GATE FARM
Chippenham

- DRAFT - WORK IN PROGRESS -

DESIGN & ACCESS STATEMENT



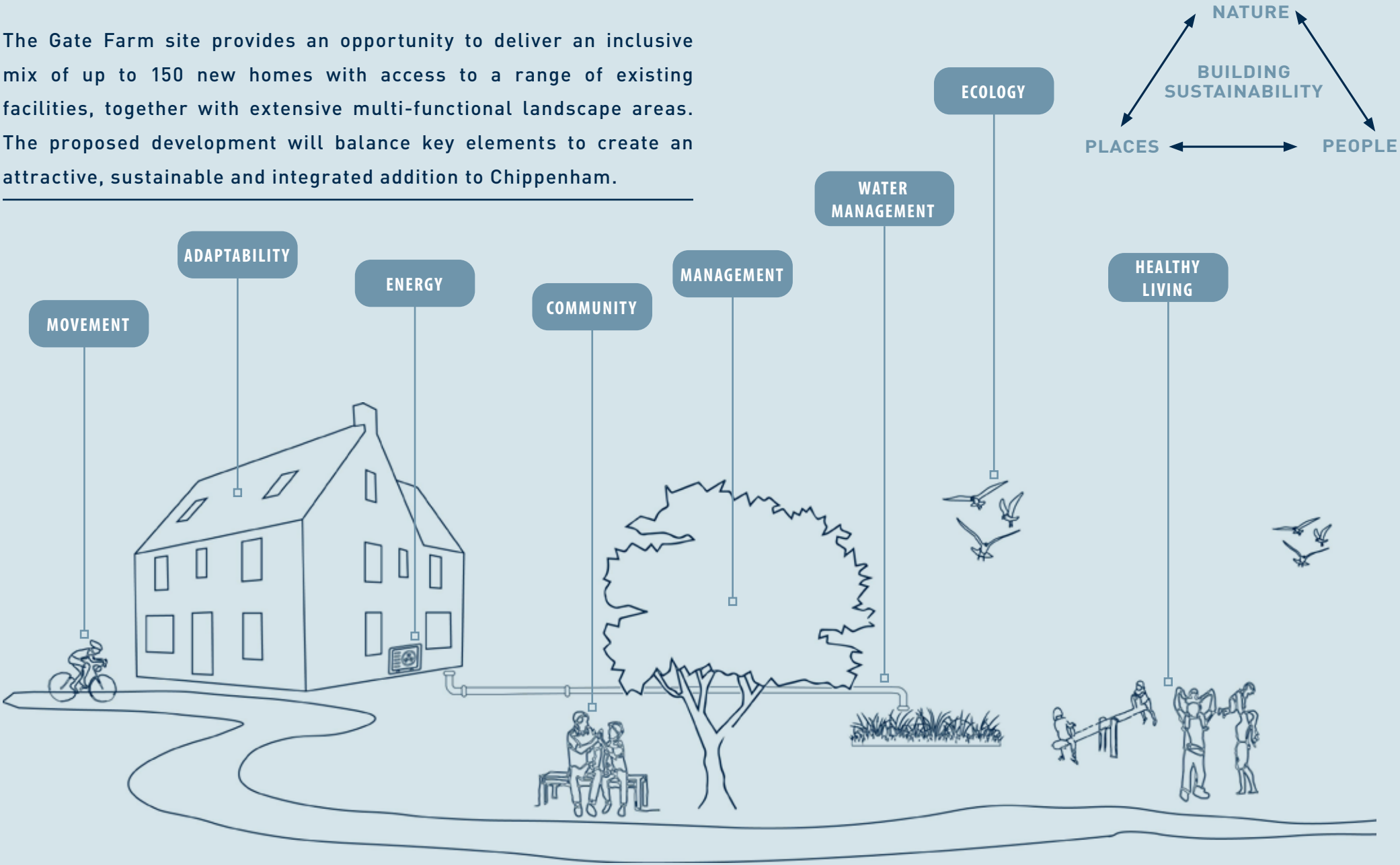
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August 2023

DAVID WILSON HOMES
WHERE QUALITY LIVES

VISION

The Gate Farm site provides an opportunity to deliver an inclusive mix of up to 150 new homes with access to a range of existing facilities, together with extensive multi-functional landscape areas. The proposed development will balance key elements to create an attractive, sustainable and integrated addition to Chippenham.





























PREFACE

This Design and Access Statement had been prepared by pad Design Ltd to support an application for outline planning permission for up to 150 new homes, and the associated infrastructure and landscaping at Gate Farm, Chippenham.

This document is part of a package of information prepared to support the planning application. It provides an overview of the site and context, together with the parameter plans which sets a framework for future detailed design and design guidance, including an illustrative masterplan.

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View across the southern section of the site, from the sports ground access, with existing barns and Gate Farm beyond; Abbeyfield School and Stanley Lane lie to the right (west)

1 INTRODUCTION

INTRODUCTION

This Design and Access Statement (DAS) supports an application for outline planning permission by David Wilson Homes for up to 150 much needed new homes and associated landscape and infrastructure at Gate Farm, to the south-east of Chippenham.

This document is part of a package of information prepared to support the planning application. It provides an overview of the site and context, together with the parameter plans which set a framework for future detailed design and design guidance, including an illustrative masterplan.

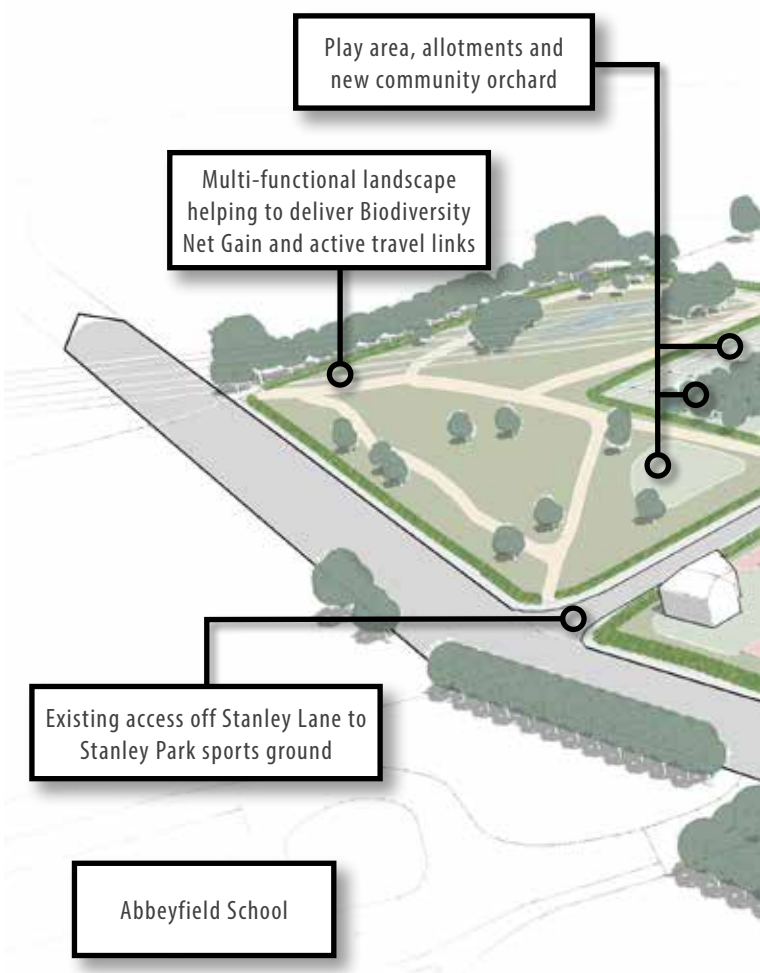
AN INTEGRATED DEVELOPMENT

Development will be integrated within a landscape setting which adjoins the 47-acre sports ground, Stanley Park. It has the potential to provide new multi-functional Green Infrastructure subject to further dialogue with the Council and Town Council. This is in accordance with the Neighbourhood Plan for Chippenham, which seeks to ensure that green space for public recreational use is integrated with new housing and linked to existing and proposed green corridors where feasible.

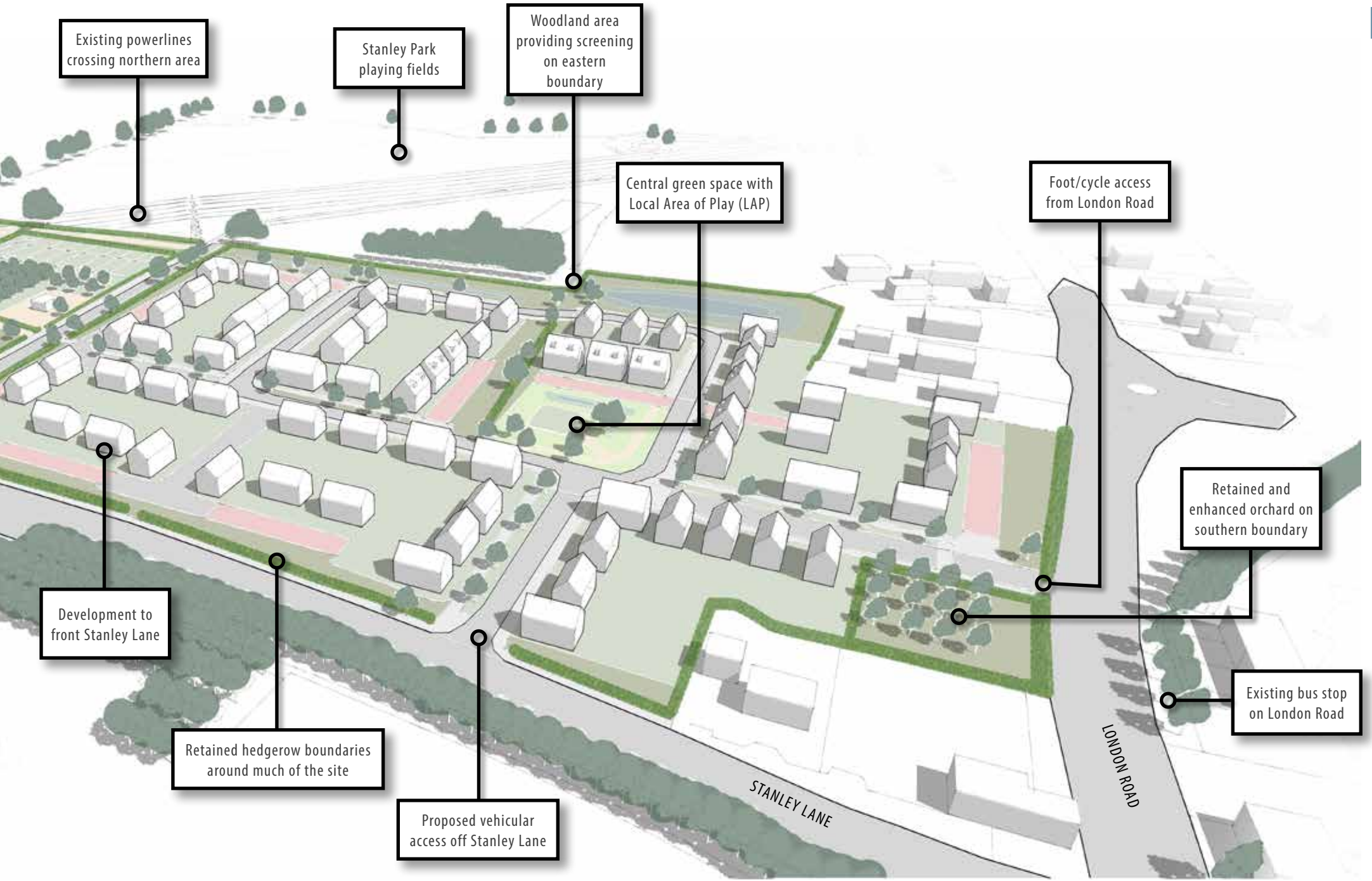
The scheme will seek to meet the identified requirements of the community by providing an inclusive mix of new energy-efficient homes responding to the emerging Wiltshire Design Guide. It will include affordable and market-rate dwellings to help foster a strong sense of community, while helping to deliver sustainable transportation connectivity and Biodiversity Net Gain.



Artist's impression of the development's central open space



Massing model of the illustrative masterplan proposals


Existing powerlines crossing northern area
Stanley Park playing fields
Woodland area providing screening on eastern boundary
Central green space with Local Area of Play (LAP)
Foot/cycle access from London Road
Retained and enhanced orchard on southern boundary
Development to front Stanley Lane
Retained hedgerow boundaries around much of the site
Proposed vehicular access off Stanley Lane
Existing bus stop on London Road
STANLEY LANE
LONDON ROAD

SITE LOCATION

Chippenham is situated approximately 4 miles south of the M4 corridor, around 13 miles north-east of Bath and 20 miles due west of Marlborough. The town is a key sustainable market town for Wiltshire serving the central/ northern part of the County with a good range of facilities, services and employment opportunities that serve Chippenham and its wider rural hinterland.

The River Avon flows through the edge of the town's central area and nearby Monkton Park, with a range of active travel routes – many of which run towards the south-east of the town and the Gate Farm site.

There are two Grade II Listed buildings beyond the south-west boundary of the site: Gate Farmhouse (shown on image on the right); and a milestone, about 25 metres to the south-east of Gate Farmhouse.

London Road runs to the south of the site, and includes local bus stops. It connects with Stanley Lane, which adjoins the site's western boundary and includes a shared footpath/cycleway. Foot/cycle accesses are proposed around the site as well as improvements to the local network, while the development's vehicular access is proposed from Stanley Lane.



Chippenham High Street has a wide range of shops and facilities, with convenient access to Monkton Park and with active travel links to the Gate Farm site



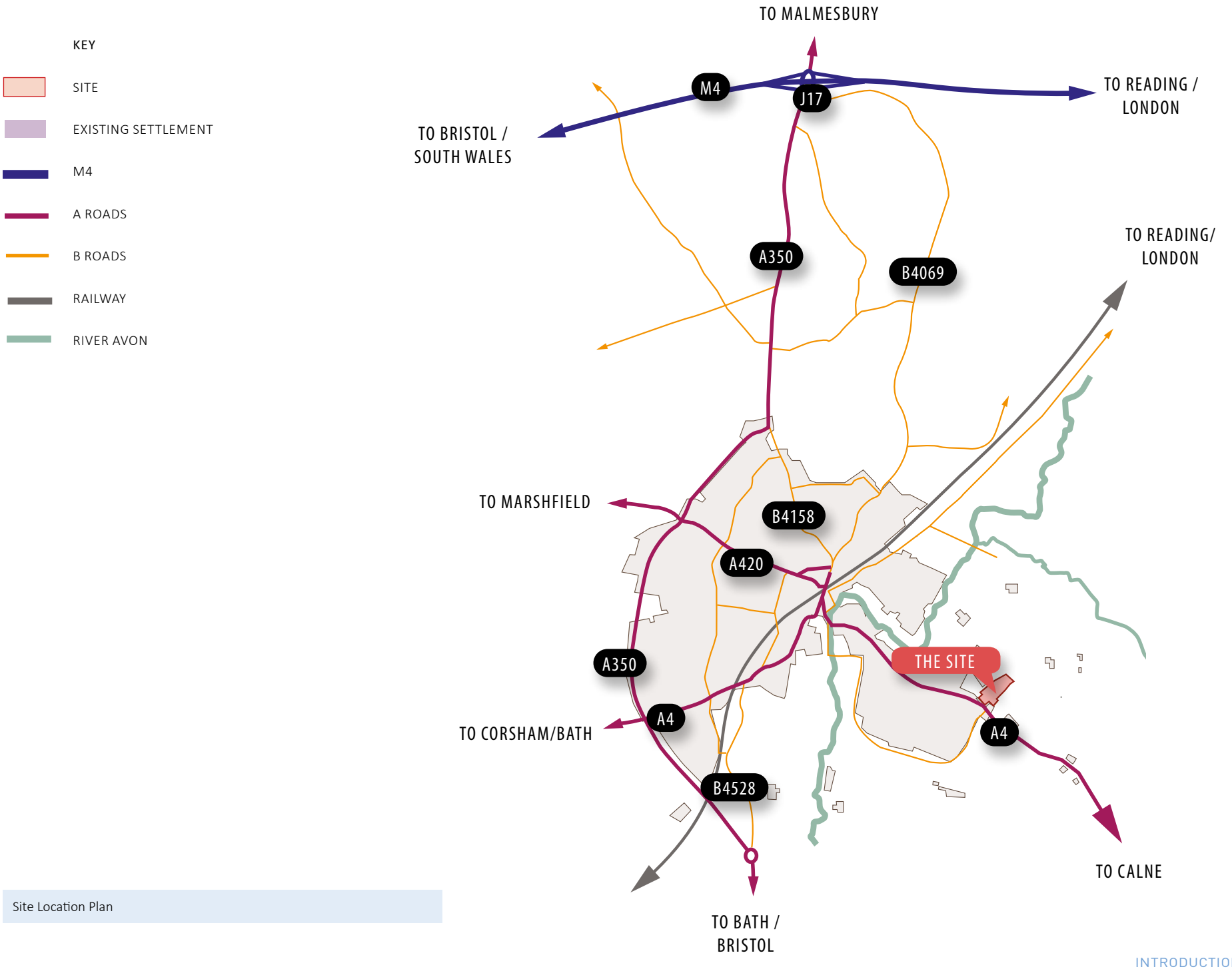
The River Avon flows through the edge of Chippenham town centre



The nearby Pewsham local centre with Tesco Express



The Listed Gate Farmhouse sits adjacent to the site at the corner of Stanley Lane (left) and London Road (foreground)



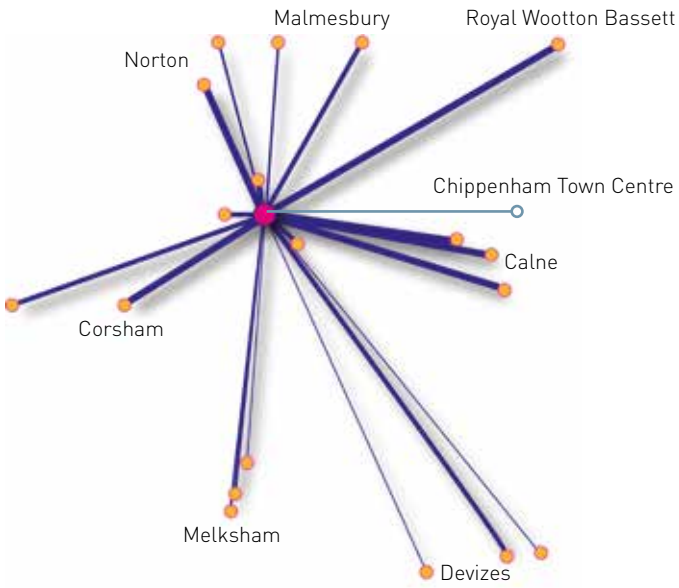
Site Location Plan

AN IDEAL SITE FOR DEVELOPMENT

The site occupies a sustainable location for development, being close to established residential and employment areas alongside a range of facilities and services – including within the town centre which is within a 10-minute cycle or short bus journey. Chippenham benefits from good transport links and given its regional importance has the potential for significant employment growth over the coming years.

Chippenham is served by the National Cycle Network (NCN) - which crosses Stanley Lane approximately 1.5km from the site – and a mainline railway station. In addition, the town also has good connectivity to the M4 and highway links to surrounding settlements. Given the existing and anticipated employment provision, and the current in-commuting by car, the opportunity deliver new homes within the town is significant.

This site is non-strategic is therefore capable of delivery on its own and without delay. It does not rely on strategic infrastructure to support it, but would not prejudice any future delivery either (such as road or other infrastructure). Whilst being of a scale to provide a meaningful supply of market and affordable housing to address short-term need, it does not impact upon any future housing strategy for Chippenham.



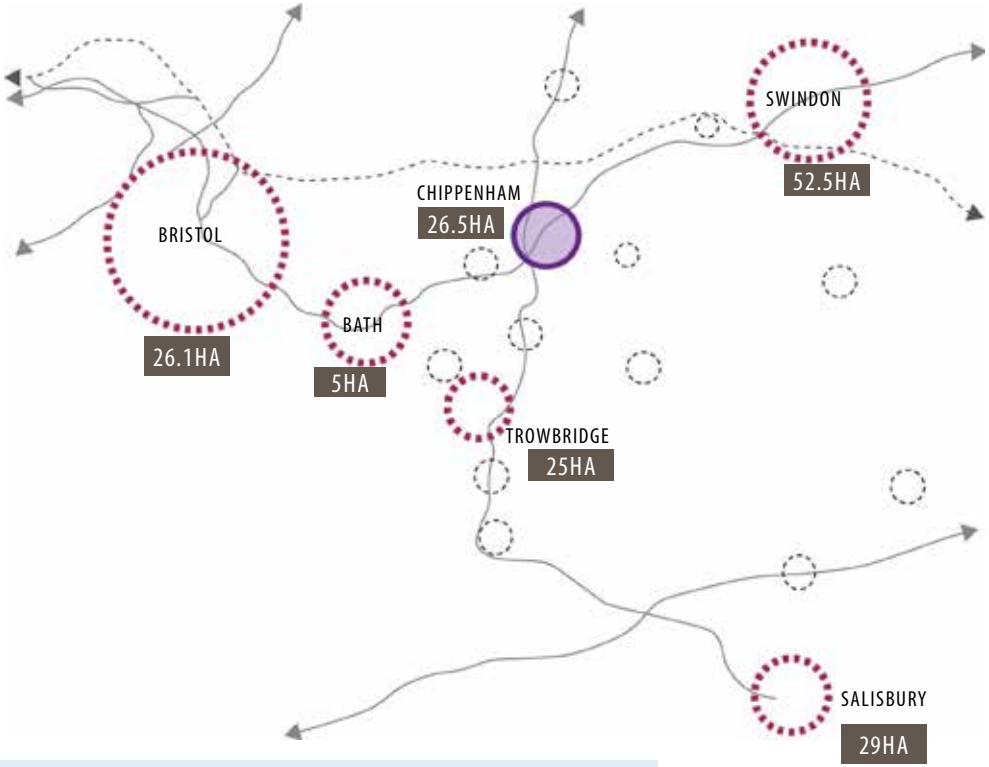
Current in-commuting by car for work



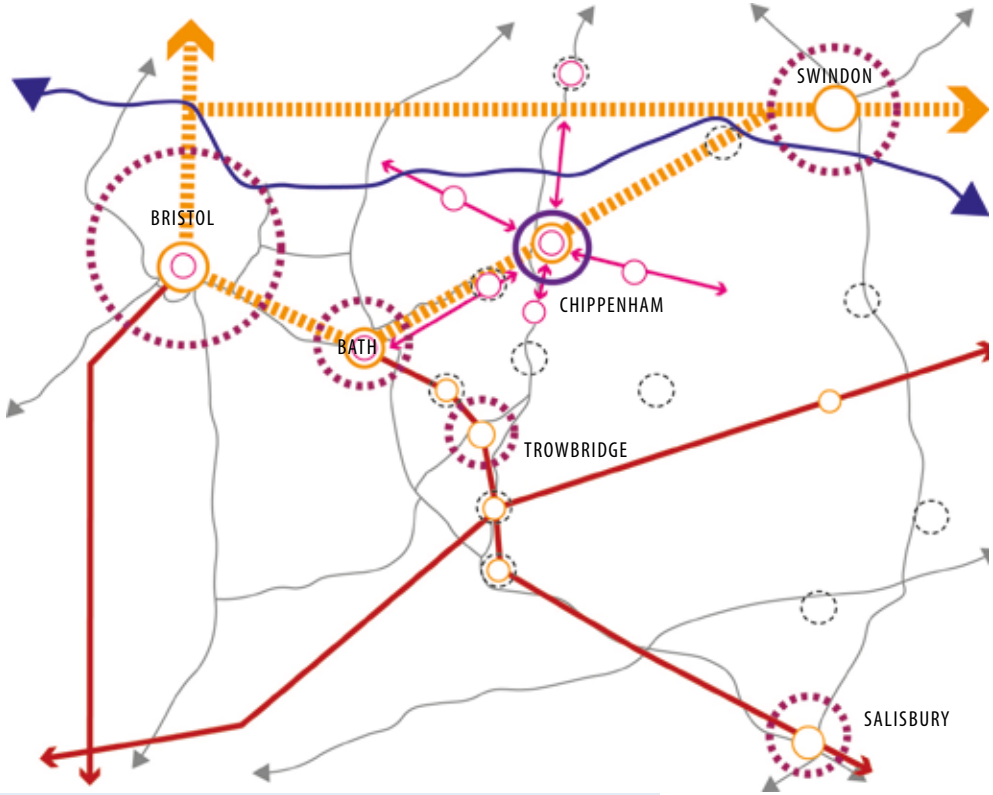
A range of green uses are proposed



The Gate Farm site can deliver a range of new homes together with multi-functional Green Infrastructure



Wider context with potential employment growth to 2026



Wider context with primary transport corridors

REGIONAL CENTRES
CHIPPENHAM
RAILWAY
MARKET TOWNS
ROADS

MAJOR BUS STOPS
MOTORWAY
MAINLINE RAILWAY
TRAIN STATIONS
BUS ROUTE
OTHER RAILWAYS



Chippenham enjoys good transport links and has a bustling High Street which includes a wide range of facilities, while the Olympiad Leisure Centre lies in nearby Monkton Park

2 CONTEXT

PLANNING CONTEXT

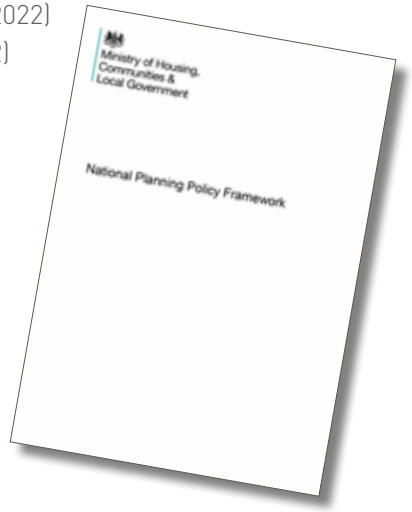
A Planning Statement is submitted as part of this planning application, these pages provide an overview of the planning policy framework.

NPPF

The National Planning Policy Framework (2021) states that: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"

The ways in which this should be achieved are set out in the Local Development Plan. The Development Plan for this part of Wiltshire consists of three key documents (along with a number of supporting documents):

- Wiltshire Core Strategy (2015)
  - (Draft) Wiltshire Design Guide (2023)
- Chippenham Site Allocations Plan (2015)
- (Draft) Chippenham Neighbourhood Plan (2022)
  - (Draft) Chippenham Design Guide (2022)



NATIONAL DESIGN GUIDE

A range of design guidance is available to inform new developments, including the National Design Guide – subtitled 'Planning practice guidance for beautiful, enduring and successful places'. This sets out ten characteristics of well-designed places.

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.





MANUAL FOR STREETS

Since its publication in 2007, Manual for Streets and its companion second volume have promoted the street as an integral part of the public realm. Movement is only one of five key functions of many local highways, along with place, access, parking and drainage, utilities and lighting.

20-MINUTE NEIGHBOURHOODS

The TCPA's guidance 20-Minute Neighbourhoods, sets out the many benefits – including economic, well-being, community and in helping to tackle climate change of delivering complete, compact and connected neighbourhoods. The site at Gate Farm, as part of an area with existing facilities within easy walking and cycling distance is able to help achieve these objectives for this part of Chippenham.

WILTSHIRE CORE STRATEGY

Chippenham is a Principal Settlement in the adopted Local Plan whose role is to provide significant levels of jobs and homes together with supporting community facilities and infrastructure. The plan seeks to ensure that places like Chippenham meet their full economic potential in a sustainable way and our site can support this.

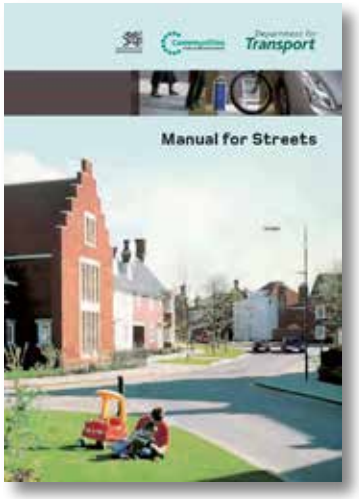
Within the defined limits of Chippenham and other settlements the Core Strategy at this point in time has been unable to facilitate the delivery of enough homes to meet identified need. Likewise the now 7-year old Core Strategy has not been replaced with an updated version in accordance with the expectations of the National Planning Policy Framework 2021.

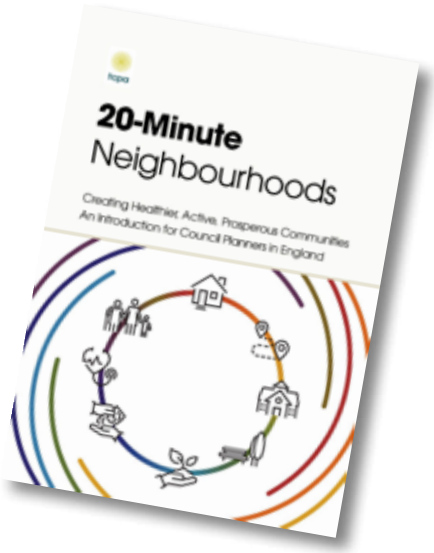
In these circumstances sites like ours at Chippenham, highly sustainably located between a secondary school and sports facilities and on a walking/ cycle and bus route into Chippenham Town Centre become an important component of achieving the Core Strategy's Vision and providing sustainable homes in the right location to reduce climate change and support healthy and economically successful plan delivery.

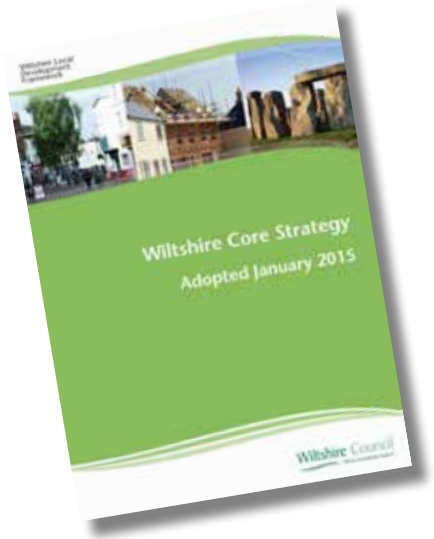
In alignment with the Core Strategy this site can:

- Deliver affordable housing.
- Demonstrably support carbon reduction through both the buildings and also its sustainable location to respond to the climate emergency.
- Deliver a substantial biodiversity net gain to respond to the ecological emergency.
- Support the creating of a healthy and active community by providing enhanced outdoor recreation direct access to adjacent secondary school and sports facilities
- Not prejudice or rely on strategic infrastructure aspirations as part of Future Chippenham.

Provide a high quality, well designed development to align with the design expectations of the Core Strategy.







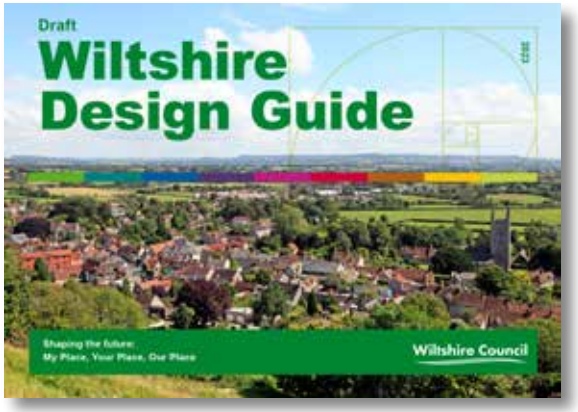
(DRAFT) WILTSHIRE DESIGN GUIDE (2023)

The NPPF (2021) states that Local Planning Authorities should produce design guidance or codes that are consistent with the National Design Guide and the National Model Design Code. In Wiltshire the (Draft) Wiltshire Design Guide 2023 is currently being finalised. It is underpinned by the Three Golden Threads:

- Health Well-being and Community
- Sustainability and Climate Resilience
- The right homes in the right places

The site is well positioned to respond well to these golden threads. By being located within close proximity to Chippenham, the site is able to deliver homes that enable easy access to work, education, recreation and social opportunities within walking distance in addition to access to the countryside.

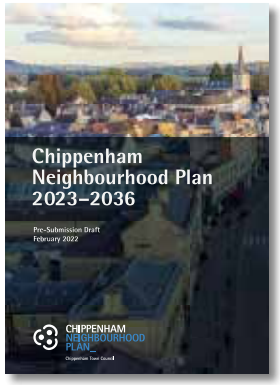
Sustainable design within the development will help to deliver on the council's net zero targets by providing high quality well insulated homes in line with the LDP and the Draft Design Guide.



CHIPPENHAM SITE ALLOCATIONS PLAN

The Chippenham Site Allocations Plan identifies two large strategic-scale allocations at South West Chippenham and Rawlings Green. It does not identify any small to medium scale sites that would support short-term housing delivery to meet a pressing need in the absence of an up to date plan. Our site is situated on the edge of the tightly drawn settlement boundary and would fill the gap in short-term housing need in a sustainable location.





CHIPPENHAM NEIGHBOURHOOD PLAN

Although situated on the edge of the Local Plan settlement boundary, our site sits within the Chippenham Neighbourhood Plan area and aligns with the emphasis of the Chippenham Neighbourhood Plan. Development of the site would align with the 'Vision for Chippenham up to 2036', as set out below.

- By sustaining a local population it would support the vibrancy of the Town's historic core and increase spend in local shops by circa £4m per year.
- Support the direct employment of 160 people, indirect employment of 121 people.
- Provide circa 30 affordable homes.
- Be of a local, non-strategic size appropriate to the Market Town of Chippenham.
- Respond to the latest environmental and climate policies including carbon reduction and biodiversity enhancement among others.
- Be designed to deliver high quality homes and community infrastructure.
- Be ideally located to support walking and cycling to key facilities and employment.

The development of our site for a mixture of housing and community green space would help achieve the objectives and vision of the Neighbourhood Plan.

The (Draft) Neighbourhood Plan Policy H2 states that development should be designed with regard to the Chippenham Design Guide and the principles of "Building for a Healthy Life". Development on our site will respond to this by delivering high quality design that integrates well with its surroundings, responding to the site topography, location and surrounding materials palette reinforcing the local sense of place. While also responding positively the 12 design considerations set out in Building for a Healthy Life.

The Chippenham Design Guide identifies an aspiration for developments to be designed around the 15 the minute neighbourhood model. The development of our site for a mixture of housing and community green space in combination with the sites proximity to education, recreation and Chippenham town centre put it in a strong position to meet this aspiration and help achieve the objectives and vision of the Neighbourhood Plan.

CURRENT PLANNING APPLICATION

There is a live application for full planning permission to extend Abbeyfield School (Ref: PL/2023/01340) on land opposite the site to the north-west of Stanley Lane. If approved, it will enable an expansion of the school to provide 450 additional school places over 3 phases (150 pupils per phase). The application includes new vehicular access points off Stanley Lane, car parking and landscape works in addition to the teaching accommodation.

The delivery of our residential site will include an integrated sustainable transport approach with the school extension site to mitigate any potential impacts on the local transport network.

Proposals are to include extinguishing of the route of footpath CHIP107 and additional transport and parking provisions to reduce the impact on Stanley Lane.



Proposed layout for Abbeyfield School Expansion

CONCLUSION

The application proposals are consistent with the Government's objective to boost housing delivery and support economic growth. They are also in line with the policies and objectives of the Framework in relation to housing delivery and the presumption in favour of sustainable development.

Nearby development of the local school support this conclusion and contribute to the sustainability of this site with our proposals being ideally located to take advantage of the proposed facilities without generating additional burden on the transport network.



Proposed elevations for the school extension site

TRANSPORT LINKS

The site is in a highly sustainable location, being within walking and cycling distance of local facilities including Abbeyfield School, Shenley Park and Pewsham local centre and with access to a regular local bus service, the mainline railway station and highway network.

ACTIVE TRAVEL

A Public Right of Way (PRoW) links with the north-west boundary of the site and provides connections including to Chippenham town centre, to Monkton Park and Pew Hill, south to Pewsham and north-east to Tytherton Lucas and beyond to East Tytherton.

The site has access to the existing pedestrian network, including along Stanley Lane, which links to local facilities and with the town centre – connecting the countryside and town.

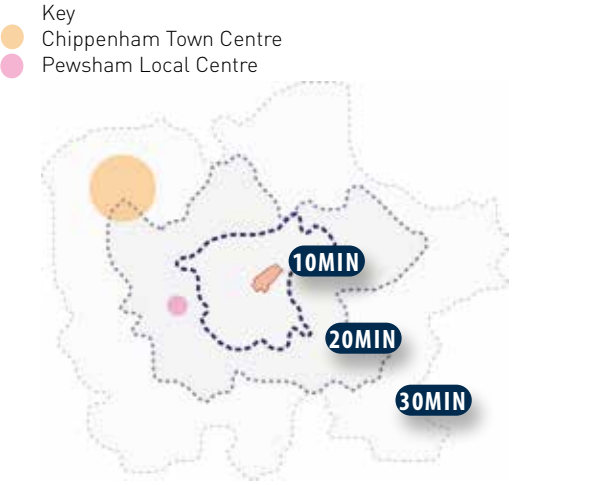
National Cycle Network Route 403 runs through the centre of Chippenham, and links east to Marlborough, and south-west to the Kennet and Avon Canal. It in turn links with further regional and national routes.

Much of the route follows traffic-free paths through a diverse natural landscape and linking places of interest. The route runs through Chippenham centre making it form part of the local cycle/ walking network

PUBLIC TRANSPORT

The site is well located for public transport, including access to existing bus stops both side of the A4 London Road in the vicinity of Stanley Lane. These stops are well served by the 55 bus every 20 minutes providing an 8min link to Chippenham town centre, 13 minutes to Calne Town Centre and on to Swindon.

The town's railway station, which lies on the Bristol to London mainline, is located on the northern edge of the town centre, around 30-minute walk from the site and easily accessible via the NCN Route 403.



Walking isochrones

HIGHWAY NETWORK

Chippenham (Draft) Neighbourhood Plan credits much of Chippenham's growth to its "excellent transport links" including proximity to the M4 and the national rail network. While being positioned well to maximise active travel and public transport links to the town centre, rail and employment opportunities our site also has excellent access to the local and national highway network. Direct access to the A4 provides connection to nearby settlements and the M4 allowing for those journeys that must be taken by personal vehicle to minimise the burden on town centre congestion.



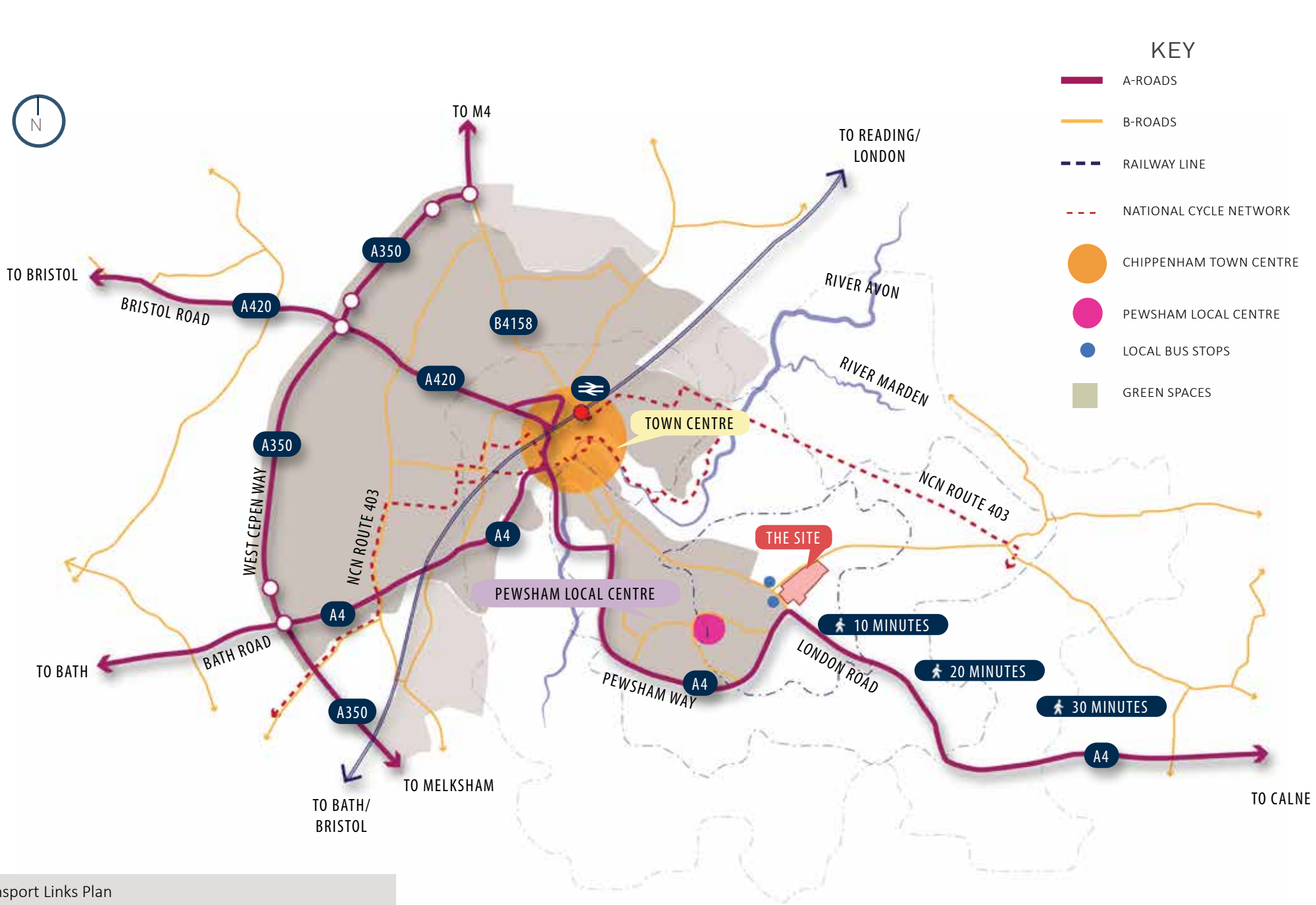
Existing foot/cycleway alongside Stanley Lane



NCN Route 403



London Road with bus stop



Transport Links Plan

SOCIAL & ECONOMIC CONTEXT

Chippenham is a thriving town with a population of more than 40,000 people and provides a range of shops and services which can serve and be reinforced by, the proposed new development on the outskirts of the town centre.

EMPLOYMENT

Major employers within the town range from the manufacturing and engineering sectors (such as Siemens and Wavin) to the service sector. As the latter has grown, the high quality of skilled labour available has encouraged companies such as Wincanton, Capita, Alliance Pharmaceuticals and Good Energy to grow their operational bases within the town.

Employment sites are located on the outer edges of the town, with the largest being at Bumpers Farm Industrial Estate, which predominantly accommodates small and medium sized businesses.

EDUCATION

Our site is located adjacent to the Abbeyfield School the newest secondary school in Chippenham, this can significantly reduce daily journey lengths and carbon emissions for residents.

In addition to this there are a number of primary schools within Chippenham including Charter Primary School, west of the site, within Pewsham, and Monkton Park Primary school, north-west to the site. There are two other secondary schools within Chippenham all of which are academies. These are Hardenhuish School, Sheldon School.

LEISURE AND OPEN SPACE

Stanley Park sports ground adjoins the eastern border of the site. The 47-acre venue offers flexible facilities for a range of sports. It is the home venue for numerous youth and adult football teams.

The Monkton Park open space lies between the site and town centre, and provides a range of formal and informal play space including pitch and put, a Neighbourhood Area of Play (NEAP), two Local Equipped Areas of Play (LEAP) and a large area of informal green space.



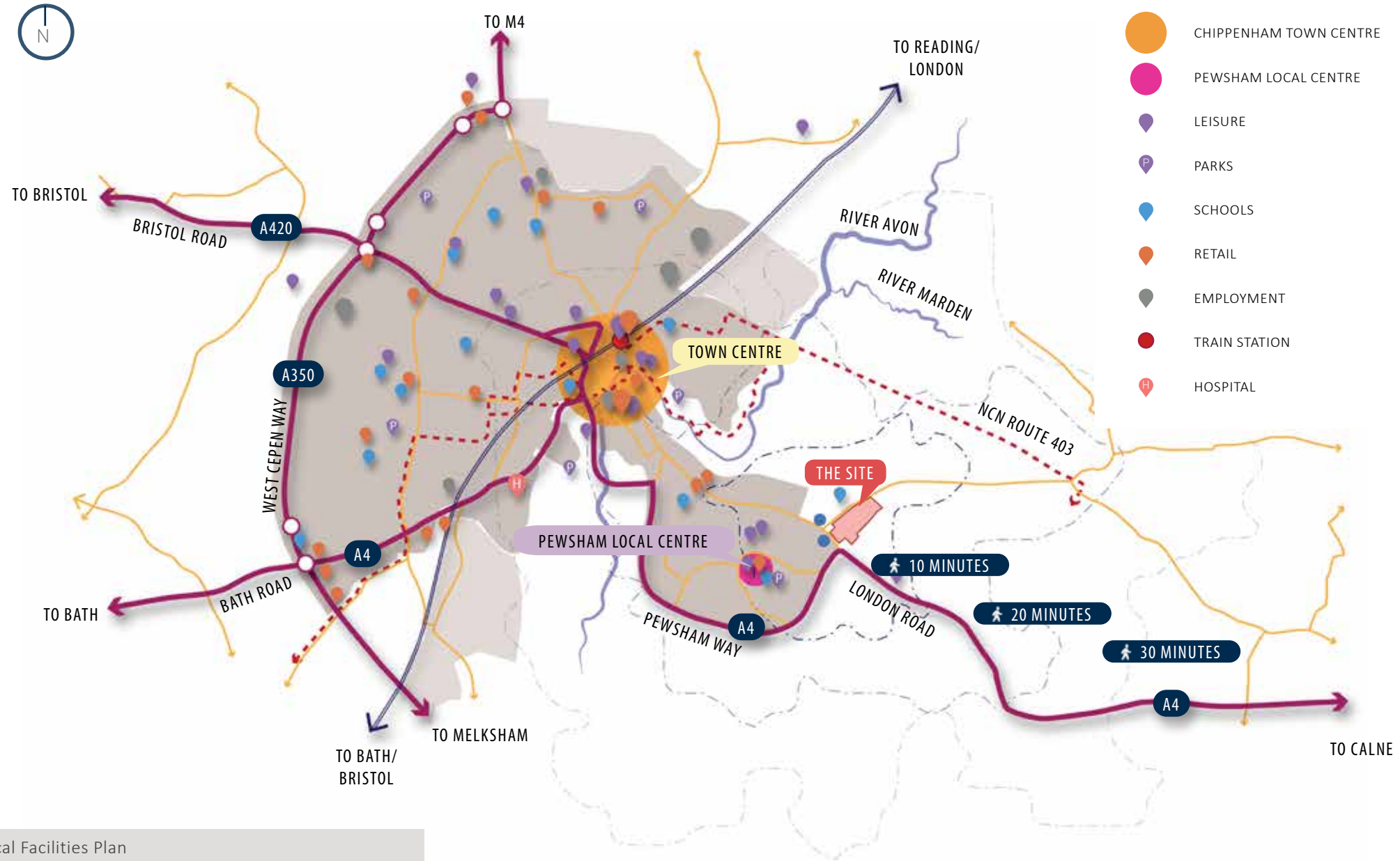
Employment opportunities in the town centre



Abbeyfield School lies opposite the site on Stanley Lane



The Stanley Park sports ground adjoins the site



Local Facilities Plan

CHARACTER ASSESSMENT: LOCAL AREA

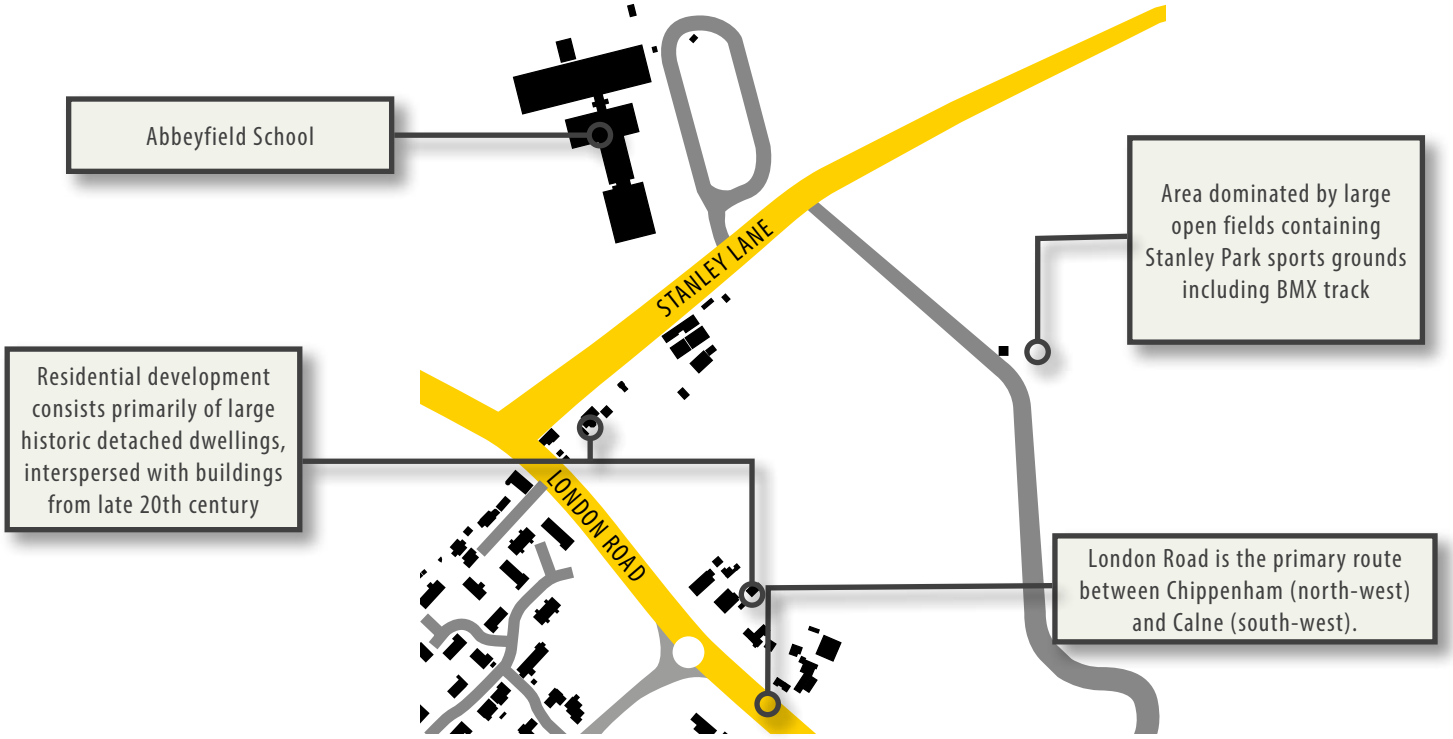
The character of the area immediately surrounding the site is primarily dominated by London Road and Stanley lane with small pockets of development to the south and the west.

URBAN FORM

- North of London Road, development consists of small pockets of historic residential buildings situated on the edges of London Road and Stanley Lane
- Beyond this there is also Abbeyfield School, which is set back from the main road and largely shielded by planting and the Gate Farm complex of agricultural building also set back from the road behind substantial hedgerows
- The area is largely dominated by open fields and the Stanley Park sports complex and BMX track
- To the south of London Road is the Pewsham residential development which described in further detail on the following pages

BUILT FORM

- Two-storey historic development
- Single storey mid to late 20th century additions



Urban Tissue Diagram



Historic dwelling demonstrating typical boundary treatment using mid-sized hedgerows and gated driveway



Historic Arts and Crafts inspired dwelling



Stanley Lane London Road junction street scene assessment

PARKING

- Parking is entirely off-street for the older properties, which have large driveways and often garages for vehicle storage
- Parking for recent development along London Road has parking in garages and hard-standing to the rear

MATERIALS & DETAILS

- Materials on historic dwellings are primarily brick with sandstone details around doors and windows
- A few dwellings use painted render or stone walls.
- Roofs are a combination of grey slate or clay pan-tiles, with modern use of flat concrete tiles



Late 20th century dwellings with stone walls and brick quoins and window details



Typical dwelling with Georgian paned windows

KEY DESIGN INFLUENCES

- Mixture of styles and materials depending on age primarily Georgian, with red brick being the typical material
- Generally two storey dwellings

CHARACTER ASSESSMENT: PEWSHAM

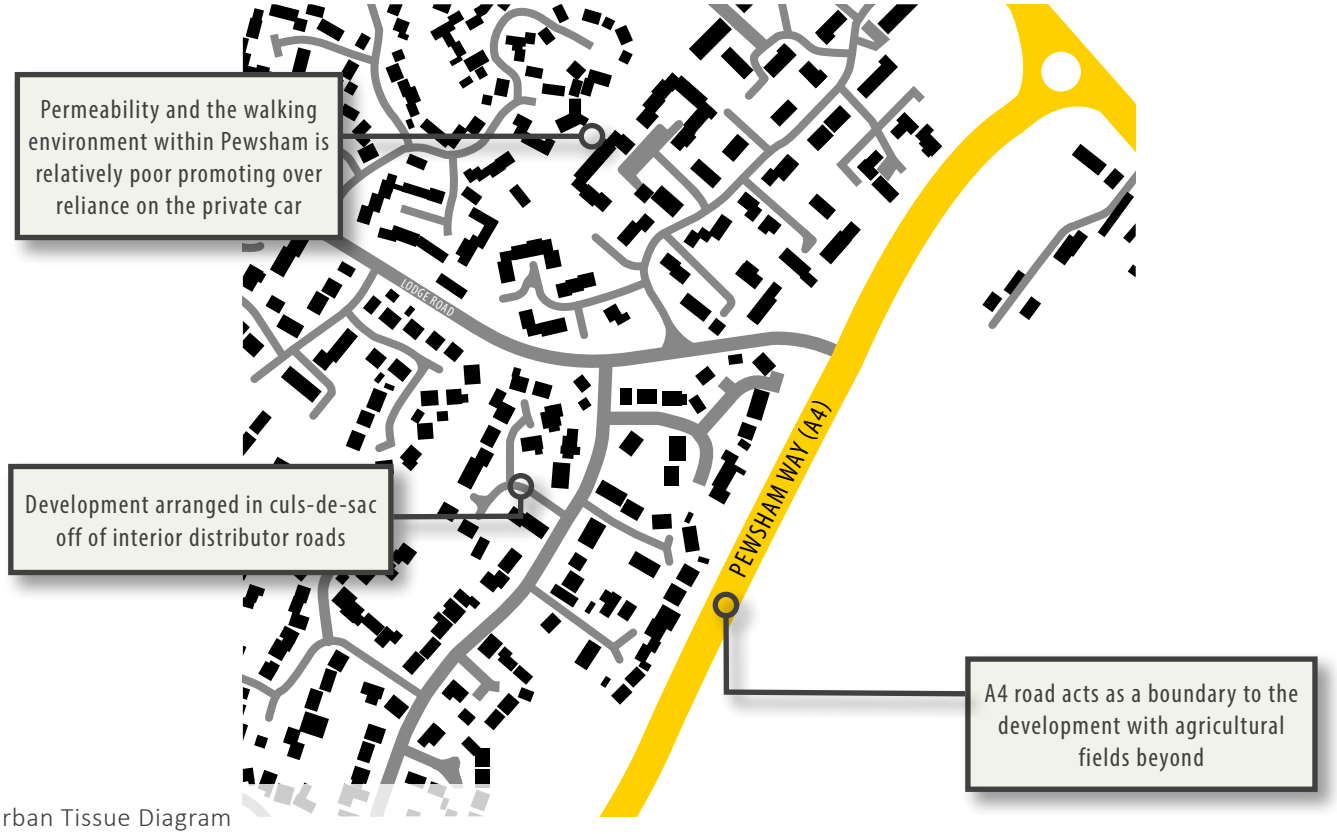
Pewsham is a large residential development to the south-east of Chippenham and south of the Gate Farm site. Built in the late 1980s – early 1990s it is bordered by the diverted A4.

URBAN FORM

- Development is arranged into cul-de-sacs off of a number of interior distributor roads
- Dwellings often back on to the primary street
- Poor permeability within the development
- There are a number of facilities such as Kings Lodge Community School, Pewsham Park, Crickets Lane Allotments and Pewsham Community Centre

BUILT FORM

- Primarily two-storey detached and semi-detached dwellings
- Some small terraces present
- Styles throughout remain relatively consistent with minor variations in materials



Urban Tissue Diagram



Typical semi detached dwellings with driveway parking



Small terraces with designated parking areas



Typical cul-de-sac within Pewsham

PARKING

- Parking is primarily off-street either within designated parking areas or on private driveways and garages

MATERIALS & DETAILS

- Brick walls - both red brick and buff brick common
- uPVC windows – primarily white with some brown
- Occasional painted render with mock Tudor details
- Some use of tile-hanging
- Generally duo-pitched eaves-fronted roofs with concrete profiled or flat tiles
- Front gardens generally grass open to footpaths and highways
- Rear gardens bounded by high brick walls and occasional hedgerows



White uPVC windows common throughout development



Occasional variation in materials create character pockets within the development

KEY DESIGN INFLUENCES

- Create a more attractive and connected walking network
- Create a variety of local character variations

CHARACTER ASSESSMENT: WIDER CHIPPENHAM

Historic area of linear development along London Road with the River Avon Green and Blue Infrastructure corridor to the north and late 20th-Century development to the south.

URBAN FORM

- Primarily linear development consisting of Georgian terraces and semi-detached pairs of dwellings
- Density decreases toward the River Avon corridor to the north
- South of London Road consists of lower density semi-detached dwellings interspersed with large supermarket and school developments

BUILT FORM

- Development along London Road consists of primarily two-and-a-half to three storey Georgian terraces and semi-detached pairs
- Shop fronts are seen towards the northern end of London Road
- Smaller cottages are also present
- Some recent infill development with scale and materials sympathetic to the historic environment



Urban Tissue Diagram



Mix of two to three storey buildings, some shop fronts



Dormer windows can be seen throughout



Typical Street Scene

PARKING

- Parking is primarily on-street or in adapted front gardens, with most properties dating from before widespread car ownership
- Larger and more recent dwellings accommodate parking on-plot or within side/rear courtyards

MATERIALS & DETAILS

- Diverse range of materials throughout
- Painted render and sandstone most common
- Properties set back from the highway with small front gardens with occasional hedgerows or low stone walls
- Generally eclectic mix of materials and styles depending on age



Historic terraces of small cottages on London Road



Recent development using reconstituted stone

KEY DESIGN INFLUENCES

- Some development of two-and-a-half and up to three storeys may be appropriate
- Some use of stone and painted render may be used to add variety
- Flat grey or profiled red/brown roofs
- Small front garden offer an opportunity to personalisation of the streetscene



An attractive and inclusive development is envisaged with integrated Green Infrastructure, including recreational space and extensive new tree planting, to help create a healthy environment

3

THE SITE

SITE OVERVIEW

The Gate Farm site is located off Stanley Lane, to the north-east of Pewsham and east of Chippenham, within an urban-edge context.

The site is bound to the north-west by Stanley Lane, beyond which lies Abbeyfield School and land currently subject to a planning application to extend the school, as well as agricultural land.

Agricultural land bounds the site to the north-east, while the Stanley Park Sports Fields lies to the east. The sports facility includes a BMX pump-track reasonably close to the site boundary. London Road bounds the site to the south-west beyond which lies an established residential area.

ACCESS & MOVEMENT

The site is divided into two clear sections to either side of the existing access to Stanley Park Sports Fields, which is served from Stanley Lane and will be retained as part of the proposals. The cluster of barns which currently lie towards the western part of the site are served by an existing access off Stanley Lane. These are to be demolished and a new access in a similar location off the lane is proposed to serve the development. There are opportunities for further foot/cycle access points around the site, including from London Road.

LANDSCAPE & ECOLOGY

The relatively level site is dominated by horse grazed pasture, bound by hedgerows with trees, and also includes an orchard, stables/outbuildings, and hard standing.

No water bodies lie within the site, but five ponds are associated with nearby recreational ground within 250m of the site.

The hedgerows and orchard are considered to be of moderate ecological value at the site/local level, whilst the grassland is deemed to be of relatively low ecological value at the local level.



Photo locations


1. Looking from alongside the Stanley Park access across the southern section of the site



2. View across southern fields taken from Stanley Park access



3. Existing powerlines crossing the northern field



4. View of existing orchard on site taken from London Road



5. Existing connection from Stanley Park sports pitches to Stanley Lane



6. Access will be taken to the site (behind the hedgerow left/centre) from Stanley Lane, which is lined by a foot/cyclepath (to the west between London Road and Abbeyfield School, and to the east from the school to the Stanley Park access), further improvements will be made to manage parking



CONSTRAINTS & OPPORTUNITIES

The site's constraints and opportunities of the site are summarised below and in the plan opposite. The development proposals respond sensitively to these and will provide an integrated addition to Chippenham.

LANDSCAPE

- Hedgerows and trees to be retained where possible
- New planting to improve green connectivity
- High voltage overhead power lines cross the north-east area of the site, with a pylon standing close to the eastern boundary

ACCESS

- Access to Stanley Park to be retained through site
- Proposed vehicular access from Stanley Lane
- There is an existing Public Right of Way running across land to the north-west of Stanley Lane, although this is proposed to be extinguished through the current planning application to extend Abbeyfields School
- It is recognised that there is currently local congestion on Stanley Lane and the proposals for an extended school and residential development offer new challenges, but there is an opportunity to create an integrated sustainable transport approach to improve the situation

TOPOGRAPHY / DRAINAGE

- Relatively level site, falling gently to north and east
- Ditch within hedgerow running to eastern boundary

HERITAGE

- The Grade II Listed Gate Farm, a one and two storey, largely brick building with a stone face to London Road, sits at the southern end of Stanley Lane to the south-west of the site
- A Grade II Listed milepost lies within the northern verge of London Road, also to the south-west of the site

ECOLOGY

- Small orchard within south-western corner to largely be retained, with new planting
- Retained hedgerows to have a 5m buffer
- The site itself is not subject to any statutory or non-statutory ecological designations
- All other ecological designations in the surrounding area, are well separated from the site by existing development and open countryside, with no direct links, and are therefore unlikely to be adversely affected by the proposals

COMMUNITY

- Abbeyfield School lies to the north-west and is the subject of a current planning application to extend on the adjoining land to the south-west, alongside London Road/Stanley Lane
- Stanley Park adjoins the site's eastern boundary
- Pewsham local centre with facilities including a convenience store, community centre, medical centre and public house is within a 20-minute walk



Site Constraints and Opportunities plan



A range of dwellings that meet local needs and respond to local character will be provided.

4

DESIGN PROPOSALS

DESIGN EVOLUTION

The proposals are the result of a thorough design process, the key stages in the evolution leading to the application Illustrative masterplan are illustrated here.

2021 CONCEPT MASTERPLAN

An initial development concept was produced in 2021, which assumed that the overhead powerlines were to be run underground and prior to detailed technical advice on items including drainage and transport. At this point, it was assumed that vehicular access would be taken from London Road.



2021 Concept Masterplan

2022 ILLUSTRATIVE MASTERPLAN

As work progressed towards formulating an application for a standalone outline planning permission, a technical team were appointed to inform the masterplan proposals. In addition, the restrictions on the existing Stanley Park became clearer, and together this information guided a comprehensive revision summarised below.



2022 Illustrative Masterplan

2023 CONSULTATION MASTERPLAN

As further technical advice became available, so the Illustrative Masterplan was refined. Notably this included the drainage strategy, requiring a larger surface water attenuation pond as well as a swale, and additional green uses to provide landscape and ecology benefits.

This version of the Illustrative Masterplan was presented at a public consultation in early June 2023 (a summary of which is provided overleaf),



2023 Consultation Masterplan

2023 APPLICATION MASTERPLAN

Although the public consultation did not require change to the proposed development masterplan it has informed the design guidance later in this document. Following some confusion over the nature of the London Road link at the event (foot/cycle only) the depiction of this has been updated to clarify this.

The application plan also indicates the proposed location of a pumping station and more closely depicts the retained vegetation as per the topographical survey.



2023 Application Masterplan

INVOLVEMENT

During the interpretation and design development process, David Wilson Homes and their team have engaged with stakeholders and the general public to ensure the proposals are robust.

PUBLIC CONSULTATION

The team have prioritised local engagement as part of the application development process.

In May the consultation website was launched and 1413 letters were mailed to the local community informing them of the consultation, ways to get in touch and inviting them to the consultation.

On 6th June we held a well-attended and well-received exhibition at Stanley Park sports ground followed by a webinar two weeks later.

STAKEHOLDERS

In February, the team spoke with local councillors and presented to the Town Council. Since the public consultation, we have also met with the Chippenham Cycle Network Development Group and the Chair of the Neighbourhood Group, and offered to meet the Town Council again.

SUMMARY OF FEEDBACK

While there have been some concerns raised, the majority of feedback has been positive referencing the high level of green and amenity space, the mid-scale, the lack of visual impact, and the sustainability of the location (being next to the school, sports ground and with easy access to shops and the town centre).

Councillors have urged the team to be as carbon neutral as possible (referencing the Neighbourhood Plan policy coming in) and to promote active travel (particularly as traffic to the school and sports ground is very car dominant).

Residents have asked us to look at Stanley Lane which gets congested at pick up time and to liaise with the school about their plans and construction. Following the consultation David Wilson Homes has emphasised its commitment to potential active travel routes, along with seeking to find an integrated sustainable transport approach for the site together with the proposed school extension opposite.



A public consultation was held on 6th June 2023 at Stanley Park sports ground and was well attended







Eight display boards (below) were on show at the public consultation, with members of the development team on hand to answer any queries













ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan (opposite) shows how development may be delivered in accordance with the parameters, providing up to 150 new homes within a landscape setting.

DEVELOPMENT

1. Gateway buildings at entrance to site
2. Development to front Stanley Lane, with managed green edge, signalling this as a residential area to encourage low speeds
3. Development to front access route to sports ground and landscape area to enhance entrance to the facility
4. Allotment building including toilet block
5. Dwellings to front on to landscape edge, and adjoining copse
6. Built form to enclose central green space
7. Development to front London Road, with retained (managed) green edge

ACCESS

8. Vehicular access from Stanley Lane, with traffic management to control speeds and aid pedestrian/cycle crossing
9. Retained foot/cyclepath to south-east of Stanley Lane, with traffic management features to help control speeds
10. Retained driveway to sports ground, including on-street parking with pedestrian/cycle links to either side
11. Network of footpaths within landscape area, to support informal recreation and circular walks, with new planting and strengthened boundary hedgerows
12. Internal highway loop to aid functionality
13. Pedestrian/cycle access to London Road

LANDSCAPE

14. Planted gateway to the development from Stanley Lane
15. Central green space with Local Area of Play (LAP) and opportunity for rainwater gardens along west-east green corridor, which includes retained and strengthened hedgerow and ditch
16. Tree-lined link, enhancing legibility, with potential for swales
17. Local Equipped Area of Play (LEAP) within parkland
18. Multi-functional landscape area crossed by power lines, and to include new and retained planting, and wetland to enhance Biodiversity Net Gain (BNG)
19. Allotments and community orchard
20. Landscape edge including swale and scrub buffer to retained and strengthened hedgerow
21. Green space to include surface water attenuation, pumping station and outfall
22. Managed boundary hedgerow alongside London Road
23. Retained orchard including new planting, helping to soften interface with the Listed Gate Farmhouse



Illustrative Masterplan

DAVID WILSON HOMES

PEOPLE — COMMUNITY

- Creating developments that are great places for people and for wildlife
- Working together with the RSPB, Britain's largest nature conservation charity, to plan open spaces
- Helping to save British wild bees by continuing to introduce bee-friendly plants in gardens and opens spaces

NATURE — CARBON NEUTRAL STRATEGY

- Designing sustainable and energy efficient homes that enhance and support the environment
- Using modern technologies such as Air Source Heat Pumps to provide comfortable indoor environments and help reduce energy home bills
- Using experienced ecologists to assess and help determine which features such as hedgerows, trees and plants should be retained to encourage local wildlife

PLACES — HEALTHY LIVING

- The development plays its part in the wider built up area and properly connects to it for pedestrians, cyclists and vehicles
- Provides and is close to community facilities such as shops, schools, workplaces, parks reducing car dependency
- Shapes environments that makes healthy activities and social interaction an integral part of people's everyday lives
- It takes advantage of existing topography, landscape features, trees and plants, wildlife habitats, existing buildings, site orientation and micro-climate

NUNNEY SCHEME, FIRST GAS FREE SITE

Delamare Park will be the first Barratt project in the country to have no gas supply or connection on site. In a move that will pave the way for all future developments all 82 homes at Nunney, near Frome are fitted with air source heat pumps, a clean, highly efficient and emissions-free way of meeting a home's heating and hot water requirements.



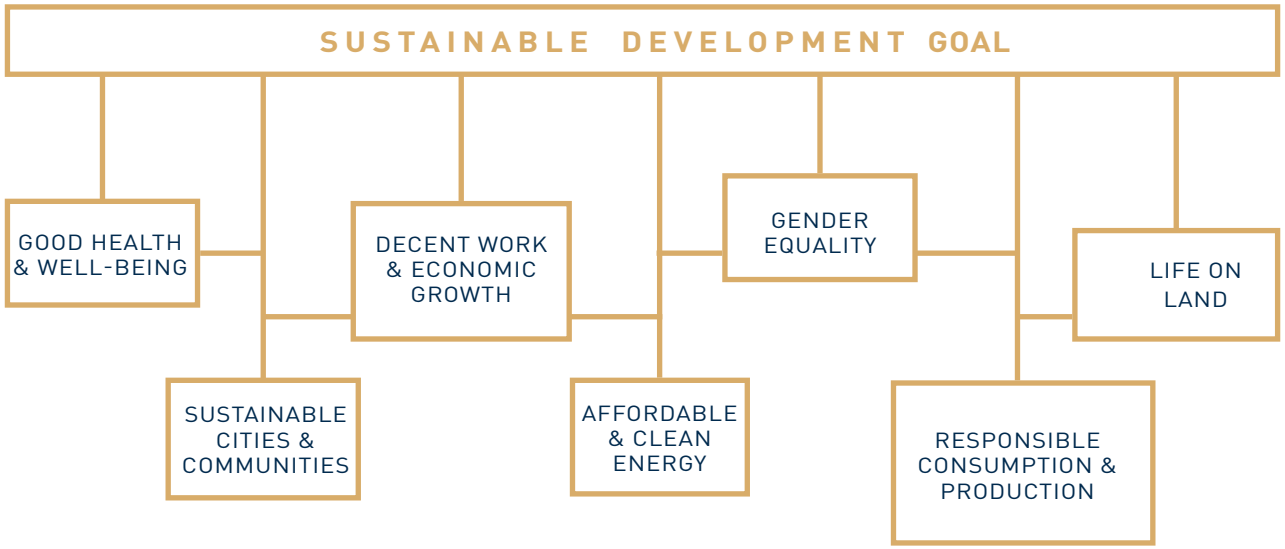
Delamare Park in Nunney, Somerset is first gas free site in south-west

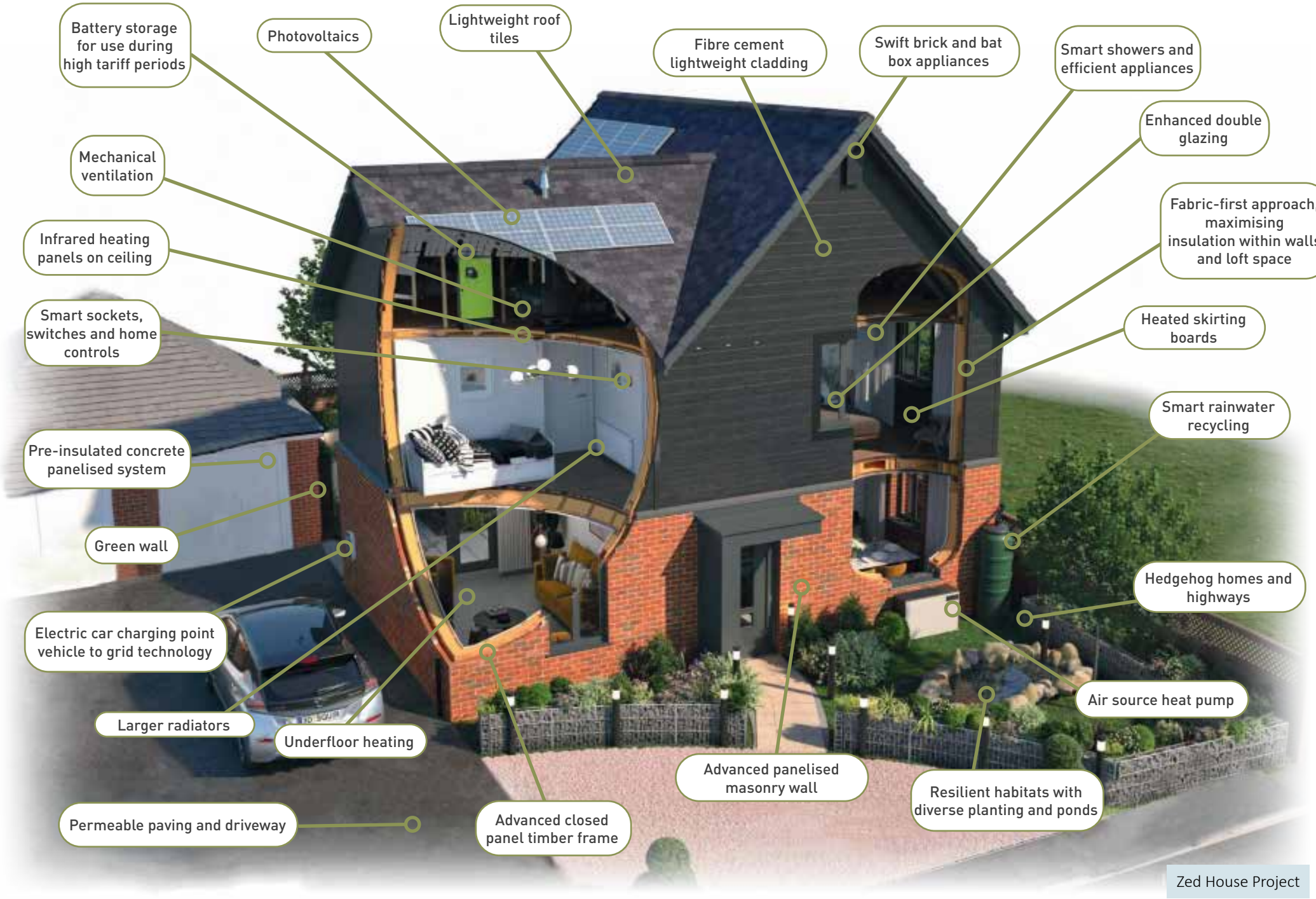
ZED HOUSE PROJECT

The Zed House is the first home in the country to be built by a major house builder that goes substantially beyond the Future Homes Standard. The home will test and monitor the most modern sustainable housing technology such as an air source heat pump, infrared panels, plaster that eliminates pollutants, a fridge that keeps food fresh for longer, heated skirting boards, air-powered showers, electric vehicle charging points, PV solar panels and battery storage.



The Zed House: a unique zero carbon concept home





Zed House Project

DESIGN GUIDANCE

While the application this Design Statement relates to is outline, the following pages provide some guidance on how it is envisaged the detail of the development may be designed, offering key principles around which the design process will be shaped.

The development will sit within a strong multi-functional landscape framework, including new and retained planting and connections to surrounding facilities – as illustrated in the aerial view opposite. Shown on this page are key elements of the local context that have shaped the strategy for this land and are numbered on the aerial view.



1. Links with existing active travel routes



2. Abbeyfield School



3. Retained and enhanced orchard



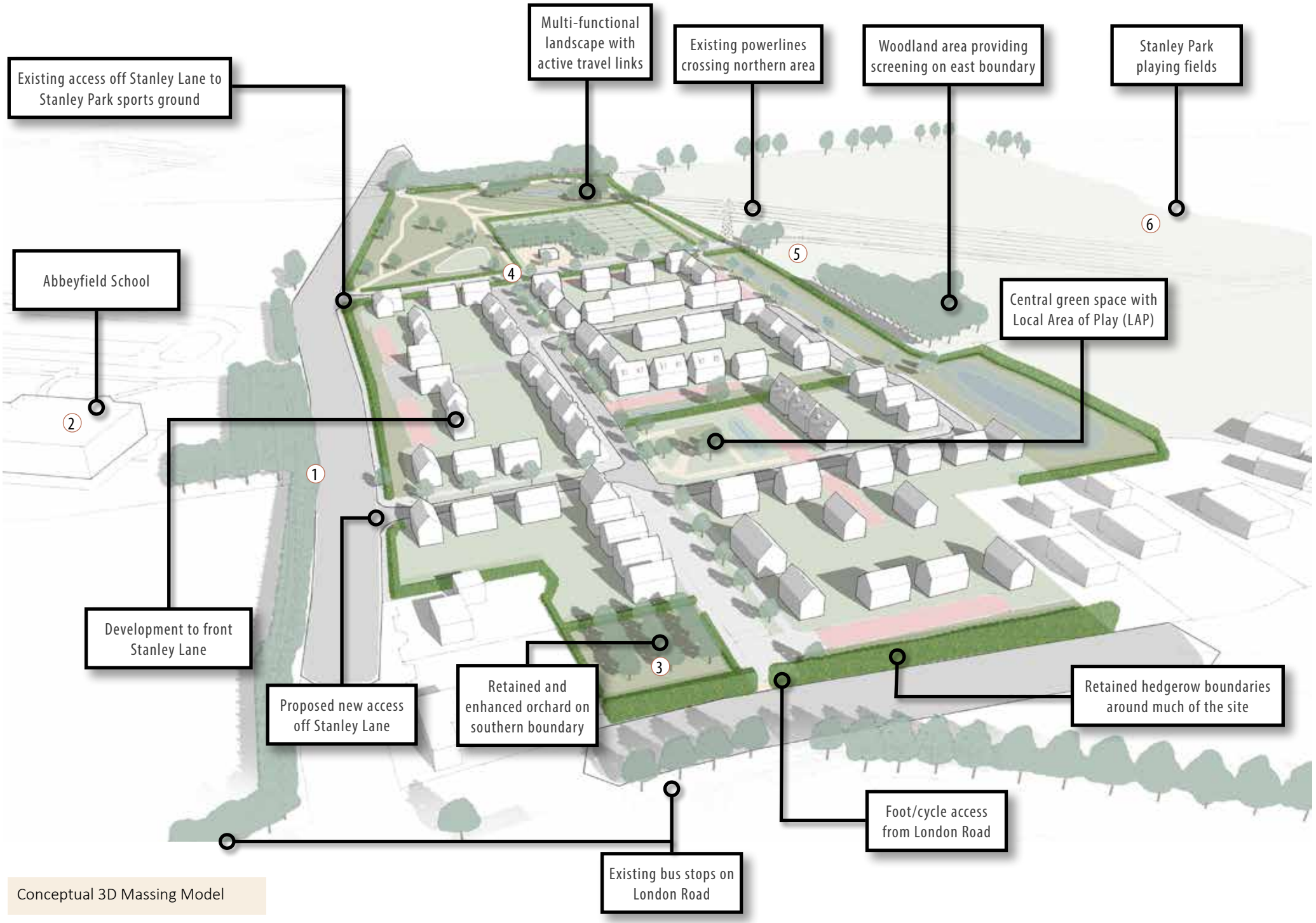
4. Retained access to Stanley Park Sports Ground



5. BMX track



6. Stanley Park Sports Ground



Conceptual 3D Massing Model

CHARACTER/QUALITY

Design will respond to the positive aspects of local character while addressing the needs and aspirations of contemporary living. The scheme aspires to be of high-quality design that creates its own sense of place whilst respecting the surrounding context of Chippenham.

The materials palette will be respectful of existing context of red brick, stone and painted render utilising materials that are the same or complimentary those that are seen in the local area. Layout of the dwellings will be arranged where possible to retain and enhance the existing landscape present on the site allowing for creation of a multifunctional space with links to the wider active travel network.

Many of the buildings within the scheme will comprise two or two-and-a-half storeys with the potential to increase to three storeys toward the centre of the development creating a sense of enclosure around a central village green and aiding legibility. In addition, distinctive gateway buildings can be used at the entrance of the site, complementing the arrival space and enhancing placemaking.



Development will consist of high quality design in-keeping with local materials and character

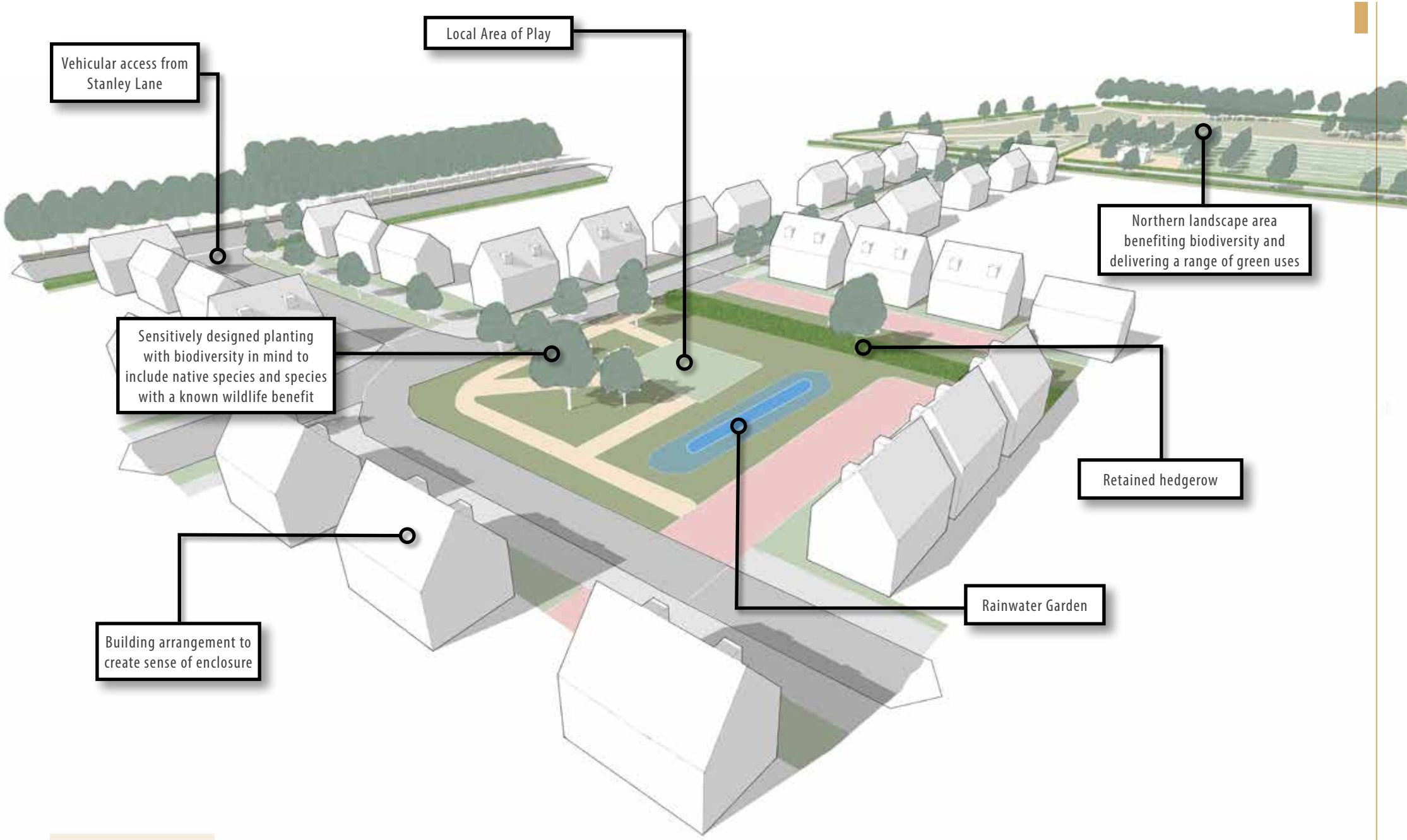
SUSTAINABILITY

The masterplan design of the scheme follows sustainable principles, with support for walking and cycling and access to public transport. In addition, significant landscape areas will help support biodiversity and help to mitigate the heat island effect. The choice of deciduous trees within the residential areas will help provide solar shading in summer and allow sun to pass through in winter. The conceptual development structure is broadly orientated to take advantage of heat from the sun, while avoiding excessive heat gain. These principles will be followed through the detailed design stage.

At the later stage to reduce demand for energy, buildings will be designed with a Fabric-First approach as far as possible through well-designed, thermally efficient, and easily controlled buildings. As a result, the homes will be able to reduce both operational energy consumption and the resulting carbon emissions, whilst maintaining comfortable internal temperatures and lower energy bills.

Additional energy savings can be made by maximising the efficiency of appliances, lighting, fixtures and fittings. Fixtures and fittings will also be specified that reduce water and energy consumption with low and/or aerated flows to 110l/person/day.

Wherever feasible, materials will be locally sourced, from renewable sources and recycled. All buildings will be provided with internal recycling bins to enable the separation of recyclable waste collected by the local authority, as well as sufficient external space for bins. A good quality of materials, rated by the BRE Green Guide, will be used.



Central Village Green

HEALTH AND WELL-BEING

A variety of public and private measures have been considered to offer benefits to health and well-being. These are delivered though enhanced Green Infrastructure such as the northern landscape area, and surface water attenuation and swale outfall, and opportunities to experience the natural landscape with seating areas for impromptu gatherings and social interactions. The site location lends itself well to support the health and well-being of occupants with its easy access to nearby by sports and recreational facilities as well as close proximity to Chippenham town centre promoting active travel to shopping and social destinations.

All homes are to exceed mandatory standards and expectations. Large openings, increased ground floor ceiling heights enhancing daylight access and the encouragement of a connection with the outdoors will provide spacious, fit for purpose interiors. Where practical, floor layouts are to comply with the enhanced accessible and adaptable objectives set out within the optional category 2 of part M4 of the building regulations.



Benches and play features can be provided within green spaces

TRANSPORT

A sustainable travel hierarchy will continue to be followed through the design process. This makes the most convenient form of transport the most sustainable, encouraging the use of active and more sustainable transport over multiple single-driver car journeys; to reduce carbon emissions, improve air quality, and increase community interaction. The proposals seek to optimise opportunities to prioritise pedestrian movement and active travel. New accessible public routes and connections are to be provided within and through the scheme.

In addition the site benefits from nearby existing bus routes at set out within the context section.

The developer will be responsible for ensuring a Travel Plan Coordinator is in place for the residential development at first occupation.

PARKING

Car parking for the development will be provided in line with the policy requirements from Wiltshire County Council. The parking standards are set out in Policy PS6 of the Wiltshire Local Transport Plan 2011-2026: Car Parking Standards.

An appropriate level of cycle storage will be provided in line with the active travel parking standards set out in the Wiltshire Local Cycling and Walking Infrastructure Plan (2022).

Fast electric car charging sockets can also be installed to ensure occupants of all dwellings can conveniently charge electric vehicles, removing a common barrier to the adoption of electric vehicles.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Car Parking Provision Table

BOUNDARY TREATMENTS

It was seen in the local character studies that high quality boundary treatments can add much to the streetscene. A variety of boundary treatments will utilised within the development to define private spaces from the public realm, to allow for personalisation of the streetscene, to reinforce the street hierarchy and to aid legibility.

For example low boundary hedging could be used along the front of key residential plots to enhance legibility and further incorporate green infrastructure



Good quality boundary treatments will be provided

into the built form. Focal and key buildings may also be picked out by railings.

Dense planting will be incorporated to secure the rear boundaries of properties when backing onto landscape areas and boundary walls are to be installed where side elevations are exposed to the public realm.

REFUSE

Sufficient provision for the storage of refuse, in convenient and discrete locations will be provided. This will be a mix of on-plot and communal storage for apartments, with bin collection points where appropriate.

HOUSETYPE DESIGN

The detailed architectural design will follow the aspirations of the National Design Guide, Wiltshire Design Guide and will respond positively to the Chippenham Design Guide to help deliver an attractive place to live and visit. A mix of focal and key buildings will mark the entrance to the development and key locations, such as at vista stop locations. Corner buildings will be designed to face both adjoining streets/public realm.

Materials will reflect the local context, to deliver a locally distinctive response. This is likely to include some use of red brick and stone, while render is also considered appropriate.

HABITAT CREATION

The majority of the site is currently of low ecological importance. The development of the site will offer benefits to both new residents and, wildlife and habitats and can achieve above a 10% net gain in biodiversity. A multi-functional and connected network of green spaces is to be integrated with the proposals, enhancing place-making, well-being, climate resilience and habitat for wildlife.

The north of the site will feature a multi-functional landscape area to include new and retained planting, and wetland to enhance Biodiversity Net Gain (BNG).

Planting proposals will continue to be sensitively designed with biodiversity in mind to include native species and species with a known wildlife benefit which will continue to allow connectivity around the boundaries of the site and through the woodland.

Appropriate care and construction techniques are to be adhered to, especially in the surrounding areas of retained vegetation, ensuring disturbance is kept to a minimum.



Refuse and construction strategies will promote sustainability


Green recreation, including a play/trim trail , will be promoted


Biodiversity will be enhanced including with the attenuation pond

LAND USE PARAMETER

The site will deliver up to 150 new homes, and the associated landscape and infrastructure. The Parameter Plans form part of the application and set a framework for future detailed proposals.

The Land Use Parameter highlights how the residential area will be set within a landscape framework to the south of the Stanley Park access. A variety of green uses will be delivered within a multi-functional landscape area to the north of the access, as set out within the landscape parameter plan opposite.



GREEN & BLUE INFRASTRUCTURE PARAMETER

The multi-functional Green Infrastructure will provide a variety of green uses will help to enhance Biodiversity Net Gain as well as providing new community facilities.

In the northern area, largely enclosed by retained hedgerows and including new planting, are proposed a children's play area, as well as allotments and a new orchard.

A central pocket park, street trees and retained sections of hedgerows will deliver green corridors integrated within the residential area to the south – which will again largely be enclosed by hedgerows. The surface water attenuation (blue infrastructure) will be provided along the lower lying eastern boundary. A small orchard, which sits alongside Gate Farm will be enhanced by new planting and help to soften the impact of development on the Listed building and nearby milepost.

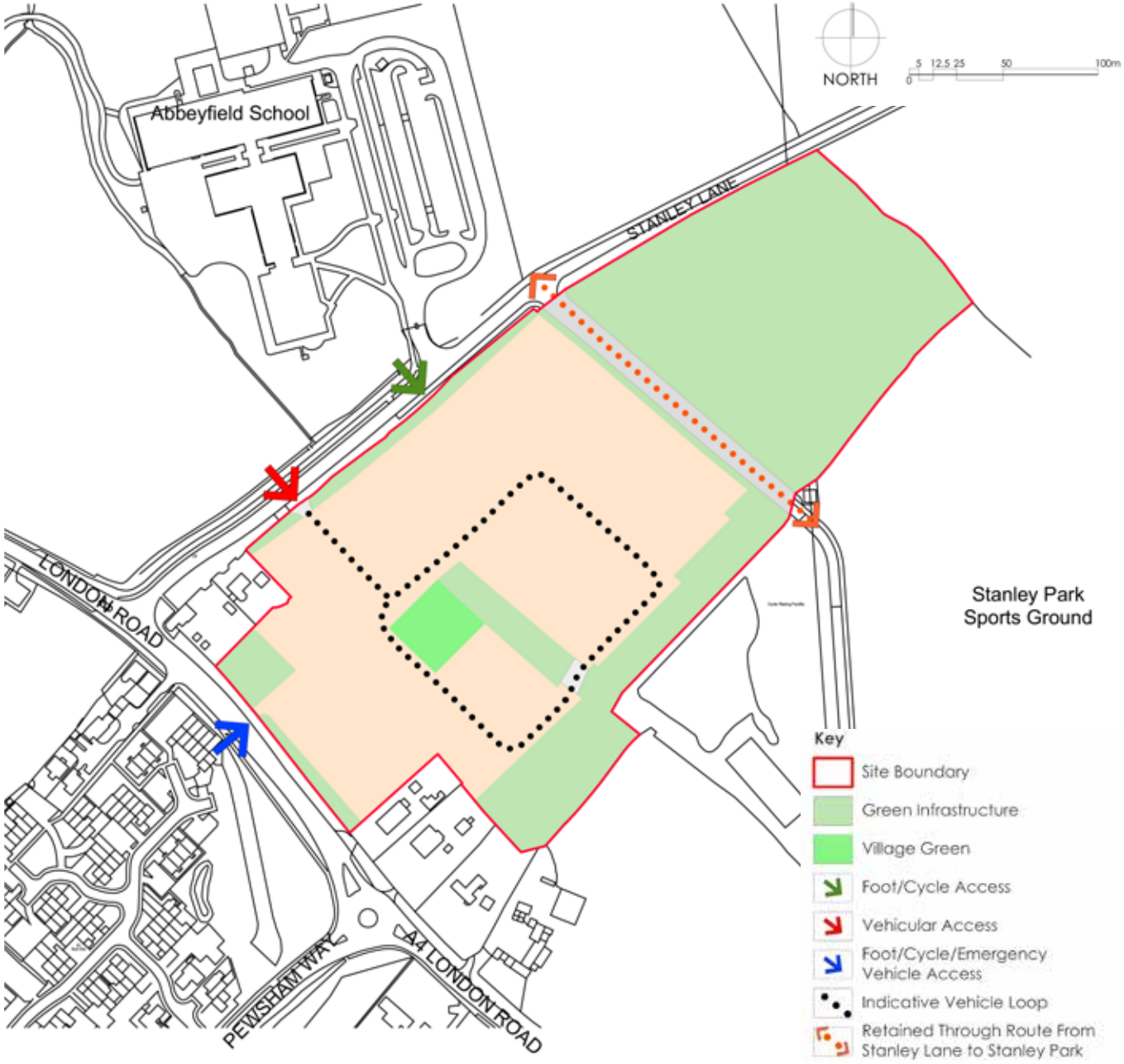
The majority of the site's hedgerows are to be retained, with small loses to provide access and facilitate the delivery of drainage infrastructure, to be mitigated by new planting.



ACCESS & MOVEMENT PARAMETER PLAN

The development will encourage active travel, with dedicated foot/cycle accesses from Stanley Lane and London Road serving a legible and direct internal network of streets. The development will link with the existing foot/cyclepath along Stanley Lane.

The highway through the site, from Stanley Lane to the Stanley Park Sports Ground, is to be retained.



SCALE PARAMETER

The majority of the site will be of two storeys in height, reflecting the local character, an increase in height and massing towards the central space, will help to define this as a key location and aid placemaking.

Within the body of the site, occasional key buildings of increased massing and/or through a change in materials/boundary treatment and/or detailing will be positioned at focal locations to act as local landmarks and further help with wayfinding.





Residential development with street parking provision

5

CONCLUSION

CONCLUSION

This Design and Access Statement supports an application by David Wilson Homes for outline planning permission to deliver up to 150 new homes at Gate Farm, Chippenham.

Benefiting from a range of local facilities and convenient connections to the town centre, the site will also provide extensive multi-functional landscape areas. Access to recreation will include the creation of a network of interconnected green spaces that will help to connect the town and the nearby countryside. The natural environment will be enhanced through features such as a Sustainable Drainage System, new and retained orchards and an allotment and tree-lined streets, all helping to promote biodiversity.

This site is non-strategic and capable of delivery on its own and without delay. It does not rely on strategic infrastructure to support it, but would not prejudice any future delivery either (such as road or other infrastructure). Whilst being of a scale to provide a meaningful supply of market and affordable housing to address short-term need, it does not impact upon any future housing strategy for Chippenham.

The site provides an opportunity to deliver an inclusive mix of much needed new homes for the town, at an accessible and sustainable location. Development will integrate with the surrounding features including the adjoining Stanley Park sports ground, and complementing the nearby Abbeyfield School to create an attractive, sustainable and integrated addition to Chippenham.



Artist's impression



info@pad-design.com

DAVID WILSON HOMES
WHERE QUALITY LIVES