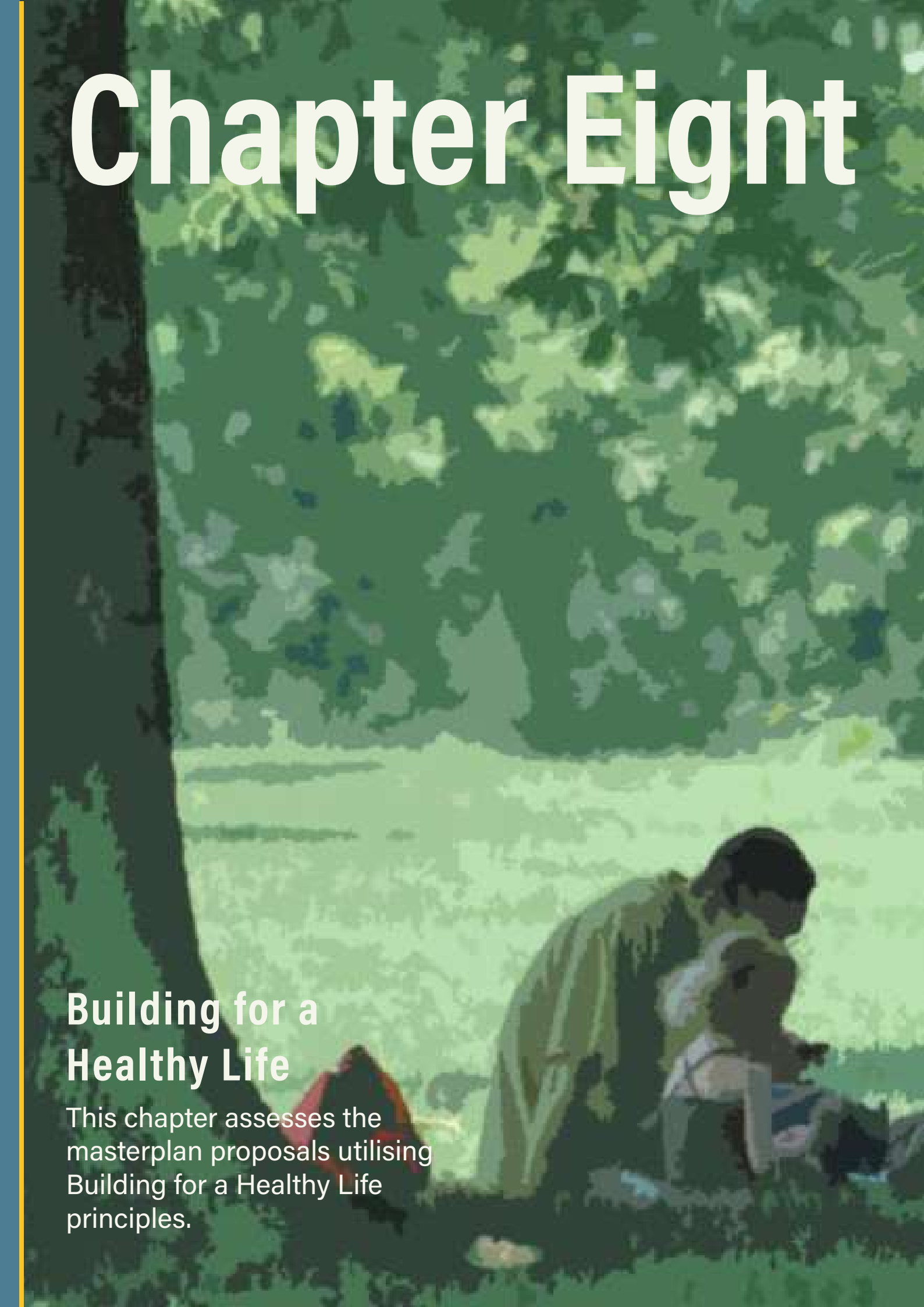
An initial high-level Biodiversity Net Gain calculation has found that a 10% net gain can be achieved on-site through the replacement of low distinctiveness arable habitat with habitats of more ecological value, such as wildflower meadow, thicket, new street trees and engineering features such as SUDS to have a permanently wet core.

In addition to the habitat creation within the development, species specific features such as log piles, hedgehog highways and bat and bird boxes provide extra opportunities for a range of protected species alongside the development.





Chapter Eight



Building for a Healthy Life

This chapter assesses the masterplan proposals utilising Building for a Healthy Life principles.



Chapter Eight

Introduction

Healthy placemaking has become an increasingly important matter, and arguably more so since the start of the COVID-19 Pandemic in March 2020. Well-designed places will encourage regular exercise in daily life, make it easier to walk and cycle to local services, facilities and work, and allow people to have a greater understanding of their natural environment, all of which can help support a greater sense of wellbeing.

Using the Building for a Healthy Life (BHL) design tool, the assessment on the following pages demonstrates how the proposals for the Site have been shaped to create a place that maximises benefits for people and nature.







INTEGRATED NEIGHBOURHOODS		
Natural Connections	✓ The existing on-site public footpath will be retained along its current alignment within a green corridor. It will facilitate pedestrian connections with Sutton Benger and the wider network of public rights of way. ✓ The opportunity for pedestrian connections to the existing public footpath will maximise connections with the existing network of public rights of way. ✓ The principles of 'filtered permeability' are achieved whereby the private drives/ lanes create pleasant, low traffic links to the public footpath and recreational routes which are found on the Site. ✓ A connected network of green spaces connects existing and habitats, existing wildlife corridors and creates new corridors for nature.	
Walking, cycling and public transport	✓ The primary street is designed to accommodate a pedestrian footway along both sides of the carriageway. ✓ The lanes are to form shared surface street spaces. ✓ Footways along the primary street and secondary streets will provide a connected pedestrian network. ✓ All of the homes are located within walking distance of the existing bus stop on High Street.	
Facilities and services	✓ The design of the green spaces has been carefully considered to be multi-functional with the provision of a centrally located children's play area and seating areas in order to provide points of community activity. ✓ Land for a new community allotment will be provided in the south eastern part of the site to benefit new and existing residents.	

Homes for everyone	✓ At the detailed design stage, the new homes and streets will be designed so it is difficult to determine the tenure of properties through architectural, landscape or other differences. ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a broad-based community. ✓ Affordable homes are to be distributed across the Site. ✓ Innovative designs for homes will to allow home working to address reflect emerging work from home trends.	
DISTINCTIVE PLACES		
Making the most of what's there	✓ A thorough understanding of the Site has been gained by site visits and desktop research in order to understand the local area, and to understand how the Site's existing features can be positively and appropriately incorporated into the design proposals. ✓ Existing features, such as the on-site public footpath and the need provide an open space buffer alongside the site frontage, are used as "anchor features" to inform and shape the design proposals. ✓ The SuDS feature forms a key and integral part of the green infrastructure, delivering both landscape and ecological enhancements. ✓ Existing habitats are to be protected and enhanced. New habitats are to be created.	
A memorable character	✓ The DAS demonstrates how three character areas can be provided to create the basis for a memorable new neighbourhood rooted in place. ✓ The DAS also outlines how the new homes will be designed to respect local character in the local area through choice of building materials and detailing. ✓ The green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. ✓ The DAS outlines how the public spaces will create the physical conditions for activity to happen, bringing the community to life.	
Well defined streets and spaces	✓ All streets will benefit from having active frontages. ✓ The streets and spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, the homes will be designed with front doors facing the streets and green spaces. ✓ Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks.	
Easy to find your way around	✓ The principal streets will be distinguishable from the more minor streets through the use of street tree planting and higher densities. ✓ The different character areas will help people to grasp whether they are within the development.	

STREETS FOR ALL		
Healthy streets	✓ At the detailed design stage, many of the streets will be designed to have shared surface and low design speeds to encourage more social interaction and street life, bringing wider social benefits. ✓ At the detailed design stage, new and existing landscaping will provide layers that add sensory richness to the place – visual, scent and sound. ✓ The new homes will front the streets with active edges that will provide natural surveillance to create the basis for a safe new neighbourhood.	
Cycle and car parking	✓ The emphasis will be on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ The parking standards accord with the minimum requirements set out within the Car Parking and Cycling Strategy within the Wiltshire Local Transport Plan 2011-2026.	
Green and blue infrastructure	✓ The development's connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The character of the open spaces is identified through the use of different typologies, as discussed in section 7.2, and will be relevant to the different character areas, as discussed in section 5.2. ✓ The network of connected traffic-free routes running through the green spaces will encourage physical activity, social interaction and active travel. ✓ The SuDS feature will capture and efficiently drain water close to where it falls. The feature will form an integral part of the development's green spaces to deliver both landscape and ecological benefits. ✓ The masterplan proposals create a habitat network providing residents with opportunities to interact with nature on a day-to-day basis. ✓ Natural surveillance opportunities are maximised from the adjacent homes and new traffic-free routes for walking.	
Back of pavement, front of home	✓ At the detailed design stage, defensible spaces and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value and/or reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places deeper front garden spaces will create opportunities for social interaction.	







Chapter Nine





Conclusion

This chapter summarises the masterplan and design proposals applied at Land at High Street, Sutton Benger.

Chapter Nine

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd in support of the Outline Planning Application for up to 60 homes, including a vehicular access point, public open space, children's play area, landscaping, drainage and associated works.

Gladman Developments Ltd's carefully considered proposals will deliver the following:



A carefully considered and sensitively designed new neighbourhood for 60 new homes that will be well-connected with the existing settlement edge of Sutton Benger.



Economic growth of the local area through the construction of the new homes and support for existing and planned services and facilities.



An attractive and desirable place to live, and for recreation and leisure that positively responds to the Site's existing landscape structure.



A place that encourages healthy lifestyles through the provision of accessible green spaces that are within easy walking distance of all homes.



A range of house types, sizes and tenures to create a balanced community and allow for changes in needs and lifestyles.



A range of spaces and landscaping that will deliver a range of biodiversity enhancements.



A place with a clear street hierarchy, that makes it easy to move around.



A place that has its own distinctive character, but respects its assessed constraints, including the provision of an open space buffer along the Site frontage.



A high quality, functional and connected network of pedestrian routes, which tie into the existing public footpath, to promote active travel and encourage healthy lifestyle choices.