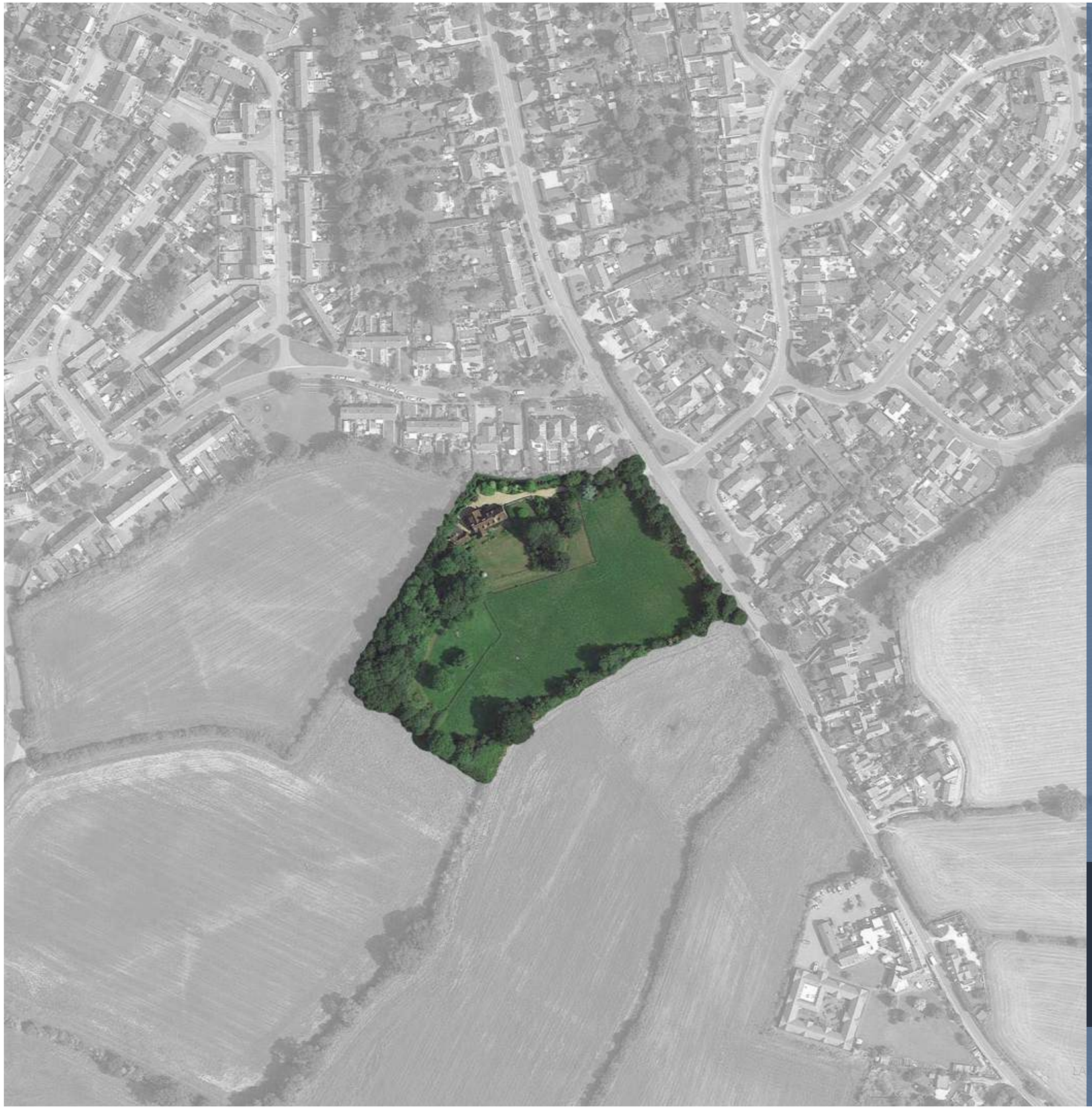


DESIGN AND ACCESS STATEMENT

OUTLINE PLANNING APPLICATION

LAND SOUTH OF DICKETTS ROAD, CORSHAM

bba architects & planners

NOVEMBER 2023





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CORSHAM | **UNITED KINGDOM**



SOUTH WEST CONTEXT | **BANES**

1.0 INTRODUCTION

SITE LOCATION | **DICKETTS ROAD**

1.1 INTRODUCTION



This Design and Access Statement has been prepared by BBA Architects and Planners (BBA) in support of an outline planning application at Land South of Dicketts Road, Corsham for the erection of 24 dwellings and associated works. The application is submitted on behalf of the Trustees of the Willford Family Trust.

This statement provides an analysis of the site, the surrounding context and planning/design policy which has informed the scheme design. The current scheme proposals are then assessed under the following headings:

- Form and Layout of Development
- Layout
- Street Typologies and Hierachy
- Scale, Amount an Use
- Landscape and Ecology
- Appearance
- Materiality
- Sustainability

The range of technical appraisals from a multi-disciplinary team have informed a high quality proposal on the Land South of Dicketts Road, Corsham. The team includes Engain (Ecologists), NPA (Landscape Architects), Rappor (Transport and Drainage Infrastructure), DFL (Lighting Consultant) and Tim Pursey (Arboricultural Consultant). This statement provides the details of the scheme and should be read in conjunction with scheme drawings and with consultants documents.

2.0 SITE LOCATION & CONTEXT



2.1 SITE LOCATION AND CONTEXT

LOCATION
The site of approximately 1.55ha is located to the south of Dicketts Road on the southern edge of the town of Corsham.

Corsham is a market town located between the larger settlements of Bath, some 12km to the west; and Chippenham, 4km to the east. Corsham is connected to both via the A4 which runs along the northern edge of the town. The village of Rudloe, a smaller settlement, is closely related to Corsham, with recent housing development bringing the settlements closer.

LINKS AND TRANSPORT
The mainline railway line connecting Bristol and London runs through Corsham some 500m to the south of the High Street. The town extends over the railway line to the south, with the residential estates around 'Prospect' developed at the latter period of the 20th Century. Corsham train station closed in the 1960s, but there is a long running campaign seeking a reversal of this.

The MOD at Corsham is a significant employer in the area, and is located southwest of the town centre. Leafield industrial Estate to the south also provides significant levels of employment.

Corsham benefits from a good range of facilities including:

- Day to day shops
- Primary and Secondary Schools
- Doctors Surgery
- Dentist
- Leisure Centre
- Public Houses
- Places of worship



CORSHAM HIGH STREET, PEDESTRIANISED CENTRE



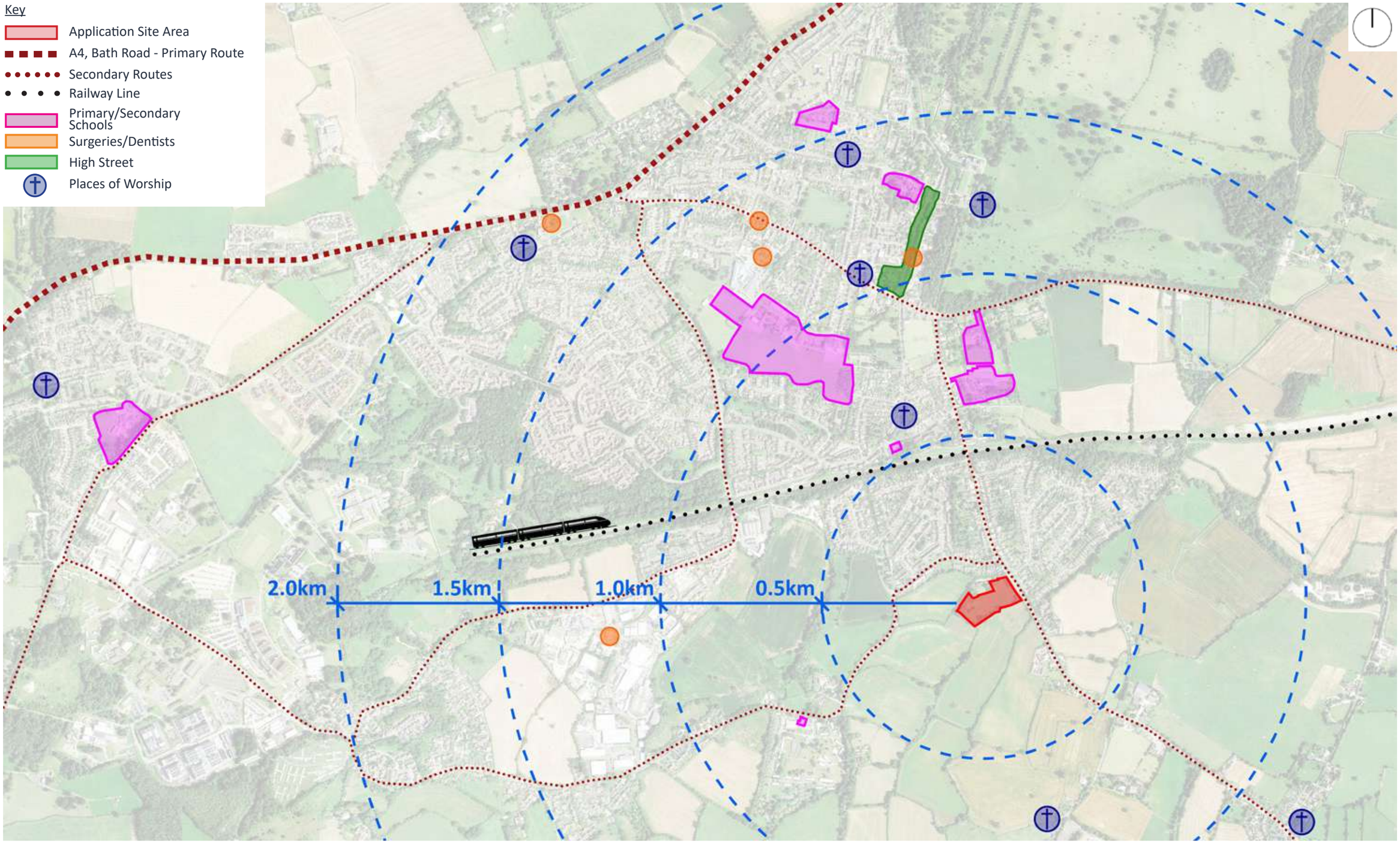
VIEW TOWARDS ST. BARTHOLOMEW CHURCH, CORSHAM



VIEW FROM CHURCH STREET TOWARDS HIGH STREET



VIEW ACROSS CORSHAM PARK ALONG WALKING ROUTE



CORSHAM WIDER CONTEXT AMENITY PLAN

2.2 LOCAL HISTORICAL CHARACTER

HISTORIC CORSHAM

The town of Corsham has expanded out from the High Street which runs along the west side of the Corsham Court Estate. Due to the presence of the Estate, the expansion of the town has been somewhat constrained, with limited development occurring to the east of the High Street, mainly focused west and south, it has incorporated the smaller settlement of Pickwick, located on the A4, which principally forms the edge of the settlement to the north.

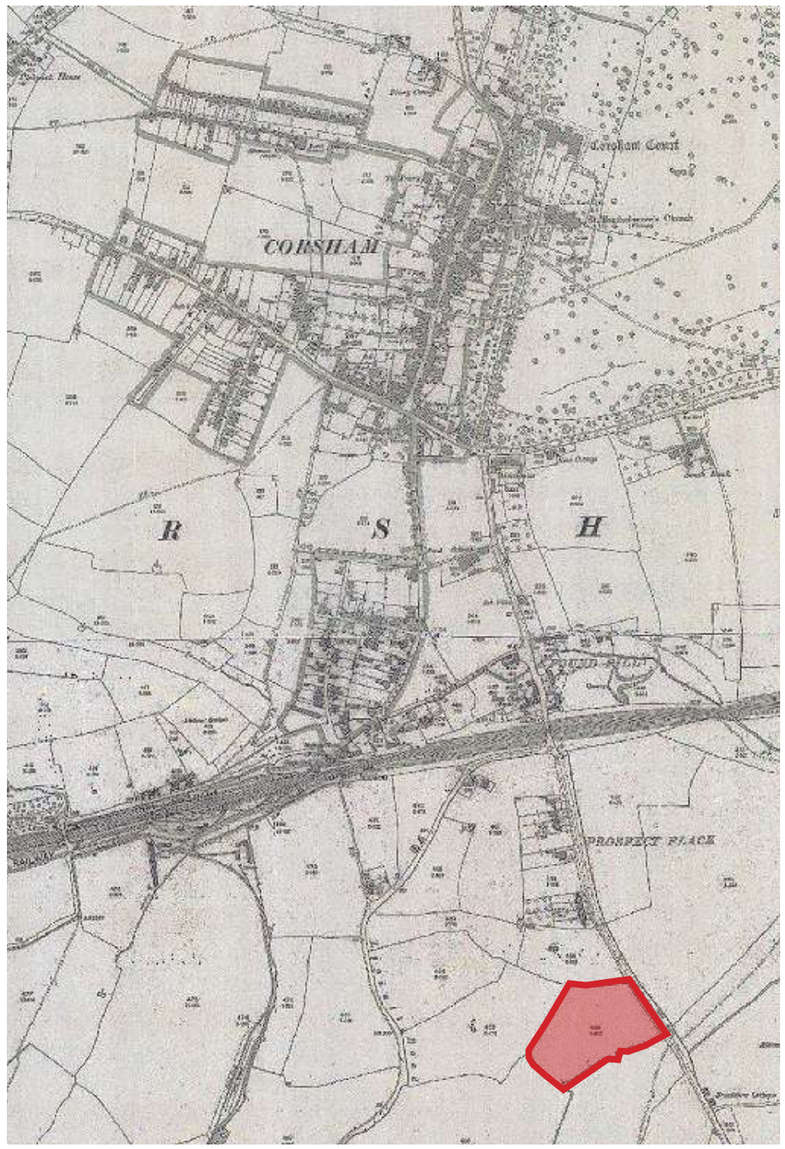
Corsham has a long history of mining limestone (Bath Stone) which continues to this day, with many mines located in close proximity to the town and in some cases underneath new development. The proximity of the limestone mines has led to limestone being the dominant building material in Corsham. The Corsham Design Guide states as follows:

'Predominantly built of the locally mined stone, the Oolitic Limestone (known as Cotswold or Bath Stone) gives Corsham town its distinctive honey-coloured appearance. With the older/ historic building constructed of rubble stone, ashlar dressed quoin stones and stone tile roofs, many of the more recent housing development and buildings have been constructed out of similar stone materials and style, with a mixture of stone and painted rendered facades being apparent across all ages of buildings. The continuity of the material, texture and colour of the local limestone across the building styles gives Corsham a distinctive unifying characteristic.' (Corsham Design Guide p.17)

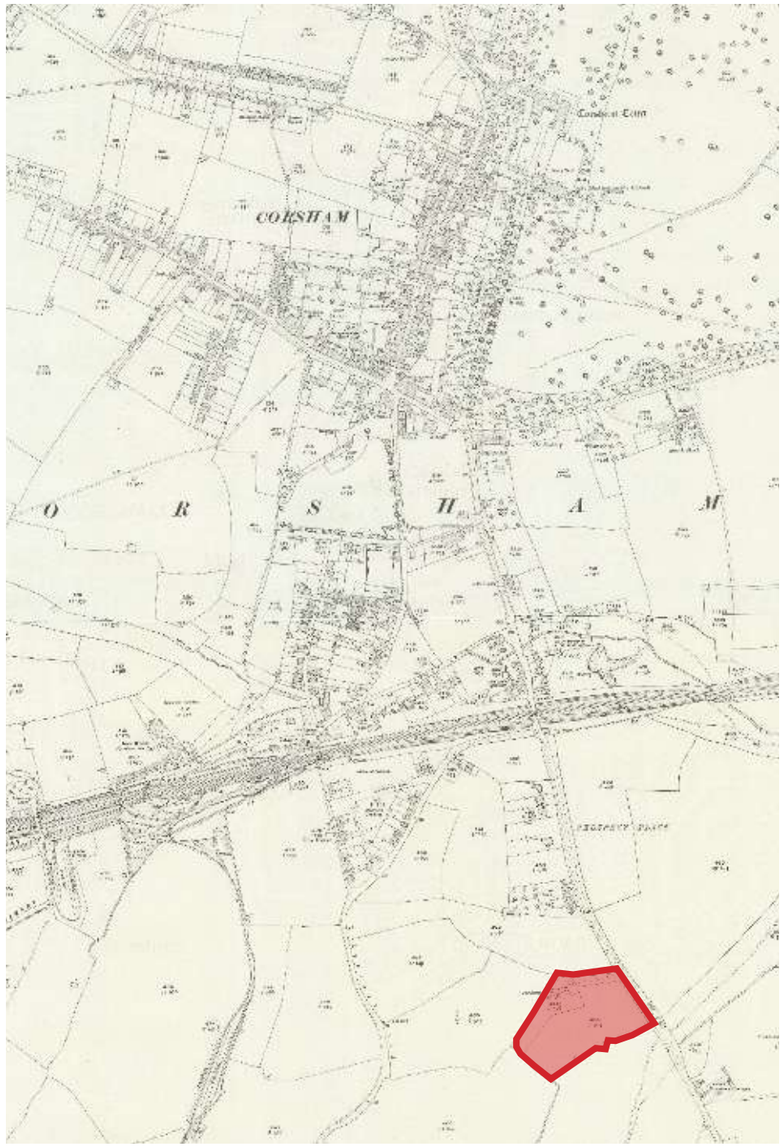
Application Site Boundary



OS MAP 1st EDITION 1844-1888



OS MAP 2nd EDITION 1894-1903



OS MAP 3rd EDITION 1905-1939



CORSHAM HIGH STREET, 1904



VIEW NORTH UP CORSHAM HIGH STREET, 1912



VIEW WEST ALONG PRIORY ROAD, 1904



CORSHAM FILM THEATRE OPENING, 1969

3.0 THE SITE & IMMEDIATE SURROUNDINGS

3.1 THE SITE

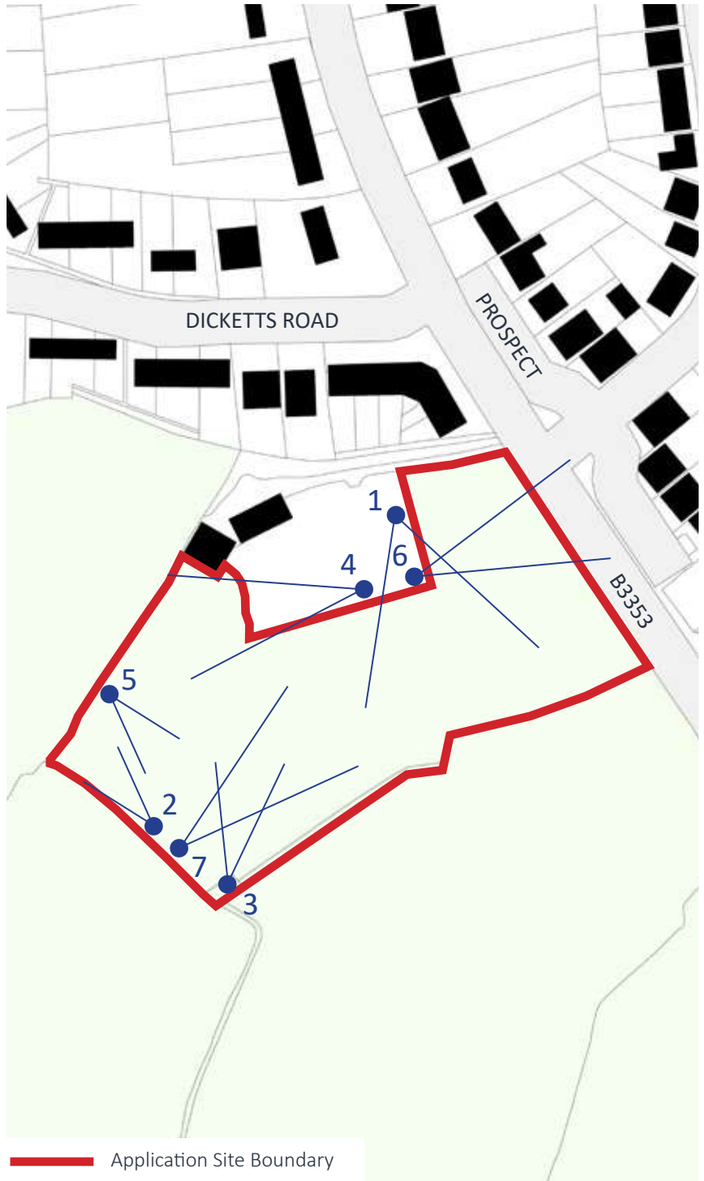
The site itself is currently greenfield, surrounded by existing farmland/ fields on its South, West and North Western boundaries. The site lies adjacent to the primary B3353, Prospect single carriageway road heading towards Corsham Town Centre. The site, consisting of an open paddock with surrounding boundary trees and hedges, was formally associated with 'Dicketts', a large house, and gardens located to the north.



VIEW TOWARDS SITE FROM B3353, PROSPECT



EXISTING SITE PLAN



EXISTING SITE LOCATION PLAN



1 - VIEW FROM DICKETTS HOUSE FENCED BOUNDARY TOWARDS SITE



2 - SOUTH-WEST SITE BOUNDARY EXISTING VEGETATION



3 - VIEW FROM SOUTH-WEST CORNER FACING NORTH-EAST



4 - VIEW OF SITE FACING WEST FROM DICKETTS HOUSE GARDEN



5 - VIEW SOUTH-EAST THROUGH EXISTING WOODLAND



6 - VIEW FACING TOWARDS PROSPECT STREET FROM SITE



7 - VIEW NORTH-EAST FROM WEST SITE BOUNDARY

3.2 BUILT FORM

DICKETTS HOUSE

The Dwelling 'Dicketts house', to the north of the site consists of a large, one and a half storey asymmetric building. The property dates from circa early 20th Century and is set back from the road with its main entrance facing south away from the road within its own, landscaped, mature garden setting.

The long axis of the house is orientated east/west, with the principle elevation facing north towards near boundaries of housing. Views to the south of the property extend over the rear garden and the application site beyond.

PROSPECT/POUND PILL

The house's character is very different both in built form and context to most dwellings in the surrounding character areas. Two mid- to late-20th Century housing estates dominate the immediate area with older dwellings located along Prospect. These dwellings along Prospect are larger and more varied than those of the surrounding estates whilst also occupying larger plots. The estates are generally "suburban" in character, with buildings being set back from the road, and comprising front gardens with driveways. Dwellings are a mixture of bungalows, semi-detached, detached, terraces and some apartment blocks, but there is a homogeneity of design within each street scene.

"South of the railway, the B3353 reaches Corsham from the countryside. Here, the road has few road markings, is narrow, has no pavements and possesses a variety of frontages. The view is dominated by wide-mown verges, highway lighting and overhead cables. There is no street tree planting within the verges/highway on this stretch of road. On the approach to the Pound Arts Centre, the highway lighting is replaced with Victorian-style urban lighting, however, the street scene is still dominated by uneven tarmac pavements, road markings signage and overhead cables. Recent tree planting to the west of the highway near the Hungerford Alms-houses is within the cricket ground. The roundabout and damaged concrete and kerbs in-front of the impressive gates to Corsham Court, detract from the sense of arrival." (Corsham Design Guide p.27)



EXISTING SITE LOCATION PLAN



1 - DICKETTS HOUSE, EASTERN GABLE



2 - DICKETTS HOUSE, SOUTH ELEVATION



3 - DICKETTS HOUSE, VIEW TOWARDS SOUTH-WEST GARAGE



4 - DICKETTS HOUSE DRIVEWAY (APPROACH)



5 - EXISTING TERRACES ON SOUTH SIDE OF DICKETTS ROAD



6 - BROADMEAD ROAD TWO-STOREY HOME WITH FRONT GARDEN



7 - B3353 VARYING HOUSE TYPES AND STYLES



8 - PROSPECT BUNGALOWS NORTH-EAST OF SITE



9 - DICKETTS ROAD LYPIATT MEAD BLOCK OF FLATS

3.3 CORSHAM CHARACTER ASSESSMENT AREAS

Corsham Town Council published the Corsham Design Guide in November 2019. The Corsham Design Guide is a supporting guidance document to the Corsham Neighbourhood Plan. The design Guide divides Corsham into 22 character areas. The site is not located within a character assessment area, it is located between three different characterised assessment areas:

- **Area 18: Lypiatt** (To the north):

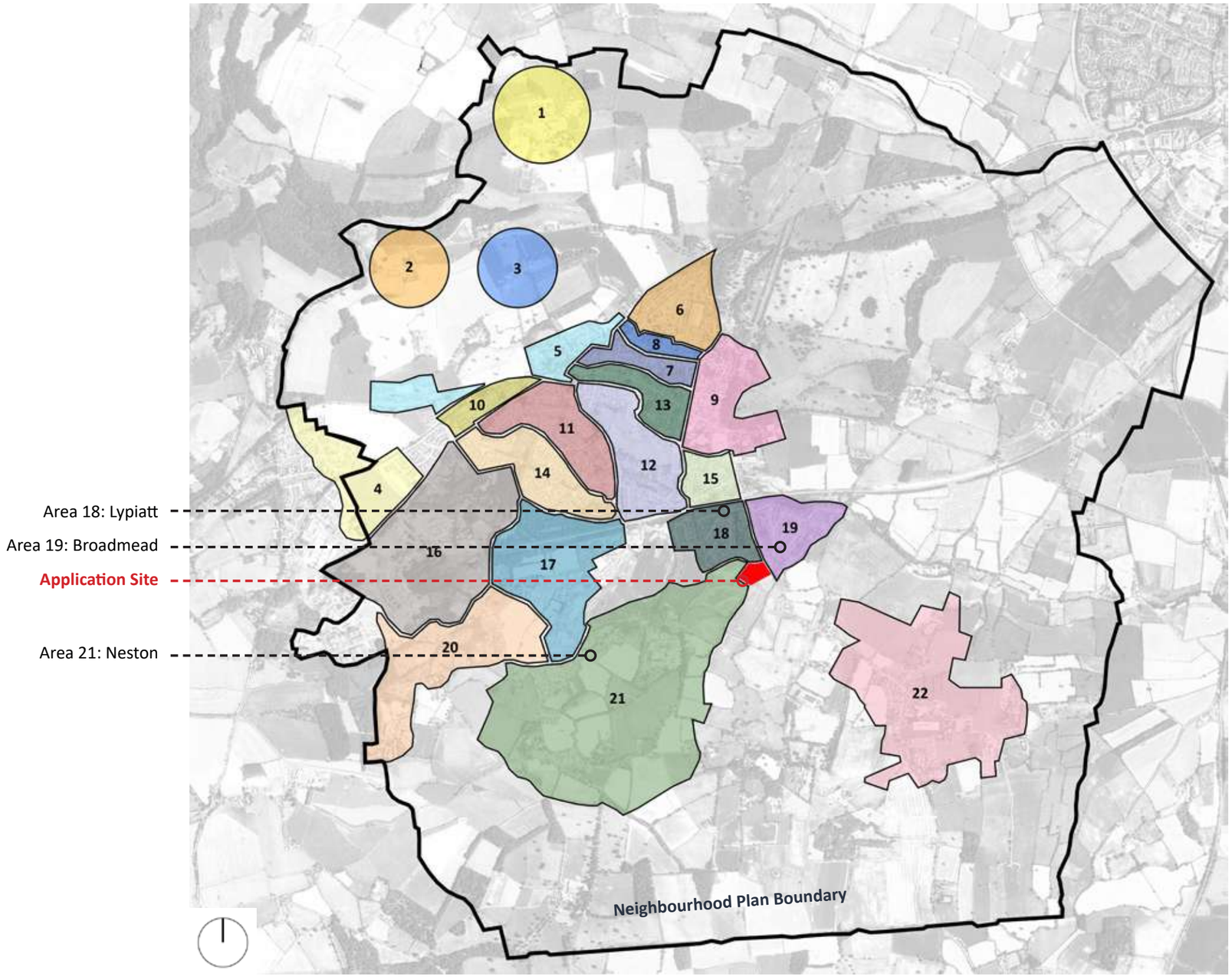
Mainly contains housing from the post-war period in the south of Corsham. It is bordered on the east by Prospect, a major route into town. The area has a medium building density and a largely suburban feel, with buildings mainly set back from the road with views over farmland to the south and west. There are a large detached houses on Prospect, but most other buildings are either semi-detached or terraced. The older buildings are constructed of local limestone, most others of reconstituted stone; some have been rendered in cream or other muted colours; there are occasional red brick buildings. Roofs are mostly gables, but there are also some hipped roofs.

- **Area 19: Broadmead and Brook Drive** (To the East):

Older properties along Prospect (from 1930s) with Broadmead and Brook Drive Housing Developments dating from 1960s and 1970s with buildings relatively uniform in appearance. There is a mix of detached and semi-detached houses with buildings along the eastern side of Prospect at 2-storeys. The mix of styles and materials is much more varied along Prospect, building materials here range from local limestone (usually ashlar), but also some reconstituted Bath Stone and brick; some dwellings have a timber boarding or brown tiles on the front elevation. Roofs are mostly gabled with a steeper pitch of 45-60 degrees compared to area 18 (Lypiatt).

- **Area 21: Neston** (To the West/South west):

This large character area lies to the south of Corsham and comprises the wider area around the village of Neston, including Brockleaze and the Services Cotswold Centre (MOD). A large proportion of the area is open countryside with native hedgerows as field boundaries. The area is devoid of woodlands. Within settlements,vegetation is provided by a recreation ground and within large gardens.



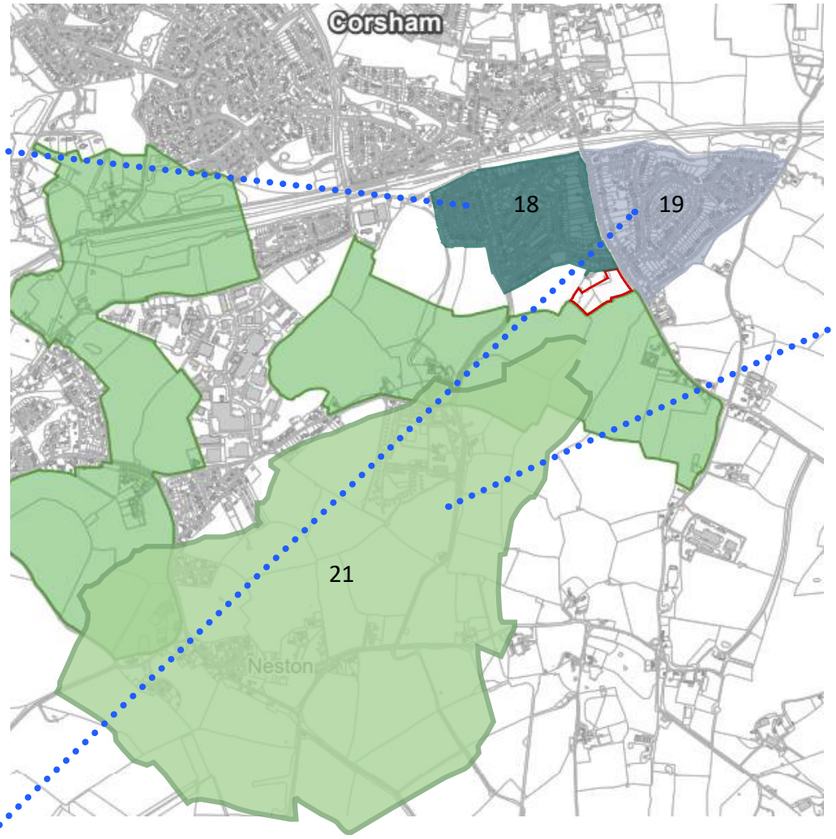
MAP OF CHARACTER AREAS FROM CORSHAM CHARACTER ASSESSMENT, 2016



CHARACTER AREA 18 - LYPIATT

'This area is largely residential and lies in the south of Corsham. It is bordered on the east by Prospect B3353, a major route into town. The area mainly contains housing from the post-war period, but there are also older buildings along Prospect, Lypiatt Road and Cleevedale Road.

There are two listed buildings in the area, located along Prospect' (Corsham Design Guide 2016 -2026)





CHARACTER AREA 19 - BROADMEAD & BROOKDRIVE

'Broadmead and Brook Drive, lie on the south-eastern edge of Corsham. It is triangular in shape and bounded by the railway line to the north, the road Prospect to the west and Brook Drive to the south-east. The oldest properties (from the 1930's) are found on the eastern side of Prospect, with the remainder of the area being formed by the Broadmead and Brook Drive housing developments dating from the 1960's and 1970's.

The area is also bordered by countryside to the south-east, and to the north. The 'Batters' provide a green buffer with woodland, a stream and amenity spaces'. (Corsham Design Guide 2016 -2026)



CHARACTER AREA 21 - NESTON

'This large character area lies to the south of Corsham containing the wider area around the village of Neston, including Brockleaze and the Services Cotswold Centre (MOD).

There are a number of historic buildings along the old lanes, including along Church Rise, Pool Green, Locks Cross and Brockleaze.

There is, however, also a significant amount of infill development as well as housing developments orientated in cul-de-sac roads off the main roads, creating an overall mixed character.

The area also contains a large proportion of countryside, parts of which are covered by the Rural Green Buffer identified in the Corsham Neighbourhood Plan.

The area contains a large number of listed buildings, predominantly around Locks Cross, and part of the area is also covered by the Neston Conservation Area. Wadswick Lane through to The Ridge forms part of an old drovers route'. (Corsham Design Guide 2016 -2026)

3.4 CHARACTER ASSESSMENT AREAS IN DETAIL

The identified character areas surrounding the site are described in the Corsham Design Guide. Key aspects of these areas and points from the design guide have informed the design proposals.

CHARACTER AREA 18 - LYPIATT

Predominantly post war low to medium density housing, bounded to the east by Prospect, to the north by the rail line, the south by Dicketts Road and to the East by a natural watercourse, field boundary and industrial use sites beyond.

- Open spaced properties and setbacks especially along Prospect.
- The Cleeve fronting a pedestrian route footbridge over the rail line, vehicles and garaging to the rear.
- Houses generally parallel to roads, parking in front of properties.
- Diverse boundary treatments, walls and hedges, timber fences to sides and rear gardens.
- Green spaces and play area adjacent to and located along Dicketts road.
- Housing heights predominantly 2-2.5 storeys. Roof pitches of circa 35 60 degrees.
- Evidence of local material usage and roofs being principally tiled.
- Potential to vary street surfacing from predominantly Tarmac.

CHARACTER AREA 18 - LYPIATT



DICKETTS ROAD, DETACHED, MEDIUM DENSITY



THE CLEEVE, SOUTHERN PEDESTRIAN ACCESS FROM LYPIATT RD.



PROSPECT, MEDIUM DENSITY SEMI-DETACHED



PROSPECT, TERRACE HIGHER DENSITY

CHARACTER AREA 19 - BROADMEAD & BROOKDRIVE



BROOK DRIVE



LUDMEAD BUNGALOW



LUDMEAD SEMI DETACHED

Broadmead and Brook Drive are bounded to the north by rail line and associated tree lined easement and woodland stream to the central and eastern portions known as the 'Batters'. Open arable countryside forms the south eastern boundary. Properties date to the 1930s up to the 1970s. Dwellings largely are of medium density, are arranged perpendicular to the roads, have parking to the front drives and are setback with gardens.

- Countryside views.
- Medium density dwelling spacing being of 2 storey.
- Opportunity to plant trees and hedges to gardens.
- Parking associated with dwellings, where possible have been softened with planting.
- Parking courts could provide potential parking solution if well designed and integrated within future developments.
- Use of local natural materials in keeping with the character of the area. Roof pitches to match existing and being dark in colour. Dormers and smaller sized windows are favoured.

CHARACTER AREA 21 - NESTON



BROCKLEAZE, NESTON



CHAPEL LANE, NESTON



WADSWICK LANE, NESTON

A mixed, wide area characterised by village typology and infill developments. Large areas of green buffer form much of the area.

- Older properties with village character.
- Green Buffer to Elley Green and west of Church Rise. Mature trees within public realm.
- Opportunity to form natural screen to MOD services centre and Leafield Industrial Estate.
- Parking associated with dwellings and for new proposals, where possible, softened with planting.
- Buildings arranged either parallel or perpendicular to roads. Buildings mainly setback but some terracing is closer to the road.
- 2 Storey buildings favoured for any proposed development in this area.
- Use of local natural materials in keeping with the character of the area. Pitches to match existing and being dark in colour. Dormers and smaller sized windows are favoured. Roof pitches 40-60degrees using dark tiles.
- Boundary treatments mainly local stone walls and /or hedges.

3.5 LANDSCAPE AND VISUAL APPRAISAL

There is a collection of trees to the south-east of Dicketts House garden and a wooded area that runs along the north-west boundary of the site. The central and southern sections of the site consist primarily of an open paddock with low-level post and rail timber fencing running through the site, separating the paddock from the residential curtilage.

The boundary of the site is characterised by thick mature hedges and trees which limit views into the site. The hedgerow and a line of trees extends down the boundary of the site with Prospect.

The site is not subject to any landscape designations. However, key planning issues with respect to landscape and visual matters relates to policies associated with respecting, preserving, and enhancing the landscape character of the rural landscape south of Corsham. This includes consideration of key landscape features, such as trees, woodland and hedgerows, as well as relating to developments which respond to the local context and character.

In landscape terms, the site comprises of a well vegetated enclosed paddock associated with a discretely located property at the southern edge of Corsham. The wider landscape comprises of part of a well settled agricultural landscape of fields bounded by established hedgerows. Landscape values and sensitivities are associated with the sites role as part of the landscape setting of Corsham, together with the extent of vegetation associated with woodland, trees, and hedgerows.

In visual terms the site is well contained by the extent of vegetation associated within the site's boundaries. Occasional glimpse views are available from footpaths to the southern parts of the site into the paddock area. The visual context of the Site is the immediate agricultural land south of Corsham, with local influence from the adjacent settlement and other development in the local vicinity. Visual sensitivities associated to available views are generally high, relating to the rural landscape context, although moderated by the influence of the settlement edge and other scattered development where present and seen in the views.



1 - SITE VIEW FROM SOUTH TOWARDS DICKETTS HOUSE



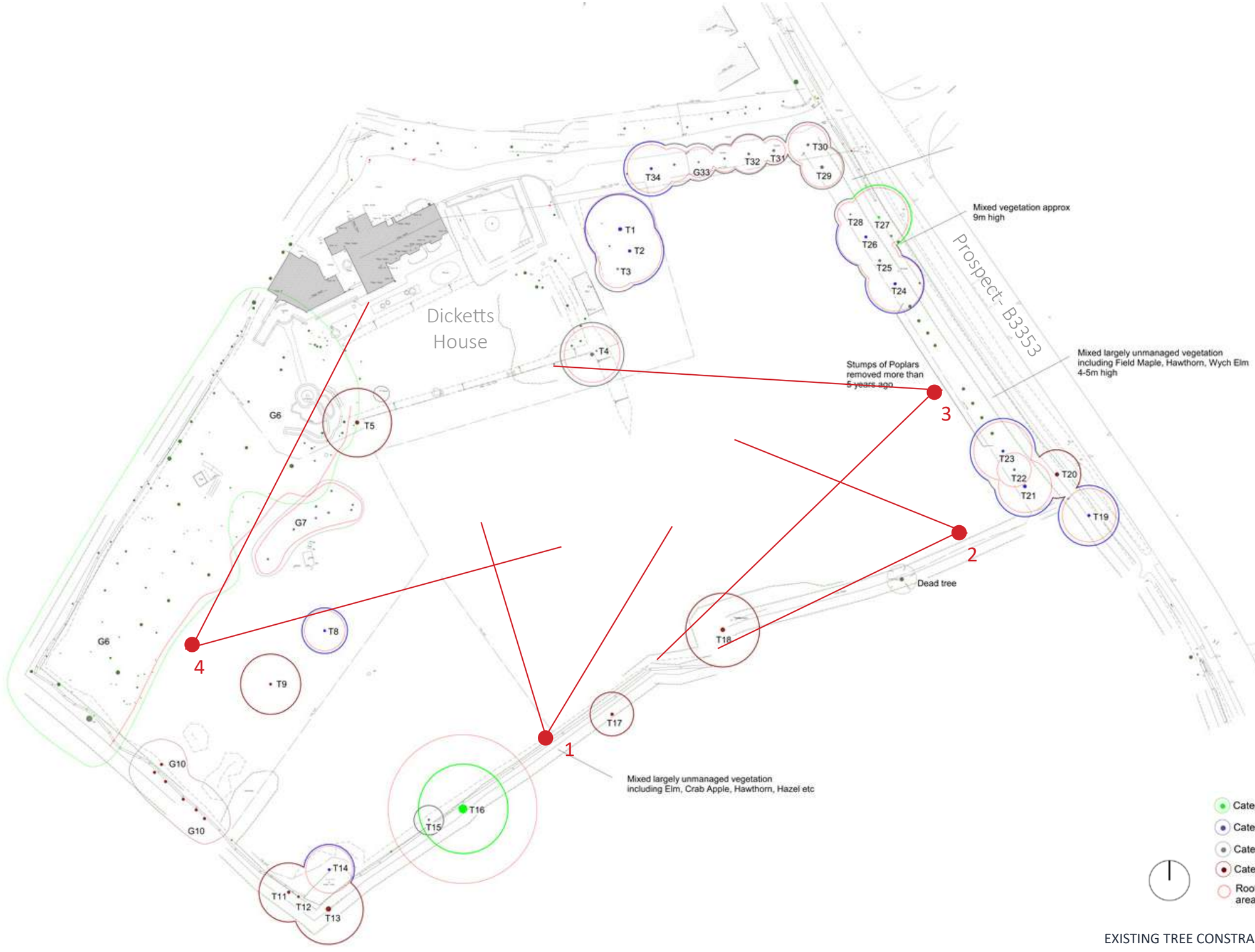
2 - SITE VIEW FROM NORTH-EAST



3 - SITE VIEW FROM NORTH-EAST



4 - SITE VIEW FROM WEST TOWARDS ROAD



EXISTING TREE CONSTRAINTS PLAN

3.6 HIGHWAYS, ACCESS AND TRANSPORT

The site is currently accessed from a private driveway on the western side of the B3353 - Prospect. This driveway serves 'Dicketts House' and a field style gate provides access to the boundary condition to the application site.

The B3353 is a single carriageway road in each direction connecting Shaw in Wiltshire to the south and Corsham in the north. At the existing site entrance, the road measures approximately 7.3m and is subject to a speed limit of 30mph.

At the site access, a footway flanks the western side of the B3353 providing a continuous pedestrian route with dropped kerbs into Corsham. The footway also remains in place for approximately 330m south of the site access at which point the footway is absent for approximately 180m.

The site is located within an accessible area. Within 1.3km of the site (16-minute walk or 6-minute cycle), local services and amenities within Corsham are easily accessed. The Wiltshire Cycleway passes the site approximately 50m north of the access and provides a route to the centre of Corsham as well as a circular touring route around the county's perimeter. In addition, the NCN403 is located approximately 2.5km northeast of the site location (c. 11-minute cycle). Regular bus services depart from both Dicketts Road Bus Stop (under 1 minute walk) and Corsham Primary School Bus Stop (eight-minute walk, three-minute cycle). Chippenham Railway Station is located 6.3km northeast of the site which can be accessed via a 26-minute cycle or a 28-minute bus journey on the X31 service to Chippenham from the Corsham Primary School bus stop.

Access to the site would need to be upgraded to facilitate development by using opportunities along the B3353 (Prospect). The site's boundary to the western edge of Prospect offers significant frontage potential to the road. The site access should be located no less than 43m south of the access to Broadmead in order to adhere to the Stopping Sight Distance (SSD) guidelines for a 30mph road provided in Manual for Streets (MfS).



EXISTING MAIN ACCESS TO SITE FROM B3353, PROSPECT



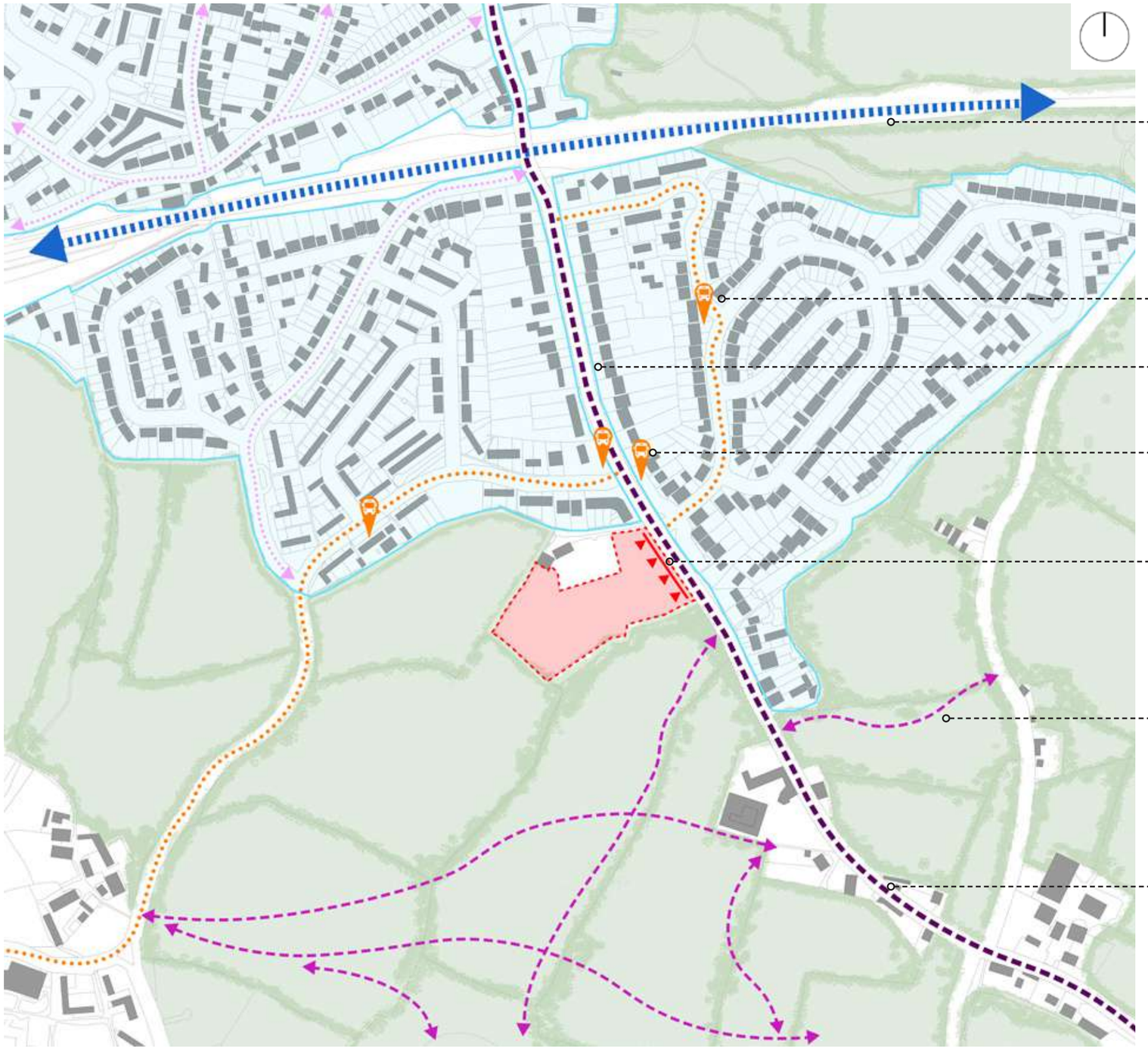
VIEW DOWN DICKETTS ROAD



VIEW DOWN B3353, PROSPECT



JUNCTION BETWEEN DICKETTS ROAD AND BROADMEAD ROAD



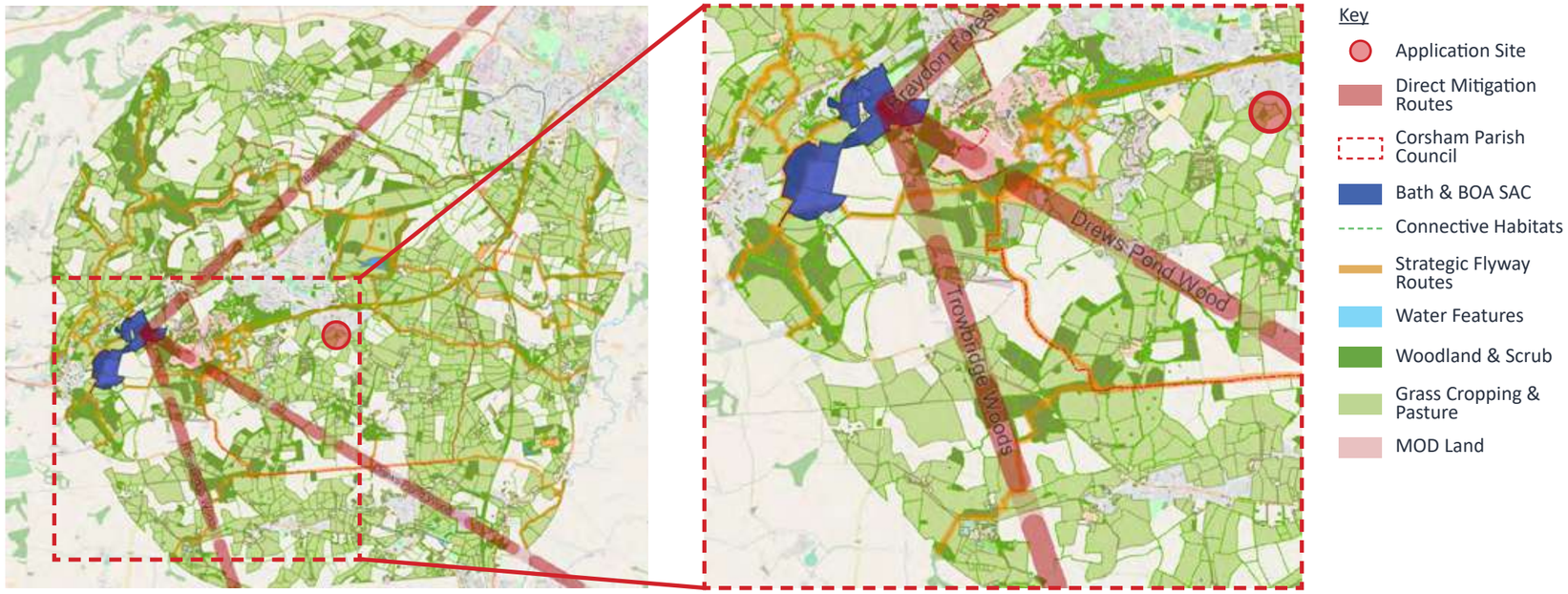
SITE ACCESSIBILITY PLAN

3.7 ECOLOGY

The site's habitats consist of a grassland field surrounded by tall mature hedges and a small stand of secondary woodland, on the urban/rural fringe of Corsham. The sheep-grazed field is moderately species-rich grassland with a sward dominated by fine-leaved grasses and broad-leaved herbs such as bird's-foot trefoil, referable to the National Vegetation Classification (NVC) MG6 Grassland. The secondary woodland in the north-west corner of the site has a mix of ash and sycamore with a spare shrub-layer comprising hawthorn and some ornamental garden shrubs. The field-layer has shade-tolerant herbs including cow parsley, lord's and ladies, nettles and ivy. It is broadly referable to the NVC type W8 woodland. It is not ancient semi-natural woodland – it does not have the characteristic vegetation or landscape features of ancient woodland and there is no woodland here on the 1900 OS Map, (https://maps.nls.uk/view/106027645 accessed 12-11-22).

The field edges and adjacent gardens are suitable for reptiles such as slow-worms but the open field has a grazed sward with limited sheltering habitat for them. The hedges are favourable habitats for mammals such as dormice but the site on its own is not large enough to support a self-sustaining population. The field drain that runs along part of the southern boundary of the site is heavily shaded by the trees and hedgerow and is unlikely to be used by water voles or otters. The site is approximately 4km east of the nearest component of the Bath and Bradford on Avon Bats Special Area of Conservation and thus falls partially within a buffer zone for greater horseshoe bats.

Lesser and greater horseshoe bats have been recorded during surveys of the site. There aren't many potential roosting features within the proposed development area. The trees around the edges and woodland to the north-west have only a small number of roosting features, but the hedges, scrub, woodland and field are suitable as foraging habitat. Given the site's position, abutting developed areas with houses and street-lit roads to the north and east, it is not designated as an important commuting route for bats.



CORSHAM TOWN COUNCIL BATSCAPE STRATEGY

SOUTH WEST BATSCAPE MAP SECTION



APPLICATION SITE HEDGEROWS AND HABITATS

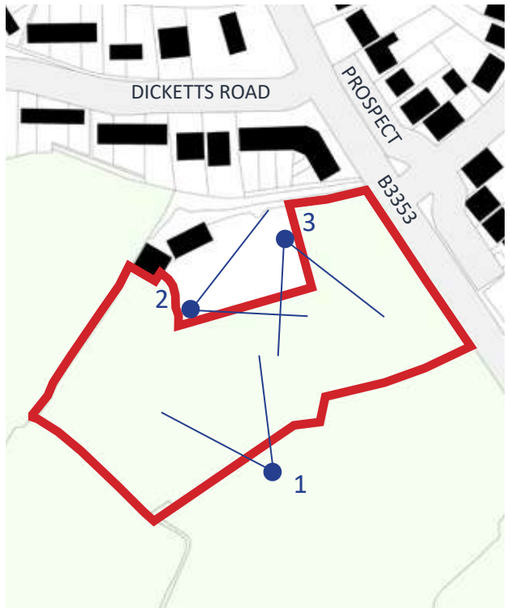
APPLICATION SITE HEDGEROWS AND HABITATS

The Corsham Batscape Strategy document provides detailed spacial guidance with policy relating to the Special Area of Conservation (SAC) of bats. In order to retain, protect and enhance landscape features of importance for the population of bats. Studies of landscape use by lesser and greater horseshoe bats in south west England have shown clear preferences for the following habitat types:

- Grazed pasture (particularly cattle grazed and especially in combination with suitable boundary/linear habitats)
- Meadows (particularly wet meadows and again in combination with suitable boundary/linear habitats)
- Riparian woodland
- Deciduous woodland
- Tall, outgrown, continuous hedgerows

Ecological priorities for consideration in the development process include avoiding potential impacts on the Bath and Bradford on Avon Bats SAC, particularly by retaining and protecting the hedges and the small stand of woodland, ensuring an appropriate biodiversity net gain strategy and considering the links between this site and adjacent allocations in the Local Plan (i.e. SHELAA site 3654). The site has potential ecological links with adjacent land along the hedges and field boundaries – these are shown as retained in the illustrative layouts and can remain connected into the hedges around adjacent fields.

Within the site, the priorities will be to retain edge-habitats alongside hedges, enhance the retained woodland with coppicing to create a denser under-storey and encourage more woodland ground-flora, providing wildlife features including reptile hibernacula, bat and bird boxes and insect habitats.



EXISTING SITE LOCATION PLAN



1 - LOOKING NORTH THROUGH 'MIXED SCRUB' - SOUTHERN BOUNDARY.



2 - LOOKING EAST, ON FENCED BORDER THROUGH 'MODIFIED GRASSLAND' (RHS)



3 - LOOKING EAST-SOUTH EAST. TIMBER POST AND RAIL FENCE ENCLOSING HOUSE GARDEN, SOUTHERN TREE AND HEDGE BOUNDARY VISIBLE

3.8 HERITAGE AND ARCHAEOLOGY

The centre of Corsham includes a large number of listed buildings and is covered by a conservation area. However, south of the railway line, where the site is located, built heritage is very limited. The closest listed buildings to the site are 'Dunsford House' and 'Prospect Lodge' which are two grade II listed buildings, located together on the west side of Prospect, some 250m to the north of the site.



16 AND 17 POUND PILL, GRADE-II LISTED



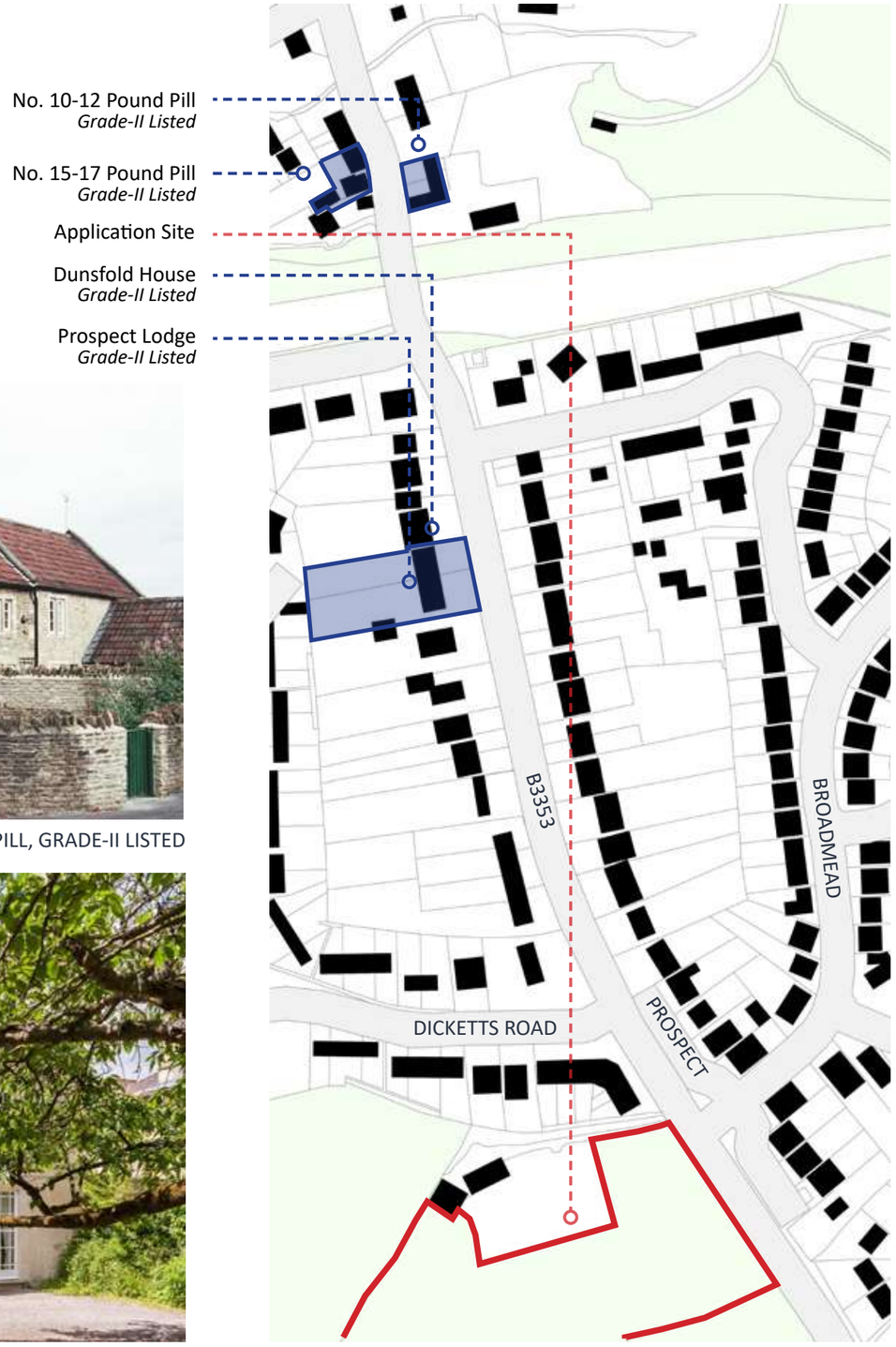
12 POUND PILL, GRADE-II LISTED



DUNSFORD HOUSE, GRADE-II LISTED



PROSPECT LODGE, GRADE-II LISTED



EXISTING SITE LOCATION PLAN

3.9 DRAINAGE AND FLOOD RISK

The government flood zone map shows the site located within flood zone 1 and therefore indicates a low probability of flooding. The nearest 'main river' is located some 450m to the north. A small brook, or drainage ditch is shown running along the southern boundary of the site, with OS maps indicating a small body of water (Pond) in the southwest corner of the site. Information from flood-map-for-planning.service.gov.uk

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

More information about flood zones

1

You don't need to do a flood risk assessment if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2

If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can learn more about flood risk assessment in flood zone 1

3

You can also read more about flood risk assessments for planning applications



FLOOD RISK MAP

Your selected location is in flood zone 1, an area with a low probability of flooding.

3.10 UTILITIES

Wessex Water mapping indicated an existing mains water pipe running through the centre of the site. There is a 3m easement either side of this pipe. The mains water pipe generally runs in a north/south direction, turning to a east/north-east direction in the north-east corner of the site. A magnetometer survey has also been conducted to confirm the location of the pipe within the site.



WESSEX WATER - WATER MAINS MAP

3.11 SITE TOPOGRAPHY

The site slopes gently down towards the southeast border with an existing pond and trench network, performing vital drainage functions across the site. The proposed scheme will make use of the natural falls of the site within its surface water drainage strategy.



+91.17 +87.23

EXISTING TOPOGRAPHY PLAN

3.12 SURROUNDING MATERIALITY

The predominant materials used within the residential housing surrounding the site is pale yellow stone and stone brick with a mixture of grey/brown concrete roof tiles and slate roof tiles. There is little other recognisable material palette directly adjacent to the site with little brick or render present. A dwelling to the north east of the site has been renovated with render and rainscreen cladding over and existing stone wall with a new single storey garage to match. There are a number of properties with rear extensions and a more modern palette of materials.

To reflect the surrounding development, the materials used on site will predominately be a limestone brickwork. Other materials, such as for the roof, will be used to reflect the surrounding context and character areas.



Materials Key

- Stone
- Render/Stone Brick
- Brick
- Other

EXISTING BUILDING MATERIALITY

4.0 POLICY CONTEXT

4.1 POLICY CONTEXT

The supporting Planning Statement Submitted with the planning application provides a complete list of relevant planning policies from the National Planning Policy Framework (NPPF), The Local Development Plan, The Core Strategy (2015), Corsham Neighbourhood Plan (2019) and the Emerging Local Plan Review.

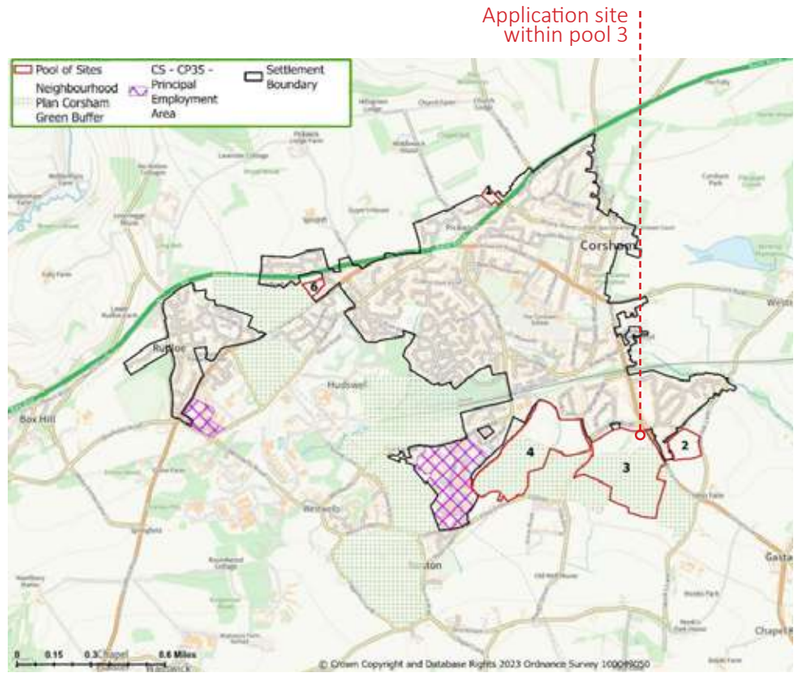
The key points to note relating to the site within the current and existing local policy framework are as follows:

- The proposals map, which shows a spatial dimension to policies within the Core Strategy, shows the site located on the edge of, but outside the settlement boundary that surrounds Corsham, within an area of un-designated land.
- The Corsham Neighbourhood Plan includes a 'Rural Green Buffer' Policy (Policy CNP E5), identifying existing green spaces, predominantly agricultural fields, around Corsham which are considered important spaces between settlements and to identify and protect sensitive sites and wildlife habitats. The site itself is not included in the identified rural green buffer, although the land to the south is.
- The Local Plan Review statement regarding 'Policy 13: Land south of Dicketts Road, Corsham' allocates the 'land for mixed use development, including approximately 105 dwellings. The policy informs the type of development, infrastructure requirements and potential mitigation measures'.

The Corsham Neighbourhood Plan makes reference to the Corsham Design Guidance and Corsham Batscape Strategy, which provide guidance for new development to take into account, referred to in previous sections of the design and access statement.







ASSESSED POOL OF ALLOCATED SITES - PLANNING FOR CORSHAM

5.0 OPPORTUNITIES AND CONSTRAINTS



5.1 OPPORTUNITIES AND CONSTRAINTS

The constraints and opportunities of the site can be summarised as follows:

- The site is located on the edge of the town of Corsham, with residential development to the north and east, making it a natural extension to the town.
- The site is allocated for housing within the emerging local plan, together with neighbouring sites.
- The site is located outside the designated “rural buffer” in the neighbourhood plan.
- The strong boundary with Dicketts House will need to be defined.
- The site has a strongly vegetated boundary, which includes a number of trees. This assists with physical and visual containment and provides a strong defining character to the site.
- The “woodland area” in the northern part of the site provides a mature habitat and limits views into the site.
- In landscape terms the Site comprises a well vegetated, well enclosed and discretely located area of land at the southern edge of Corsham.
- The site is relatively flat/ gently sloping which assists with the efficient and good design approach to the development of the site.
- There are views towards the site from footpaths to the south are generally limited by the boundary vegetation.
- The surrounding development comprises of mid to low density, with a mix of flats, terraces, semi detached and detached properties.
- There are opportunities along the B3353 (Prospect) to provide vehicular access as the site offers potential frontage toward the road.
- The site falls outside of a flood risk zone. Water drains to the southern boundary.
- The 3 surrounding character areas create opportunity for a wide range of character responses as described in the Corsham Design Guide.



OPPORTUNITIES AND CONSTRAINTS SITE PLAN

6.0 PRE-APP CONSULTATION



6.1 PRE-APP PROPOSALS

A pre-application enquiry was submitted to the Council in December 2022. This explored two options for the layout of the development on the site, both for 24 dwellings:

- Option 1 showed a scheme with a road running along the southern boundary of the site with dwellings fronting this, facing south.
- Option 2 showed an alternative approach of a road running through the centre of the site with dwellings facing on to this, facing north.

The Council's Officer expressed clear support for the general approach, shown in the first option. The councils pre-app response and further analysis of the opportunities and constraints of the site have informed the proposal for this outline application.



PRE-APP SITE PLAN OPTION 1



PRE-APP SITE PLAN OPTION 2

7.0 DESIGN ASSESSMENT



7.1 DEVELOPMENT FORM

The layout and development form are reserved for later approval. However, an illustrative layout has been included which shows how the scheme could be laid out and with up to 24 dwellings accommodated. The following sections detail how the layout has been devised and can act as a guide for any future reserved matters application.

The layout of the development has been landscape led and was initially determined through identifying a series of constraints across the site:

- The South and Eastern boundaries of the site have a 15m low-light bat corridor. This natural buffer creates a potential low light corridor with natural habitats and untouched landscape.
- An existing dense woodland in the north-west corner of the site provides a mature habitat and limits views into the site.

Outward facing frontages were then placed within the perimeter of this buffer with views towards the rural landscape, as well as towards the existing suburban community and road frontage, north-east of the site. The 15m low light corridor creates an opportunity for a linear primary access road with continuous building frontages facing the rural edge. With each of the dwellings facing outwards towards the rural surroundings, private gardens have been concentrated within the centre of the plots.

The development of the layout takes reference from the Wiltshire and Corsham Design Guides, responding to local context, enhancing the identity of Corsham's rural edge. The scheme makes reference to the creation of a positive interface between private amenity space and public space, creating quality detailing. The retention and enhancement of the natural landscape supports the rich and varied biodiversity.



1 - IDENTIFY THE LOW LIGHT CORRIDOR AND EXISTING GREEN LINK



2 - CREATE FRONTAGES TO EXISTING GREEN SPACE AND EXISTING ROADS



3 - PLOT ORIENTATION AND ACCESS LINED BY SITE CONSTRAINTS



4 - PLOT POSITION FRAME PRIVATE GARDENS



PROPOSED ILLUSTRATIVE CONTEXTUAL SITE PLAN

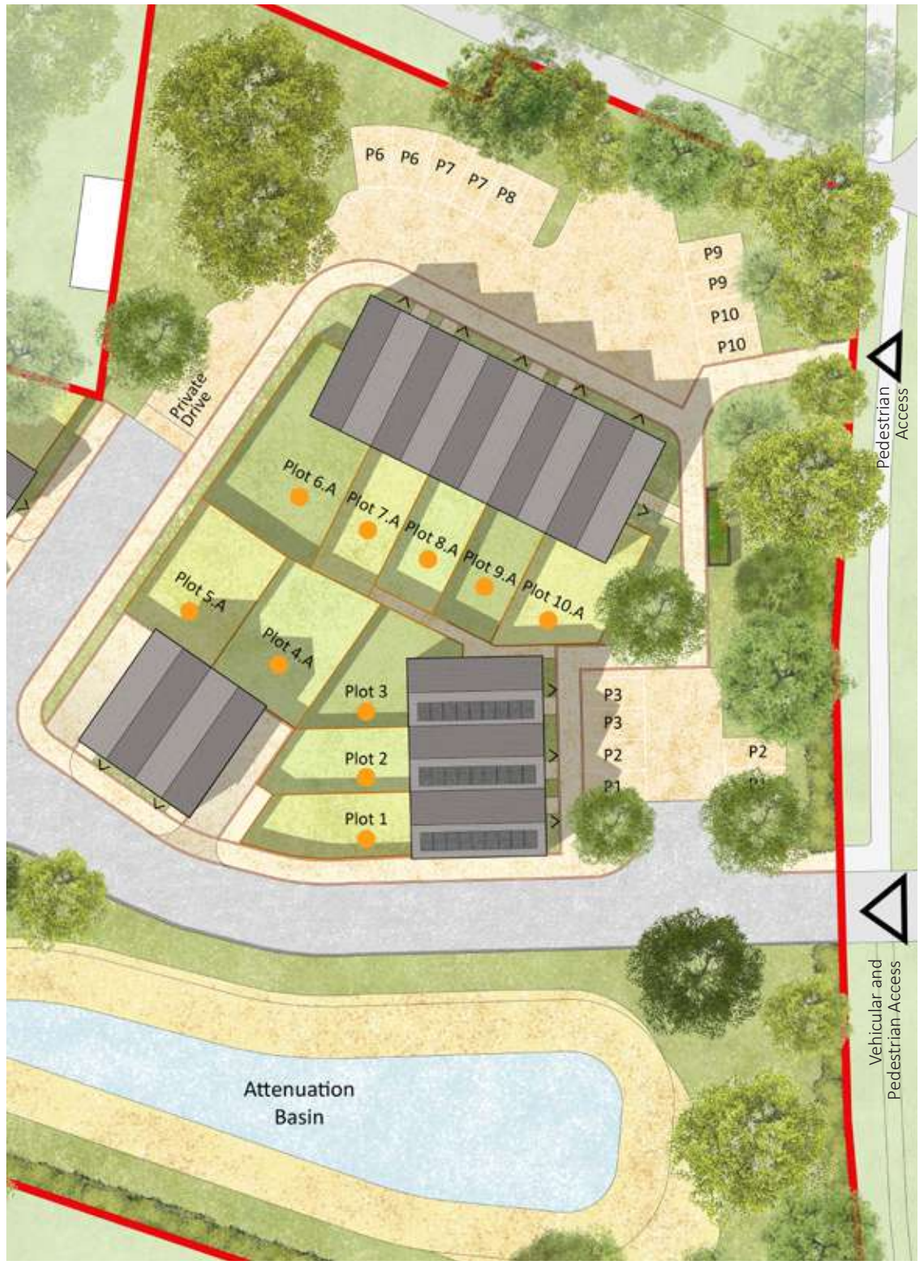
7.2 LAYOUT

The layout of the development, as mentioned previously, has been refined through a series of opportunities and constraints. The analysis of the parameters combined with the vision, dictated the street pattern and plot layouts on the site, this included accommodating the water main easement. The structured open space within the developed area brings legibility and focal community space, which integrates the development into the rural edge of Corsham.

The site is accessed off a new entrance point on the west side of Prospect. The adoptable highway borders the rural green buffer and attenuation basin. Plots 1-3A & 10A face towards the public highway, providing an 'active' development frontage set back within the existing roadside shrubbery. Buildings are designed with multiple frontages, responding to the wider site context. There is pedestrian access to the site in the north corner from Propsect with walking routes to Corsham Town Centre.

The primary access road leads into the private drive with a turning point for refuse and emergency vehicles. The houses have been orientated to optimise space within the rear private gardens. Plot 19 utilises the southern garden orientation. The layout seeks to avoid long runs of continuous built frontages, regularly broken up with landscaping to optimise the views towards the rural surroundings.

The private drive provides gives vehicle access for the residents of plot 6-10. Parking has been arranged to suit emergency vehicle access and turning avoiding existing root protection zones (RPZ's). The single lane access, 3.5m wide, access is to avoid the RPZ's of the adjacent beech trees, quality of trees referred to in arboricultural report. There is a suitable visibility splay for this to be accommodated. As per the Wiltshire Design Guide, the gardens within this front block of houses are equivalent, or greater than the buildings footprint with suitable side access for bins/cycles.



NORTH-WESTERN BOUNDARY - SITE ENTRANCE AND PRIVATE DRIVE



SOUTH EASTERN BOUNDARY - PLOTS 19 & 20

Dicketts

Potential Pedestrian Access to Neighbouring Field

EXISTING WOODLAND

Bin/Recycling Collection Point

Turning Point

Private Drive

Plot 20

Plot 21

Plot 22

Plot 23

Plot 24

Plot 11

Plot 12

Plot 13

Plot 14

Plot 15

Plot 16

Plot 17

Plot 18

Plot 19

Dicketts Vehicle & Pedestrian Access

Pedestriar Access

P6 P6 P7 P7 P8 P8

P9 P9 P10 P10

Plot 6.A

Plot 7.A

Plot 8.A

Plot 9.A

Plot 10.A

Plot 5.A

Plot 4.A

Plot 3

Plot 2

Plot 1

P3 P2 P1 P1 Parking Court P3 P2

B3353

Vehicle & Pedestrian Access

LANDSCAPE

Attenuation Basin

Legend:

- Site Boundary Line
- Proposed House Type 1 - C.100sqm
- Proposed House Type 2 - C.180-200sqm
- Proposed House Type 3 - C.200sqm
- Proposed Private Driveway
- Proposed Attenuation Basin
- Primary Plot Frontages
- Existing RPZ
- Proposed Tree
- Existing Trees to be Retainined

PROPOSED ILLUSTRATIVE SITE PLAN

7.3 STREET TYPOLOGIES & HIERARCHY

Within the proposed development are 3 street typologies; the primary access street, secondary street and private drives.

- **Primary Access Street** - A single vehicular route, designed to adoptable standards, is proposed to forms the primary access street through the site, accessed from B3353 Prospect, running parallel to the defined low light corridor. The primary street leads to the private drive with access for residents in plots 21-24. A 2m wide continuous pavement is provided between the road and the plots front gardens. The road will be a shared space for cyclists and vehicles. The road will be lined with landscaping from the low light corridor and have adequate surface drainage features.

- **Secondary Street** - The secondary streets within the development will be built to an adoptable standard. This street will provide access to the private drive in the north-east corner of the site, with footpaths on both sides. This road also provides suitable access for emergency services.

- **Private Drives** - The private drives within the proposal predominantly face onto the various green spaces within the development and will be a shared surface for pedestrians, cyclists and vehicles with access limited to the residents of the plots.



3D VIEW - SKETCH DOWN PRIVATE DRIVE



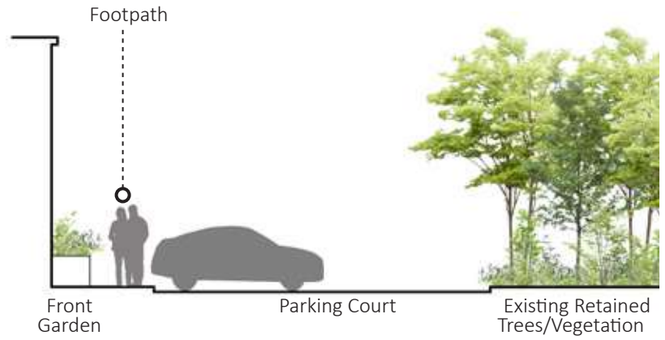
3D VIEW - SKETCH ACROSS PRIMARY ACCESS STREET



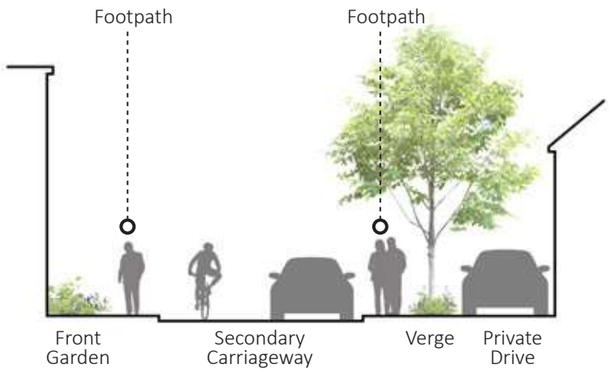
PROPOSED STREET TYPOLOGY PLAN



INDICATIVE PRIVATE DRIVE SECTION - A



INDICATIVE PARKING COURT SECTION - B



INDICATIVE SECONDARY STREET SECTION - C

7.4 SCALE, AMOUNT AND USE

The land use surrounding the site is a mixture of residential and agricultural. There is access to the commercial and retail centre of Corsham, directly north along B3353 Prospect. The site will be suitable for residential development, being within close proximity to the existing town services and amenities.

The scale of the development is reserved for later approval. However, the illustrative layout has provided an indication of the size of proposed dwellings, which would be in accordance with the scale of the surrounding area and provide a mix of family homes. It is envisaged that dwellings would be 2-2.5 storey, which again would match the scale of dwellings in the surrounding area.

The amount of development proposed has been broadly dictated by the amount of existing landscape to be retained and the subsequent amount of developable area remaining, combined with a need to match the developed form with the surrounding area. The low light corridor (0.31ha) translates to 20% of the total site area site, with an additional 0.29ha of existing landscape retained and enhanced (18.7% of total site area). The gross development density of the 24 dwellings will be 15.48 dwellings/ha. But this has been dictated by the quantum of landscape/ecology retained. The net density of the development area is 28.57 dwellings/ha and makes efficient use of space available for development, reflecting the density of the surrounding area.

Developed Area (including residential use, footpaths, roads and parking)	= 0.84 ha
Wildlife Corridor (identified bat corridor/green buffer)	= 0.31 ha
Surface Drainage Systems (including Attenuation Basin)	= 0.11 ha
Existing Landscaping (including existing woodland, landscaping and footpaths)	= 0.29 ha
Total Site Area	**= 1.55 ha**



EXISTING FIGURE GROUND PLAN



PROPOSED FIGURE GROUND PLAN



3D VIEW - PROPOSED SKETCH FROM SITE ENTRANCE



PROPOSED PARAMETER PLAN

7.5 LANDSCAPE AND ECOLOGY

Landscape is a reserved matter, however landscape has been considered in outline proposals to ensure existing landscape features are appropriately protected and enhanced, incorporating appropriate ecological mitigation measures. The landscape strategy provides a multi-functional green infrastructure which builds on and respects existing site features within the rural landscape setting of the site. Design response to the perimeter edges of the development presents the opportunity for an attractive and positive site edge.

New planting provides suitable native species to assist with landscape and visual integration, reinforcing the existing planting and hedgerows on the development. The design proposal has a lighting strategy to protect and enhance the localised ecology in keeping with the 'Green Infrastructure and Batscape Guidence' within the Corsham Design Guide.

The low light corridor includes the drainage attenuation basin, required as part of the drainage and flood management strategy, provides a safe and contained storage for excess rain. The boundary between Dicketts House and the site will be enhanced through a natural boundary, providing adequate privacy along the northern boundary.



3D VIEW - PROPOSED SKETCH FROM SOUTH-WEST CORNER OF SITE



NORTHERN BOUNDARY DICKETTS HOUSE - OUTLINE SECTION

Key

Wildlife Corridor | Incidental Green Space | Enhanced Existing Woodland | Enhanced Hedgerows/Planting



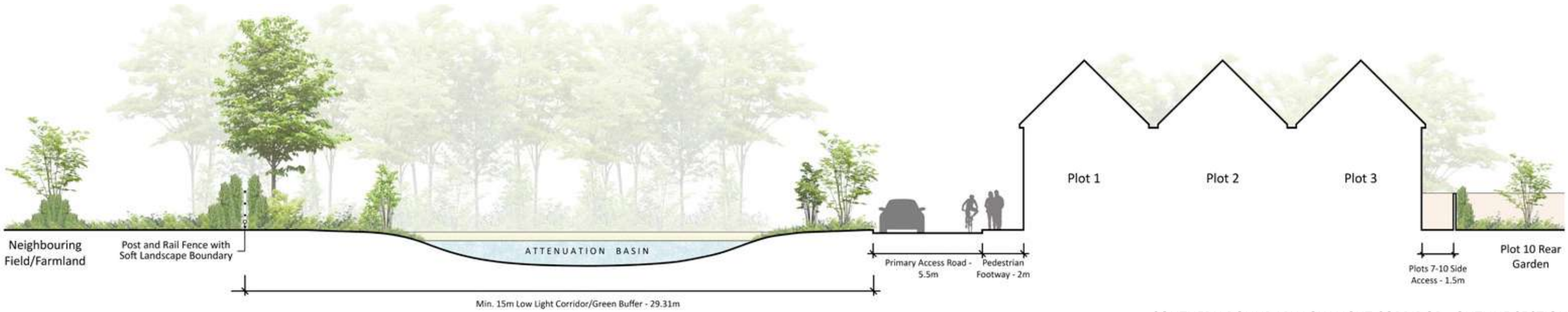
PROPOSED OPEN SPACE



RETAINED EXISTING WOODLAND



AN EXAMPLE OF ATTENUATION BASIN



SOUTHERN BOUNDARY LOW LIGHT CORRIDOR - OUTLINE SECTION

7.6 APPEARANCE

This application is submitted in outline with the appearance of dwellings subject to later approval through reserved matters. The appearance of dwellings in this document are therefore illustrative and are presented to give an indication of how dwellings could look, in accordance with the illustrative layout.

The appearance of the dwellings have been informed by the characters of the surrounding area. The variety of development from the surrounding area provides opportunity for a diverse response on the application site. The appearance of the dwellings is shown as contemporary with recognisable traditional elements found in the surrounding area such as the pitched roofs, gable ends and a comparable palette of materials.



ILLUSTRATIVE SITE STREET ELEVATION A







ILLUSTRATIVE SITE STREET ELEVATION B



ILLUSTRATIVE SITE STREET ELEVATION C

7.7 MATERIALITY

The predominant wall material within the development site could be a course natural stone, incorporating a light/cream coloured mortar. The materiality takes precedent from the three surrounding character assessment areas as per the Corsham Design Guide. The materiality a proposed in the scheme takes precedent from the recently completed (2017) development on of Portland Lane.

Within direct relation to the site, wall material is predominantly stone with a stone texture finish. The use of stone with an aluminium coated window frame provides a more contemporary design style adding variation to a town with dressed limestone/ ashlar, brick, bath stone and Cotswold stone as the most prevalent materials. The roof material will predominately be a dark grey concrete tile to reflect the suburban character of the sites surroundings.



COURSE NATURAL STONE FACADE



DARK GREY CONCRETE ROOF TILES



ALUMINIUM WINDOW FRAME



PORTLAND RISE - MASONRY STONE (NEW DEVELOPMENT)



14 WANDSWICK LANE - COURSE NATURAL STONE



CORSHAM HIGH STREET - BATH/COTSWOLD STONE

7.8 SUSTAINABILITY

LANDSCAPE AND ECOLOGY

The enhancement of existing features, such as hedgerows and woodland along the north west boundary will protect and encourage existing habitats. The ecological aspects of this could be further enhanced by the incorporation of bird boxes, nesting bricks, bat bricks and hedgehog highways where possible.

The development creates opportunities to improve the habitat and accessibility for bats within Corsham. The additional planting of trees within the dark buffer forms an effective shelter/feeding belt. Lines of trees create wildlife corridors along which bats may navigate between roost and foraging sites.

The lighting strategy proposed within the site seeks to ensure that the lighting is within the obtrusive light limits for the environmental zone and is sensitive to the area with lighting levels sufficient for pedestrian/cycle navigation and safety.

DRAINAGE AND WATER MANAGEMENT

The integration of surface water management within the landscape and design of the site helps to ensure the safe containment and storage of excess rain/storm water, releasing over time into the mains sewer system at a controlled rate. This reduces the potential risk of flooding, typically caused by the inability for excess water to drain safely on the site.

TRANSPORT

The site will ensure that sustainable modes of transport are promoted, with the enhanced walking and cycling opportunities presented previously. Provision will also be made for the installation of electric charging points for each private parking space within the development. The close proximity to a bus stop will encourage residents to use local bus services to travel to and from town and as far as Bath and Chippenham.

ENVIRONMENTAL HOMES

Future reserved matters should take a fabric first approach, ensuring all homes will exceed the current building regulations in terms of reducing heat loss and air tightness. Where possible building materials should be sourced locally and specified to have as lower embodied carbon as possible, while the homes should be designed to minimise construction waste. Additionally, during construction there is potential to include a waste management scheme. The use of low energy LED light fittings and low volume aerators to tap fittings would reduce in use future energy demands.

The indicative dormer roofs through the site are pitched to allow for the addition of solar Photo Voltaic (PV) panels. Roof slopes have been primarily orientated to the south/southwest to maximise the energy production of any solar panels. The roof pitches also allow for the installation of solar thermal panels to assist with bringing in energy needed to heat water. There is the potential for each house to be provided with an air source heat pump for space and water heating, this will be further considered at the detail design stage.



GABLE TERRACE & ORIENTATION TO MAXIMISE SOLAR PANEL PRODUCTION

8.0 Conclusion

Outline planning permission is sought for the development of up to 24 dwellings and associated works. Details of access are submitted for approval with all other matters (layout, scale, appearance and landscaping) reserved for later approval.

Scheme proposals, whilst only indicative at this stage, have had consideration of the constraints and opportunities of the site, considering the character of the surrounding area. The scheme would ensure existing landscape features are retained and enhanced with the site comfortably capable of providing the 24 proposed units in the form that is compatible with the surrounding area and in accordance with Local Plan Policy & Urban Design Guide.



PROPOSED ILLUSTRATIVE CONTEXTUAL SITE PLAN

bba architects & planners