**WILTSHIRE COUNCIL**

**Town and Country Planning Act 1990**

**Appeal by Ms Emma Noy**

**Planning Inspectorate Reference: APP/Y3940/W/25/3371330**

**Local Planning Authority Reference: PL/2023/05464**

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## 1. The details of the appeal

1.1. The appeal is against the decision of Wiltshire Council to refuse to grant Planning Permission, for the change of use of an existing outbuilding to that of a separate residential dwelling and the erection of a fence to subdivide the existing private amenity space and access. It is stated that the development is retrospective.

1.2. This statement, written by Hilary Quixley, Planning Officer at Wiltshire Council is to be read in conjunction with the Officer's Delegated Report which is provided at **Appendix A** and supplements, rather than substitutes that report. Accordingly, the findings of the Delegated Report will not be reproduced verbatim, but issues raised within the appeal and pertinent to the case will be expanded upon as necessary.

1.3. The application was refused under delegated authority on 03 July 2025 for the following reasons;

1 *The proposed development, by reason of siting, close to the rear of the host property, creates an incongruous and unsympathetic planning unit at odds with the surrounding layout of dwellings and grain of development. It would result in a cramped and contrived dwelling materially different to the current permitted use of the building harmful to the prevailing pattern of development failing to accord with Core Policy 57 paragraphs i, iii, iv and vi, Core Policy*

*58 of the Wiltshire Core Strategy and the guidance and provision of Paragraph 135 of the National Planning Policy Framework.*

2 *By virtue of the proximity to the host dwelling and existing window openings on both the host dwelling and existing outbuilding an unduly unacceptable overbearing impact would be incurred on the neighbouring dwelling, its site and its occupiers failing to accord with Core Policy 57, paragraph vii, of the Wiltshire Core Strategy.*

3 *As a result of the internal space within new dwelling and size of the private outdoor amenity space serving the proposed property the proposal is considered deleterious to the reasonable living conditions rightly expected by any future occupants. Accordingly, the proposal fails to meet the requirements of Core Policy 57 iii, vii, paragraph 135 of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Section 9.2 of the adopted Wiltshire Design Guide.*

## 2. Relevant Policy Consideration

2.1. The relevant legislation in place at the time of the decision and which was referred to for the purposes of the assessment was as follows:

2.2. Town and Country Planning Act. 1990 (as amended) (TCPA).

2.3. Planning (Listed Buildings and Conservation Areas) Act 1990
Sections 66 and 72

2.4. National Planning Policy Framework (NPPF) 2024 (as amended 2025)
Paragraph 11 – Presumption in favour of sustainable development
Paragraph 135 - Function and form of Development
Para 202, 203 - Proposals affecting heritage assets
Para 207 to 216 – Considering potential impact upon heritage assets

2.5. Planning Practice Guidance (PPG)

2.6. Cotswold National Landscape Management Plan

2.7. Technical housing standards – nationally described space standard

2.8. **Local Context:**

2.9. Wiltshire Core Strategy (WCS) adopted 2015

2.10. Core Policy 1- Settlement Strategy

2.11. Core Policy 2- Delivery StrategyCore Policy 13 – Spatial Strategy: Malmesbury Community Area

2.12. Core Policy 50 - Biodiversity and Geodiversity

2.13. Core Policy 51 - Landscape

2.14. Core Policy 57- Ensuring High Quality Design and Place Shaping

2.15. Core Policy 58 - Ensuring the Conservation of the Historic Environment

2.16. Core Policy 60 - Sustainable Transport

2.17. Core Policy 61 - Transport and New Development

2.18. Core Policy 64 - Demand Management

2.19. North Wiltshire Local Plan 2011 – Saved Policies (June 2006)

2.20. H4: Residential Development in the Open Countryside

2.21. Wiltshire Design Guide – Adopted 2024
Chapter 9 Homes and Buildings

2.22. Wiltshire Local Transport Plan 2011 - 2026

2.23. Car Parking Strategy

## 3. The Council's Case

3.1. The appealed development sought planning permission for the retention of a detached outbuilding as a separate residential open market property, sited within the garden of a detached dwelling known as Ruby Cottage, and the subdivision of the existing plot to provide for separate access together with a private garden for the new dwelling. It was accepted in the original assessment that other than a dividing fence, no further built form would be required or had taken place.

3.2. Within the opening paragraphs of the Officer Report, full consideration was given to the overarching policies of the Wiltshire Core Strategy, ref: CP1, CP2 and CP48 and Saved Policy H4 of the Wiltshire Local Plan (2011), together with recognition of the current standing in relation to the 5 Year Housing Land Supply. However, it is clearly stated, in summation of that section that whilst the principle of development may be acceptable and the "tilted balance" position engaged, this is subject to site specific assessment and compliance with other relevant policies.

3.3. Although this topic was covered in the Delegated Report, it is again acknowledged that the Council's Housing Land Supply position, which currently stands at 2.42 years' worth of demonstrably deliverable sites, falls short of the five-year requirement. As such the tilted balance is engaged and planning permission is to be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The harms in this case relate not to the principle, however, and as set out above, in principle development of this kind in this location is capable of support. It is instead the site-specifics and development-specific impacts that are of significant concern, arising from the failure of the development to deliver a high standard of amenity for its occupants, which is not justified by the housing supply shortfall.

3.4. The Local Planning Authority's (LPA) reasons for refusal are clearly set out in the **Decision Notice (Appendix B)** and the Council maintains that the appealed development fails to satisfy CP57, criteria i, iii, iv, vi and vii, CP58 and the adopted **Wiltshire Design Guide** a copy of which has been provided at **Appendix C**.

3.5. The main issues therefore are;

(i) The effect of the proposed development on the character and appearance of the area, including the setting of the designated Conservation Area of Alderton.

(ii) The effect of the proposed development on the living conditions of the occupiers of both the host dwelling and the proposed dwelling with particular regard to the provision of private garden space.

3.6. The Officer Report clearly and precisely separates these points and addresses in each in turn.

3.7. The appellant's Statement of Case in paragraphs 3.1 & 3.2 states that the erection of the fence is "simply to provide mutual privacy now that two households occupy the plot" and that a gravelled courtyard garden for this small unit remains "functional and appropriate".

3.8. In granting the original permission for the outbuilding, referenced within the Officer Report, the Council were mindful of the site, setting and interdependence of the unit on the host dwelling and from the streetscene, it is apparent that the structure functions as a subservient outbuilding in relation to Ruby Cottage. The structure was allowed, subject to conditions that it remained as one planning unit and as such it is viewed within that context.

3.9. Whilst it is appreciated that the building exists and no further changes are proposed to its external appearance, the current structure does have the appearance of an outbuilding and not a dwelling. As a principal dwelling, with its sole access directly along the northern side of Ruby Cottage and limited visual interest, it would be at odds with the immediate grain of development in Alderton. Even the smaller cottages, set close to the highway, enjoy visual architectural interest, landscaped front amenity areas, private access and appropriately proportioned rear gardens. Therefore, as a separate dwelling, with its utilitarian form and insubstantial appearance, it would break harmfully from the areas comparatively more sophisticated and well-proportioned range of properties.

3.10. The LPA are mindful, that it is within the gift of the Planning Inspector to not append any recommended conditions restricting further development

or restrict further development should they respectfully, be minded to allow the appeal. However, without such restrictions, the limited nature of the site and the clear interrelationship between the two households with unrestricted development has the potential to further exacerbate the visual harm on the setting of the designated Conservation Area and the potential for additional detrimental impact upon the two separate households.

3.11. In view of this main issue the Inspector is requested to uphold the Councils reasons for refusal as the proposal would be harmful to the character and appearance of the area, contrary to the afore mentioned local and national policies which seek to encourage improved design quality ensure development contribute positively to local distinctiveness and create successful and vibrant places.

3.12. In turning to the LPA's concerns in relation to the living conditions of potential future and current occupiers of both structures, the Officer Report was clear and unequivocal in stating that as ancillary accommodation, it is accepted that there are shared services and facilities, that occupiers are cognisant of this situation and that it is not unusual for inter-overlooking and shared communal outside space.

3.13. Furthermore, as previously opined, as a separate, open market dwelling, potential future occupiers can expect a higher degree of privacy and a higher standard of internal and external space in order for them to function successfully and independently. Adopted Policy CP57 expects this high level of quality design, and it is supported by standards and guidelines within the adopted Wiltshire Design Guide.

3.14. The appellant appears to have conflated the two uses of annexe accommodation and separate open market housing and consider that there is negligible difference between the two uses. They consider that a single boundary fence will mitigate potential for detrimental residential impact and in paragraphs 4.20 & 4.21 it is deemed by the appellant that the same

physical relationship exists, if the building is used either as annexe accommodation or as market housing.

3.15. Their “considered design interventions” paragraph 4.21, clearly amount to one boundary fence in close proximity to the southern elevation of the outbuilding and by their own admission, in paragraph 4.23, this fence is set 1m from the southern elevation of the outbuilding. Whilst this may effectively screen ground floor windows and amenity space from the host property, it further demonstrates the cramped and contrived nature of the scheme and the resultant harm to potential future occupiers of the outbuilding.

3.16. The appellants have also disregarded the fact that first floor roof lights, albeit set within the roof slope, have the ability to provide direct overlooking and subsequent loss of privacy to the garden of the host dwelling. Furthermore, the appellant considers that the rooflights only provide clear views when looking directly out and up and have not taken into account views obtained at an angle. Paragraph 4.23 considers that as the rooflights are angled upwards, they admit light and provide no “meaningful” opportunity for overlooking. At no point has this element been demonstrated to the LPA for consideration and when measuring the overall height of the building and the location of the rooflights within the proposed first floor accommodation, there will be potential for direct views out of those windows.

3.17. When turning to the issue of private amenity space, the proposed property would be provided with a negligible sitting out area to the rear, (east) of the property. When determining such a proposal, whether the outbuilding is capable of being occupied independently is not the sole determiner in its acceptability, but more broadly, whether its detachment in planning terms from the host dwelling would enable the dwelling to provide satisfactory living environments for its respective occupiers.

3.18. It is accepted that flatted developments, and town centre residential units are successfully occupied with access to balconies, shared outside

spaces and can have access to nearby recreational amenities. The scheme subject of this proposal cannot be considered akin to an apartment and would represent a two-storey residential unit. The area proposed as the private garden of the proposed dwelling is considered constrained, contrived and cramped.

3.19. Whilst it is acknowledged that this area would be relatively private, with views towards open land, its function would be very limited. A site visit confirmed that it measured less than 4m deep. As described in the Officer Report, a small degree of lenience may be applied to some residential development, and the overall space requirement of 50m2 can be subject to some flexibility. The Wiltshire Design Guide recommends that east facing gardens should be approximately 10m deep. When taking into account seasonal light and the proximity and height of the boundary fence, this area would lack natural direct sunlight for much of the winter period and be in constant shadow over that period.

3.20. In view of this second fundamental issue, the proposal, as considered by the LPA would be harmful to the living conditions of potential future occupiers contrary to CP57 of the WCS and the adopted Wiltshire Design Guide. The failures of the development to meet the guidance of the adopted Wiltshire Design Guidelines is evidence of its failure to meet the expectations of high-quality design and thereby a failure to meet the requirements of CP57.

3.21. The Case Officer report fully considered the submission and information supplied in support of the proposal and was clear and unequivocal in determining the proposed development. The LPA maintains that planning permission should not be granted is it is deemed contrary to national policies and policies within the Wiltshire Core Strategy.

3.22. Whilst it is acknowledged that design consideration remains context dependent and there may be exceptions, nothing within the application or

appeal submission makes a compelling case that this development or site context warrants exceptional consideration

3.23. Notwithstanding the above statement of case, should the Inspector be minded to allow the appeal, a list of relevant Conditions and Informatives can be found at **Appendix D.**

## 4. Conclusion

4.1. Devoid of additional evidence to support the original case and with no further additional tangible evidence supplied in support of this appeal, there are not considered to be any additional material considerations to lead the local planning authority to a different conclusion and the Inspector is respectfully requested to dismiss the appeal on the aforementioned grounds.

# CASE OFFICER'S REPORT

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|---|---|
| Application Reference: | PL/2023/05464 |
| Application Type: | Full planning permission |
| Consultation ends: | 10 August 2023 |
| Case officer: | Hilary Baldwin |
| Site Address: | RUBY COTTAGE, THE STREET, ALDERTON, CHIPPENHAM, SN14 6NL |
| Proposal: | Change of use of annexe to a self-contained dwelling. Erection of fence. (Retrospective) |
| Recommendation: | Refuse |

**Proposal and Site Description**

Proposal

The proposal seeks planning permission for the change of use of an outbuilding within the garden of Ruby Cottage to that of a self-contained dwelling. The external shell of the building would remain as originally built and internally includes ground floor accommodation for living and kitchen area and two first floor rooms, which the plans denote as being for one bedroom and an office. A dividing 1.8m close boarded fence is proposed to run approximately 1m from the rear boundary of the whole site, run past the front (southern) elevation of the building and adjoin the rear of the host dwelling.

Site Description

The application site comprises a detached, two storey property set within the small hamlet of Aldbourne. The original dwelling is a traditional Cotswold stone cottage with later additions and which has recently benefiited from a two-storey projection to the rear and the erection of the workshop/garage subject of this current application. There is a large private garden which wraps around the dwelling and existing frontage vehicle access and parking.

Directly adjacent to the south of the site, and opposite are Grade II listed dwellings with further listed buildings within the immediate locale. Whilst not recognized within the Wiltshire Core Strategy as even a Small Village, there is a settlement wide Conservation Area which extends eastwards to include properties set behind the main road through the village. The whole area is also washed over by the Cotswold National Landscape (AONB).

**Policies**

National Context:

National Planning Policy Framework (NPPF) 2024 (as amended 2025)

Paragraph 11 – Presumption in favour of sustainable development

Paragraph 135 - Function and form of Development

Para 202, 203 - Proposals affecting heritage assets

Para 207 to 216 – Considering potential impact upon heritage assets

There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and

Conservation Areas) Act 'In considering whether to grant planning permission for development which affects a listed building or its setting' to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

There is a duty placed on the Council under Section 72 of the Planning (Listed Buildings and

Conservation Areas) Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area.

Planning Practice Guidance (PPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

Cotswold National Landscape Management Plan

Technical housing standards – nationally described space standard

Local Context:

Wiltshire Core Strategy (WCS) adopted 2015

Core Policy 1- Settlement Strategy

Core Policy 2- Delivery Strategy

Core Policy 13 - Spatial Strategy: Malmesbury Community Area

Core Policy 50 - Biodiversity and Geodiversity

Core Policy 51 - Landscape

Core Policy 57- Ensuring High Quality Design and Place Shaping

Core Policy 58 - Ensuring the Conservation of the Historic Environment

Core Policy 60 - Sustainable Transport

Core Policy 61 - Transport and New Development

Core Policy 64 - Demand Management

North Wiltshire Local Plan 2011 – Saved Policies (June 2006) Policy

H4: Residential Development in the Open Countryside

Wiltshire Design Guide – Adopted 2024

Chapter 9 Homes and Buildings

Wiltshire Local Transport Plan 2011 - 2026

Car Parking Strategy

**Key Issues**

Principle of Development

Impact on the character and appearance of the settlement and heritage assets

Impact on adjacent neighbouring occupiers and future potential occupiers

Access, Parking and Highway Safety

Biodiversity Net Gain

**Relevant Planning History**

There is planning history on the site which is considered highly relevant to the determination of the current proposal. The wording of the conditions appended to both

these application is clear and unequivocal that the permitted outbuilding is only to be occupied ancillary to the residential use of the main host dwelling, known as Ruby Cottage.

18/04030/FUL – Second Floor Rear Extension, Infill Extension and Garage/Workshop

Approved with Conditions

18/08360/FUL - Resubmission of 18/04030/FUL (granted permission) with revision of scheme

(Second Floor Rear Extension, Infill Extension and Garage / Workshop)

Approved with Conditions

**Consultation Responses**

Luckington and Alderton Parish Council – No Objection

Highways – Objection

The proposal for a change of use from annex to self-contained dwelling does not provide enough detail to allow a positive highways response at this time.

The planning statement reports there is sufficient room for parking and turning on site. This is inaccurate as there is a serviceable drive to the rear of Ruby Cottage to allow for one number parking space for the new dwelling, but insufficient room to turn given a driveway width of 5m.

It is not required to demonstrate turning on-site, however I will require a plan that shows two number spaces for Ruby Cottage and one for the proposal site with a demonstration that the single car can manoeuvre through the dropped kerb while the cars for Ruby Cottage are on the driveway.

**Representations**

No Letters of Representation were received in relation to the proposed development.

**Planning Considerations and Assessment**

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015) and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006)

Principle of Development:

At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP)2011 (adopted June 2006).

New residential development in the open countryside outside of any defined settlement boundaries is strictly controlled so as to restrict homes being built in unsustainable locations remote from local services, facilities and transport routes. CP1 "Settlement Strategy" of the Wiltshire Core Strategy sets out where sustainable development will take place across the plan period.

CP2 "Delivery Strategy" of the Wiltshire Core Strategy states that other than in circumstances permitted by other policies within the plan, development will not be permitted outside the limits of development. No justification has been put forward in support of any of the development plan "exception" policies which relate to proposals such as affordable housing sites or rural workers dwellings.

Saved Policy H4 of the Wiltshire Local Plan 2011 also considers new dwellings in the countryside where it would be in connection with the essential needs of agriculture, forestry or other rural based enterprise; or it would be a replacement for an existing dwelling subject to certain criteria.

However, the site comprises an existing outbuilding and therefore CP48 is also considered most relevant in this instance. This policy supports the conversion and re-use of rural buildings for employment, tourism, cultural and community uses when they satisfy the following criteria;

i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.

ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.257

iii. The building can be served by adequate access and infrastructure.

iv. The site has reasonable access to local services.

v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate but only when it also meets the above criteria. In isolated positions, the re-use of redundant or disused buildings for residential development may be permitted where justified by special circumstances in line with national policy.

Given that the building is located outside of any settlement boundary, in the open countryside, it could be considered a rural building. The building is of modern construction and is structurally sound. The proposed works would retain the character and appearance of the area, and is served by an existing access to the highway, and is not isolated or in a remote location.

Also, given its siting next to an existing dwelling, it is not considered that it would be suitable for an employment, tourism, cultural or community use. As such, it is considered that the development meets the requirements of Core Policy 48, and as such, would be acceptable in principle.

It should also be noted that, at the time of writing, Wiltshire Council can evidence a 2.42 year housing land supply and the provision of 1no new, one bed dwelling should be given some weight in the decision-making process.

Whilst the principle of development may be acceptable and accord with CP48, this is subject to site specific assessment and compliance with other relevant policies as contained within the adopted local development plan.

<u>Impact on the Character and Appearance of the Site and Settlement</u>

The planning system promotes high quality development through good inclusive design and

layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development.

As previously reported, the Council granted planning permission for the outbuilding in the rear garden of Ruby Cottage and such a building is generally regarded as part of the main dwellinghouse even if separately occupied. The outbuilding subject of this report was considered acceptable and the Council sought to ensure that it was not occupied as a separate residential dwelling, hence Conditions 3 on both the permissions granted in 2018 stating the following;

*The extension and workshop hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Ruby Cottage and it shall remain within the same planning unit as the main dwelling.*

*REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.*

It is acknowledged that the building currently exists in the rear garden and that no physical changes to the structure are proposed with the exception of a dividing fence, which could be erected by the occupiers at any time. However, the unrestricted occupation now proposed would result in a separate planning unit which is considered at odds with the prevailing pattern of development and loose grain of residential properties within this small hamlet.

The current proposal is considered to result in a cramped and uncharacteristic layout, materially different to the current permitted use. It would result in a very small plot, significantly smaller that the majority of properties which front on to the highway.

It is also noted that the site lies within the designated Alderton Conservation Area with many listed buildings in close proximity to the site. Whilst the overall structure would not change, CP57 seeks to ensure a high standard of design with development expected to create a strong sense of place and to respond to the historic environment. CP58 embraces and extends this approach by stating that development should protect, conserve and enhance the historic environment.

As the outbuilding is already constructed, it is not considered reasonable to judge the physical structure as being contrary to adopted policy in this respect. However, as a separate residential unit, within a cramped and constrained plot, the additional parking requirements for two separate properties and lack of private amenity space is considered to not accord with the aims of the these adopted policies.

Paragraphs 208-210 of the NPPF, advises that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that the local planning authority should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and:

c) The desirability of new development making a positive contribution to local character and distinctiveness.

The proposed development is therefore considered contrary to criterion c) due to the cramped and contrived nature of the proposal with its uncharacteristic pattern of development for use as a separate dwelling and the consolidation of residential uses. This harm to the significance of designated heritage assets also places the proposal in conflict with Policies CP57, i, iii, iv and vi of the WCS.

Impact on Adjacent Neighbouring Occupiers and Potential Future Occupiers

As ancillary accommodation it is accepted that there are shared services and facilities on the site and that any potential occupiers are cognisant of this situation. It is not unusual for annexe buildings to share garden space, parking and outdoor facilities and that there is a degree of inter-overlooking between the units.

However, as a separate, open market dwelling, occupiers can expect a standard of internal space, a degree of privacy to their private amenity spaces from neighbours and that their private amenity spaces and outdoor areas function independently.

CP57 is unequivocal in expecting high quality in terms of design and that development is expected to create a strong sense of place by drawing on local context and being

complementary to the locality. Criteria vii, expects a high regard to the compatibility of adjoining buildings and uses and the impact on the amenity of existing occupants by ensuring appropriate levels of amenity for existing and future occupants.

Furthermore, since the time of the preceding applications, it must be noted that the Wiltshire Council Design Guide has been adopted as a Supplementary Planning Document and therefore carries significant weight in the determination of this proposal.

In terms of privacy, potential future occupiers would be in a position to be able to freely pass and repass and/or park vehicles directly adjacent to the northern side elevation of the host dwelling where there is a low, ground floor window to a habitable room and the only window to a first-floor room. Additionally, the host dwelling has been recently extended to the rear and there are first floor windows within the gable end of that extension and the proposed dwelling is set topographically higher than the host property. It is judged that there is approximately 10m between windows to habitable rooms and as annexe or ancillary accommodation is considered acceptable, but as a separate, open market dwelling would add to the sense of overlooking and potential for loss of privacy on occupiers of both properties.

It is noted that the submitted plans indicate a 1.8m high, close boarded fence running along the southern side boundary of the site and which would pass in close proximity to the existing entrance door and ground floor openings. On the plans provided, this distance measures at approximately 1m and is considered to add to the constrained nature of the proposal and result in lack of appropriate levels of amenity to occupiers of the property. Albeit the door could be relocated to the northern side, where there is approximately 2m or on to the front elevation, these distances to site boundaries are not considered to accord with the overarching principles of good design.

Whilst a generic “front door” is not a prescribed approach, it is considered that this further demonstrates the constraints of the scale and layout of the site. Furthermore, this height of fence would add to the sense of enclosure and reduce light and outlook from openings on that elevation.

The Technical housing standards – nationally described space standard require a minimum gross internal floor area of 58sqm for a two storey dwelling. The gross internal floor area for the dwelling (excluding the garage) is approximately 48 sqm and therefore fails to meet these standards.

In relation to private amenity space, the proposed property would benefit from a small gravelled courtyard area to the rear (east) with views over open fields. However, the recently adopted Wiltshire Design Guide, which is considered to carry significant weight clearly and precisely sets out the guidelines for space around new dwellings. Section 9.2.2 states that minimum garden areas for all houses should be equivalent to the footprint of the dwelling or a minimum of 50sqm. The submitted plans measure the area to the rear (east) of the site as approximately 43sqm. However, measurements taken on site do not concur with the depth of that space, which barely measures 4m. Furthermore, the guidelines also state that in general, gardens facing south, east or west should be minimum of 10m deep. Whilst it is acknowledged that a typical private garden does not necessarily have to be to the rear of a property, the areas to the north and south elevation cannot be included in useable private amenity space and the front would be utilized for parking and turning, with no privacy from the adjacent highway.

Therefore the proposal is considered to result in inter-overlooking and loss of privacy for occupiers of both Ruby Cottage and the proposed dwelling and a significant lack of under provision of internal space and private amenity space for potential future occupiers contrary to CP57, Technical housing standards – nationally described space standard and the adopted Wiltshire Design Guide.

Access, Parking and Highway Safety

The proposal would result in one addition 1 bedroom property and loss of parking and turning for the host property and therefore, the Council's e Council's Highway Engineers were consulted. An objection was raised due to lack of information regarding adequate plans to demonstrate parking and turning for both properties on site. However, without that information it would appear possible to achieve adequate parking on site for both properties and that a dropped kerb vehicle crossing extends across the frontage. Therefore a reason for refusal on highway access and parking is not considered reasonable in this instance.

Biodiversity Net Gain

Biodiversity net gain is a mandatory requirement under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to a pre-commencement condition that the development delivers at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments

In line with NPPF and with CP50, applications that do not fall into the category where BNG is required, must still ensure that no net loss of functional habitat for the benefit of wildlife in the local area will occur as a result of the proposed development. In addition, it is expected that gains for biodiversity, relevant to local habitats and wildlife populations will form part of the proposed development.

In this instance, it is considered that due to the date of submission, prior to the adoption of the legislation, BNG is not applicable. Notwithstanding this information, it is considered appropriate that an Informative is appended to any positive Decision Notice to advise the applicants of their statutory duties.

**Conclusion**

As such, the proposals would conflict with the statutory requirements, as well as the

national and local planning policies and cannot be supported. The proposal would result in harmful impacts to the residential character of the locality and to residential amenity and is considered to conflict with local and national policies.

It is therefore recommended that the application should be refused subject to the following reason(s).

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**Refusal Reason(s)**

1 The proposed development, by reason of siting, close to the rear of the host property, creates an incongruous and unsympathetic planning unit at odds with the surrounding layout of dwellings and grain of development. It would result in a cramped and contrived dwelling materially different to the current permitted use of the building harmful to the prevailing pattern of development failing to accord with Core Policy 57 paragraphs i, iii, iv and vi, Core Policy 58 of the Wiltshire

Core Strategy and the guidance and provision of Paragraph 135 of the National Planning Policy Framework.

2 By virtue of the proximity to the host dwelling and existing window openings on both the host dwelling and existing outbuilding an unduly unacceptable overbearing impact would be incurred on the neighbouring dwelling, its site and its occupiers failing to accord with Core Policy 57, paragraph vii, of the Wiltshire Core Strategy.

3 As a result of the internal space within new dwelling and size of the private outdoor amenity space serving the proposed property the proposal is considered deleterious to the reasonable living conditions rightly expected by any future occupants. Accordingly, the proposal fails to meet the requirements of Core Policy 57 iii, vii, paragraph 135 of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Section 9.2 of the adopted Wiltshire Design Guide.

Wiltshire Council

# The Town and Country Planning Act 1990

## Refusal of Full Planning Permission

## Application Reference Number: PL/2023/05464

## Decision Date: 03/07/2025

| | |
|---|---|
| **Applicant:** | Mrs Noy<br>Ruby Cottage The Street, Alderton, Wiltshire, SN14 6NL |
| **Particulars of Development:** | Change of use of annexe to a self-contained dwelling. Erection of fence. (Retrospective) |
| **At:** | RUBY COTTAGE, THE STREET, ALDERTON, CHIPPENHAM, SN14 6NL |

**In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.**

**In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):**

**Refusal Reason(s)**

**1** The proposed development, by reason of siting, close to the rear of the host property, creates an incongruous and unsympathetic planning unit at odds with the surrounding layout of dwellings and grain of development. It would result in a cramped and contrived dwelling materially different to the current permitted use of the building harmful to the prevailing pattern of development failing to accord with Core Policy 57 paragraphs i, iii, iv and vi, Core Policy 58 of the Wiltshire Core Strategy and the guidance and provision of Paragraph 135 of the National Planning Policy Framework.

**2** By virtue of the proximity to the host dwelling and existing window openings on both the host dwelling and existing outbuilding an unduly unacceptable overbearing

impact would be incurred on the neighbouring dwelling, its site and its occupiers failing to accord with Core Policy 57, paragraph vii, of the Wiltshire Core Strategy.

**3** As a result of the internal space within new dwelling and size of the private outdoor amenity space serving the proposed property the proposal is considered deleterious to the reasonable living conditions rightly expected by any future occupants. Accordingly, the proposal fails to meet the requirements of Core Policy 57 iii, vii, paragraph 135 of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Section 9.2 of the adopted Wiltshire Design Guide.

*Parvis Khansari* - **Corporate Director, Place**

**NOTES**

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).

# Wiltshire Design Guide

2024



Shaping the future:
My Place, Your Place, Our Place

Wiltshire Council

# Contents

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Version: 9
Version date: 15/03/2024
Comment Final Report

This document has been prepared and checked in accordance with ISO 9001:2015

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# Foreword

Wiltshire is a beautiful county covering 1,257 square miles which is home to a population of half a million and growing. The Council has a responsibility to manage and shape this growth and to ensure that existing and new communities are beautiful and well-functioning places.

Within the built environment, we must strive to balance the needs of people with those of nature and to do so in an economically sustainable way. This guide aims to do just that, and it will also provide a standard to hold ourselves accountable to.

National planning policy now requires local authorities to create their own local design guidance and we see value in producing a county-wide design guide without delay. We already face significant local, national and global challenges.

The shortage of housing across the country means that there is continuing demand for new development in Wiltshire.

However, we must also take account of the impact of climate change and the recent global pandemic in which the essential relationship between people's homes and their health was again revealed.

These challenges are also opportunities to do things better. Our aim is to help Town and Parish Councils, landowners and developers provide beautiful and sustainable new places which are popular with residents and support well- being and good public health outcomes. Therefore, three golden threads underpin this guide: health and wellbeing, sustainability and climate resilience and getting the right homes in the right places.

The guidance itself is based on best practice in urban design, but also accounts for the professional insights and lived experiences of a range of specialist officers working within the Council; because there are few service areas that are not affected by the design decisions relating to the built environment.

The Council recognises that individual communities may have additional, specific insights and design aspirations which cannot all be captured within this guide. That is why a separate guide has been produced to support local communities integrate high quality design through the Neighbourhood Planning process with, Made plans - Wiltshire Council .

Our built environment says a lot about us, not just our heritage and past, but about our aspirations, priorities and vision for the future.

We hope that this guide is well-received by local residents, businesses and community groups alike.



Cllr. Nick Botterill

Cabinet Member for Finance, Development Management and Strategic Planning

# 1.0 The Vision



**Wiltshire has a distinct environment and heritage**

**Appreciating context and focusing on what is important for shaping the future should give a clear direction to designs coming forward in Wiltshire, allowing them to make a positive contribution to its character.**

# 1.1 Purpose of this Document

This Wiltshire Design Guide is for any applicant or assessor of planning applications and design proposals within the Local Authority of Wiltshire. It is important to be aware that this guide only applies to the area in which Wiltshire is the Local Planning authority and does not include the New Forest National Park area or Swindon.

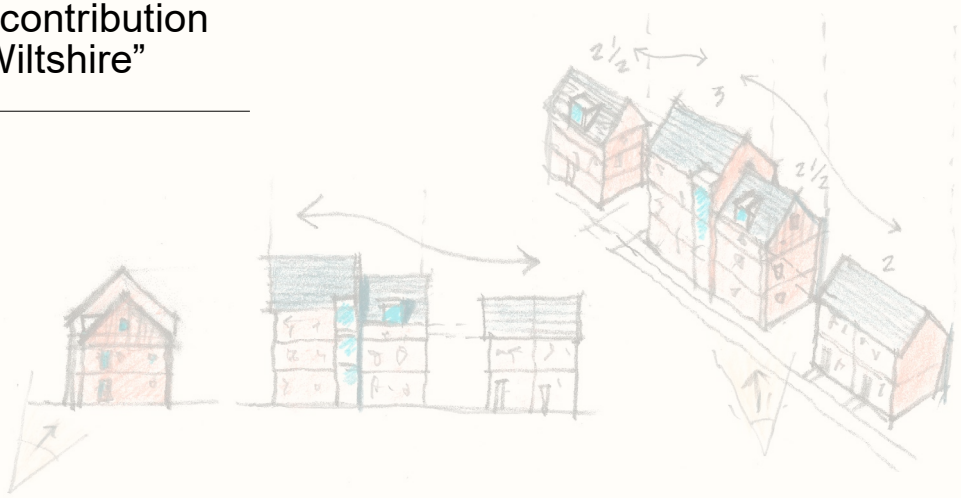
It is a Supplementary Planning Document (SPD) and expands upon the current Core Policy 57 “Ensuring high quality design and place shaping” in the Wiltshire Core Strategy.

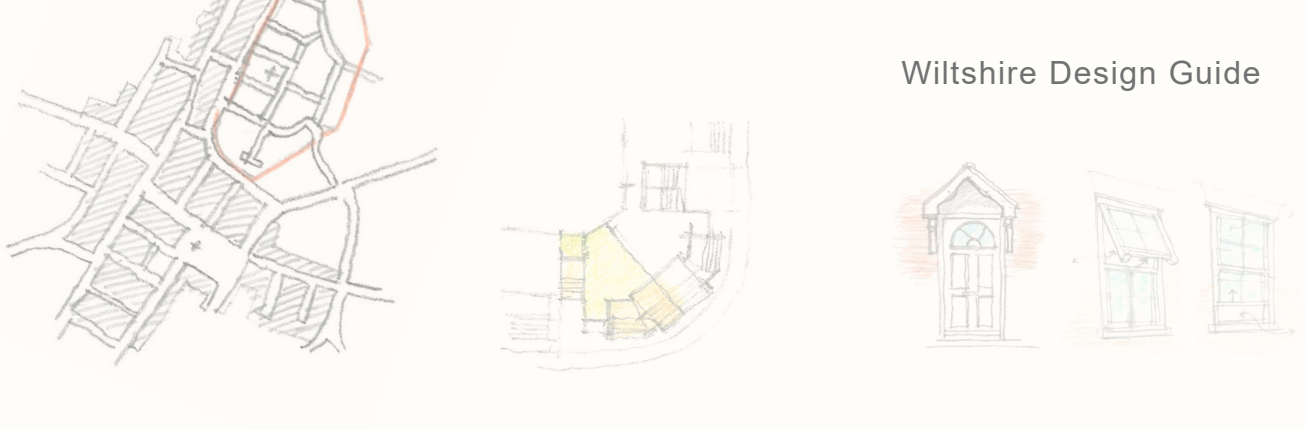
Core Policy 57 states: “A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire”

Core Policy 57 also sets out expectations which applicants must give regard to when designing development proposals.

Therefore, as an SPD, the primary aim of this Wiltshire Design Guide is to elaborate on Core Policy 57. This document has been consulted upon locally and is a material consideration in the determination of planning applications.







This Guide's content has been structured around the 10 characteristics of design' as recognised in the National Design Guide. Thus, the Wiltshire Design Guide responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the National Planning Policy Framework 2023 (paragraph 128 & 129) and corresponding Planning Practice Guidance on Design.

(https://www.gov.uk/guidance/design)

It has been produced primarily to address major housing and mixed-use developments, which generally include the creation of new street networks, green infrastructure and communities. However, just as Core Policy 57 applies to all new development, so too does this Design Guide. In this respect, it is relevant to applications of all sizes, whether it is an early concept plan for a large urban extension or the final detailed design of a single building. Please note, according to the National Planning Policy Framework, Major Development is referred to as 'where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more'.

It is expected that masterplans will be produced for all Major Developments. The masterplan should demonstrate how the proposed scheme is laid out on the site and also how elements

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(nationalarchives.gov.uk)

such as building heights and form, building lines, routes for vehicles, pedestrians and cyclists, green and blue infrastructure integrate with the surroundings.

Through this document, in each section 'Expectations' are stated. This term covers the expectations Wiltshire Council has in terms of processes, requirements and outputs through the design, planning, development and delivery stages of a project.

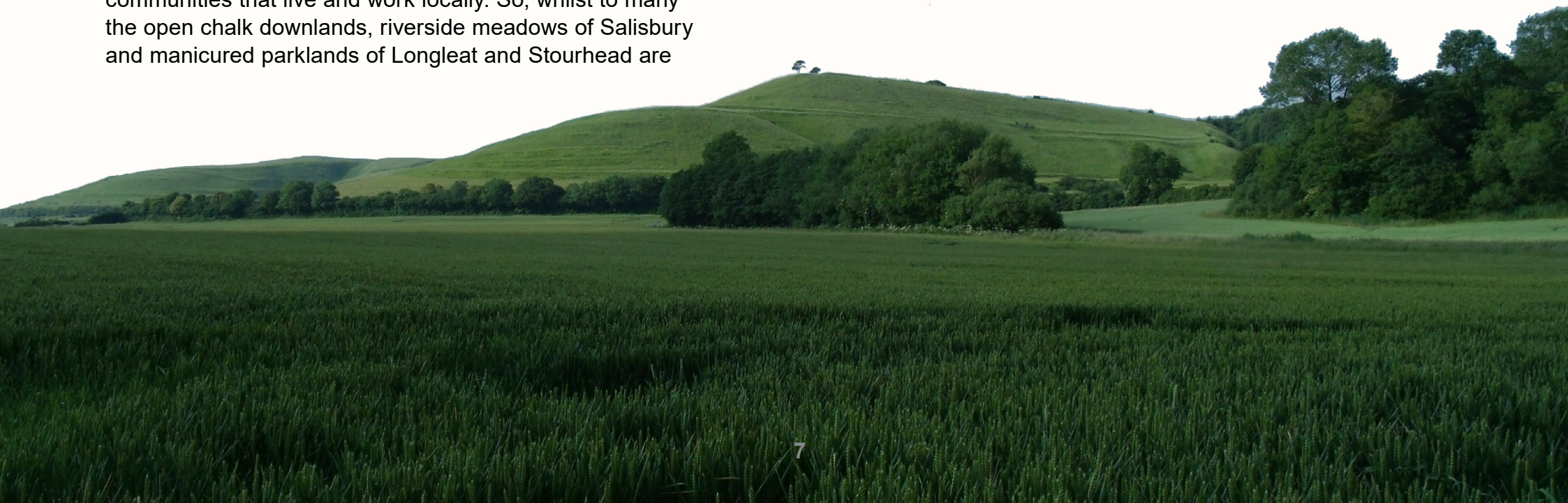
In all cases, where any proposal seeks to deviate from the guidance, appropriate information must be provided to explain why and this will generally be reviewed by the local planning authority (LPA) on a case-by-case basis.

# 1.2 Introduction to Wiltshire

Wiltshire, covering an area of approximately 1,257 square miles, has a population of circa 500,000, the vast majority of whom live in small towns and rural villages meaning the county has a very distinctive rural character. Salisbury, Wiltshire's only city is the largest settlement in the county and has a population of 45,000, giving it the feel of a large, prosperous market town.

Whilst the county contains several of the UK's most iconic and identifiable landscapes, buildings and ancient monuments, vast tracts of the county are relatively little known beyond the communities that live and work locally. So, whilst to many the open chalk downlands, riverside meadows of Salisbury and manicured parklands of Longleat and Stourhead are characteristically 'Wiltshire', few beyond the county are aware of the great diversity of other landscapes that it possesses.

The enormous variety in the landscapes and the built environment of Wiltshire is a result of the complex interplay of a wide range of physical and cultural influences operating over the long term. This diversity adds significantly to the county's charm, contributing both to the distinct identities of local communities and is a basis for a flourishing tourist and rural economy.



Wiltshire's geological foundations and the effects of geomorphological processes are the principal factors in determining the landform, character and diversity of the region. In addition to shaping the physical and hydrological structure of the county, this geodiversity has also had a significant effect in influencing the economy of Wiltshire, its industrial and cultural heritage and the way that the land has been used and settled over countless generations.

The effects of these geological foundations can be seen in the very shape of the land, in the habitats and land uses it supports and in the fabric of buildings and other features. For example, in the far northwest of the county, the distinctive Cotswolds dip slope is criss-crossed with drystone walls and is peppered with distinctive honey-coloured cottages and churches constructed from the local Jurassic limestone. To the east, the limestone gives way to a broad band of Oxford Clay and Kellaways Beds which form wide vales of the Bristol Avon and the Thames. The Vale of Wardour also contains two other later Jurassic rocks – the Portland and Purbeck limestones, which have been quarried for centuries,




The county of Wiltshire

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including in the 13th century to build Salisbury Cathedral. Further south lie areas characterised by chalk geologies which formed in the late Cretaceous period. The Middle and Upper chalk comprise pure white chalks which have resisted weathering, giving rise to the distinctive elevated plateaus of expansive downs, including the Marlborough Downs, Salisbury Plain and Porton Down.

The high, open and smoothly rolling downlands are dissected by a network of dry valleys and long sinuous scarp slopes interlocking with gently rounded domed summits. Nature rich chalk streams drain the uplands and have been the focus of settlement and communications routes through the uplands. The thin covering of well-drained soils overlying the chalk bedrock supports a characteristic vegetation of herbs and grasses.



Town Hall, Royal Wootton Bassett

They are ideal for cereal growing, giving rise to productive arable farmland. Another feature of these chalk uplands are blocks of hard siliceous sandstone, known as sarsens. These have long been used for building stone and are best known for being used in the construction of ancient megalithic monuments including Stonehenge and Avebury.

Overlaying this geological foundation, there is evidence of millennia of human interventions and interactions shaping the character of Wiltshire's landscape. The generally open character of the landscape probably has its origins in the prehistoric clearance of land for farming and the ongoing management of the land.

Thousands of years of changes in social organisation and land ownership are visible in the landscapes of Wiltshire; in the patterns created for example by hedges, walls and tracks linking settlements. Monuments have played their part in anchoring communities into their landscape, the most famous of which survive from the Neolithic and Bronze Age periods and include the ritual landscapes of Stonehenge and Avebury, both part of the designated World Heritage Site.



Landscape garden, Stourhead.
Credit visitwiltshire.com

The broad characteristics of the Wiltshire landscape were all probably in place by the medieval period, as were the principal settlements and communication routes across the uplands and along the river valleys. Over time the landscape has evolved to reflect social, environmental and economic drivers. Some of the most significant changes have occurred in the past two centuries. During the 19th century towns expanded rapidly to accommodate the influx of workers leaving the land for jobs in the newly formed industries. The twentieth century saw the mechanisation of farming and a large scale shift towards arable production, resulting in the ploughing up of pasture, felling of woodland and removal of hedgerows to create larger fields able to accommodate machines such as combine harvesters.

Another feature of the modern age has been the creation of grand houses, set in landscaped grounds and the establishment and expansion of military training ranges and other installations. The Salisbury Plain Army Training Estate occupies vast tracts of open chalk downland and contrasts to the intensive settlement of the camps.




Wiltshire's many small villages which strongly influence the rural character and identity of the county.

The dramatic variations in the geology of Wiltshire has created a distinctive local vernacular, reflected in the materials used in buildings, as well as their form and the methods used for construction. Most of the older buildings to the south and east are of a combination of materials such as flint, chalk, brick and stone. To the northwest the underlying limestone is used for buildings and for stone walls while in the clay vales to the north and centre of the county, brick is the prevalent building material. On chalk geologies, clunch (a traditional building material consisting of local chalky clay and stone) is found in cottages and perimeter walls. Often clunch was used in combination with other materials such as knapped flint, brick or stone, sometimes creating distinctive checkerboard patterns. Chalk was also ground up and used to form cob, which was typically used to construct broad walls with rounded outlines. The porosity of the chalk material meant that thatched or tiled roofs were necessary to cap off the walls.



Cottage, Great Durnford



Castle Street, Aldbourne

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The significance and value attributed to the Wiltshire landscape is acknowledged in the extent of land that is nationally and locally designated to conserve and enhance its natural beauty and character. In the northwest of the county are the dip slope lowlands and enclosed limestone valleys of the Cotswolds National Landscape formerly referred to as Area of Outstanding Natural Beauty and at the heart of Wiltshire is the western extent of the North Wessex Downs National Landscape. Between Warminster and Salisbury in the southwest of the county is Cranborne Chase National Landscape and further east Wiltshire captures the northern most limits of the New Forest National Park. In total, these designations account for approximately 45% of the entire land area of Wiltshire.

Wiltshire's landscapes, towns and villages continue to evolve. The need to accommodate a growing population, new industries and modern farming techniques as well as plan for climate change and mitigate the impact of climate change. The built environment best reflects the scale and pace of change that we have seen in the first two decades of the 21st century. Over the last 20 years the majority of growth has been focused on greenfield sites. Elsewhere growth has been more restricted, with opportunities for new homes often restricted to either brownfield or smaller infill sites.




Wiltshire's diverse and distinctive topography

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# 1.3 Three Golden Threads

There are three ‘golden threads’ which underpin this design guidance and support the delivery of the Council’s strategic aims.

## Health, Wellbeing and Community

Health and wellbeing are inseparable threads running through the design matters considered in this Guide. This guide identifies best practice in urban design which singularly or collectively can lead to good health and wellbeing outcomes. The value a high quality built and natural environment has to our health and wellbeing and the significance of achieving this in development has been increasingly brought into the forefront at a national and local level. Public Health England in ‘Spatial Planning for Health’ provides an evidence-based resource for planning and designing healthier places.

Communities that are cohesive achieve more and are more resilient in the face of shocks and setbacks. A strong community can also contribute enormously to a sense of personal wellbeing. It is also one of the known social determinants of health and we want to ensure our communities are able to grow sustainably with access to leisure, arts, heritage, culture and green spaces.

## Sustainability and Climate Resilience

Wiltshire Council recognises the importance of keeping its aims for net zero and its responsibility for the environment central to all it does. The council has acknowledged a climate emergency and is committed to becoming carbon neutral as an organisation by 2030. The Council’s Business Plan sets out that through its leadership, it will now seek to make the whole of Wiltshire carbon neutral too. These aspirations are reflected in Core Policy 57 and in other Core Strategy policies including Core Policy 50 (Biodiversity and geodiversity) and Core Policy 51 (Landscape).

In its responsibility for the environment Wiltshire recognises this is key to both visitors and their contribution to the local economy and important to the wellbeing of residents of Wiltshire, with the natural environment playing an important role in tackling levels of anxiety, stress and depression.

Good design can help to achieve Wiltshire Council’s ambitious aims. This will mean always planning and designing with a view to meeting the needs of the future as well as the present. From the outset the principles of ‘reduce, reuse and recycle’ need to be applied to the design of houses and places. Design needs to ‘think big’ – being efficient with the development of all land; using innovative design solutions for the growing risks from flooding, overheating and pollution and designing-in ways to adapt to a changing climate.

Consideration needs to be given, at the very outset of the design process, to the impact on key features of historic and natural significance.

### The right homes in the right places

The Council's Business Plan makes clear the importance of building the right homes in the right places. Wiltshire Council through planning documents wants to improve housing supply to ensure people can live and work locally, play an active part in their community, and have easy access to high quality and affordable housing that is right for them. In addition, the Council aims to build the highest achievable quality affordable housing, that is well served by public transport, education and healthcare provision.

This aims to meet the basic physiological needs of the community, for example a place to live which is secure, good quality and in the right place. Additionally, the Council itself aims to build the highest quality affordable housing with the lowest viable carbon footprint.

Creating compact neighbourhoods in appropriate locations, where front doors are close to each other and to the street and where local facilities and amenity spaces are within easy walking distance helps to facilitate social interaction and create vibrant friendly communities.

## 1.4. Neighbourhood Planning

Neighbourhood planning was introduced in the Localism Act 2011. It is a powerful tool that enables communities to influence and shape how their communities develop. Neighbourhood plans are led by the local community, the people who know and love the area, to ensure the community gets the right types of development, in the right place.

- Neighbourhood Plans can include an extra tier of design guidance. They can be used to convey guidance on matters not specifically addressed in the National Design Guide, or this Wiltshire Design Guide.
- See **Appendix A** for more guidance on how this Guide overlaps with Neighbourhood Planning.

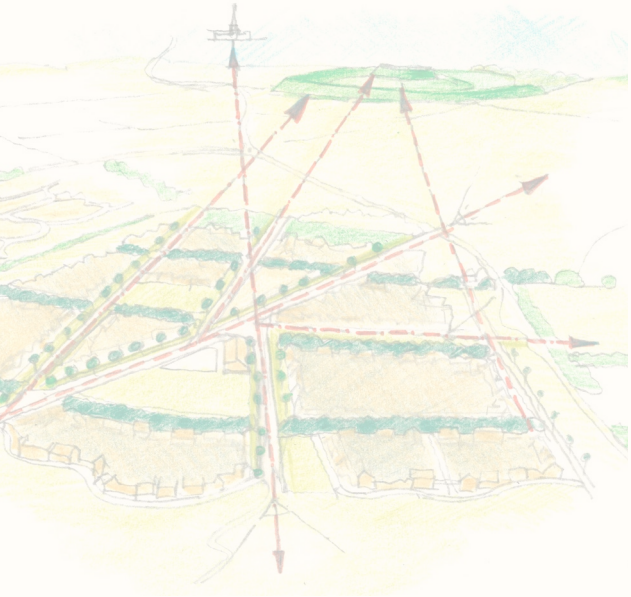
# 2.0

# Local information on context

**It’s critical to appreciate the context of a site.**

**This is in order to ensure new developments are well grounded in their locality and create a positive sense of place.**

# 2.1 Context





Westbury White Horse and Bratton Camp (site of an Iron Age hillfort)

There will be a physical context and a planning context for all applications.

Physical context is the location of the development and the attributes of its immediate, local and regional surroundings.

An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region is necessary when making decisions on the siting, design and identity of new developments.

It ensures they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. The section on Identity elaborates on physical context.

With regards to the planning context, development projects need to also have regard to Wiltshire Council's strategies and housing need for the area, alongside those of the respective Town and Parish Councils.

**The National Design Guide**
References C1, C2 and I1 provide further information on what is expected at a national level.

Appendix E includes a list of key local documents and tools to help applicants and assessors understand context in Wiltshire.

# 2.2 Process: design information expected for all major projects.

**2.2.1** A Design and Access Statement (DAS) needs to explain the design principles and concepts that have been applied to the development. It should also demonstrate how the proposed development's context has influenced the design. The DAS should explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development. Applicants should also explain how any specific issues which might affect access to the proposed development have been addressed.

**2.2.2** The Council's validation checklists for planning applications sets out when a DAS is essential. However, a DAS can be useful in other applications too. Please see **Appendix B** for a summary of when one is required and/or recommended.

**2.2.3** A fundamental part of any statement about design should be its context appraisal. This section should demonstrate how the design principles, concepts, access for all and even detailing that have been applied to the development have been informed by the physical context of the place.

**2.2.4 The National Design Guide** references C1, C2 and I1 include conventional guidance on how to gain and demonstrate an understanding of the context of a place from an urban design perspective, for example heritage, landscape character, visual impact. This section of the DAS should include a strong graphic element, using photos, diagrams and baseline maps to convey information.

**2.2.5** The context analysis and conclusions will generally need to be conveyed through various plans and writing, for example a Movement Plan and a Green and Blue Infrastructure (GBI) Plan. Other plans or diagrams that illustrate the characteristics of the built environment, for example architectural character analysis and Constraints and Opportunities plans, should be used to collate key information, such as topography, site boundaries, rights of ways, views in and out, ecology and landscaping, flood mapping and utilities.

**2.2.6** Please refer to **Appendix C** for a comprehensive list of plans and documents expected to be submitted as part of planning applications for major development.

**2.2.7** Seeking pre-application advice is recommended for all applications where available. Pre-application advice can help applicants understand how planning policies and other requirements affect their proposals and, if draft proposals are submitted, enable an assessment of whether there seems a reasonable chance of getting permission. The level of preparation required depends on what is proposed, but for major applications a draft DAS is recommended. (Appendix D provides preliminary guidance for householder applications).

**2.2.8** Outline applications that seek only to determine limited detailed matters, e.g. amount and access, should still consider certain design expectations, as these will be key factors in the financial viability and deliverability of projects. These include:

- Developer contributions for facilities/ infrastructure deemed necessary to make the development acceptable, e.g. affordable housing, highways infrastructure, education, healthcare, sports and community facilities.
- Any abnormal infrastructure costs that would not routinely be expected on a typical development site, e.g. ground remediation, flood risk protection, utilities upgrades, offsite infrastructure works (e.g. a road widening scheme elsewhere in the local area), serviced land for self-build.
- Additional cost allowances required to meet enhanced design requirements such as the use of any unusual built forms or non-standard materials.




Community consultation, Corsham

# 3.0 Identity

**Local character makes places distinctive and memorable.**

**Wiltshire has a rich and varied environment; understanding a place's landscape and community is an important and inspiring step in the design process. This should commence at an early stage and proposals should respond positively.**

# 3. Identity

The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all the senses.

Local character makes places distinctive and memorable and helps people to find their way around. Well-designed places have a strong identity, which gives their users, occupiers and owners a sense of pride, helping to create and sustain healthy communities and neighbourhoods.

The identity of a place is not just about how it looks or its geographic location. It stems from the way that its buildings, streets and spaces, landscape and infrastructure combine to create a whole.

Each combination is unique and shapes how people experience and use the place; patterns of behaviour are generated, which in turn, shape the identity of the community. The built environment and the community become synonymous with one another.

Wiltshire, however, is a vast and diverse County and so it is not within the scope of this Guide to convey the identity or character of specific places where development is anticipated; this section simply draws attention to the 'headlines' about how physical identity varies across the County.

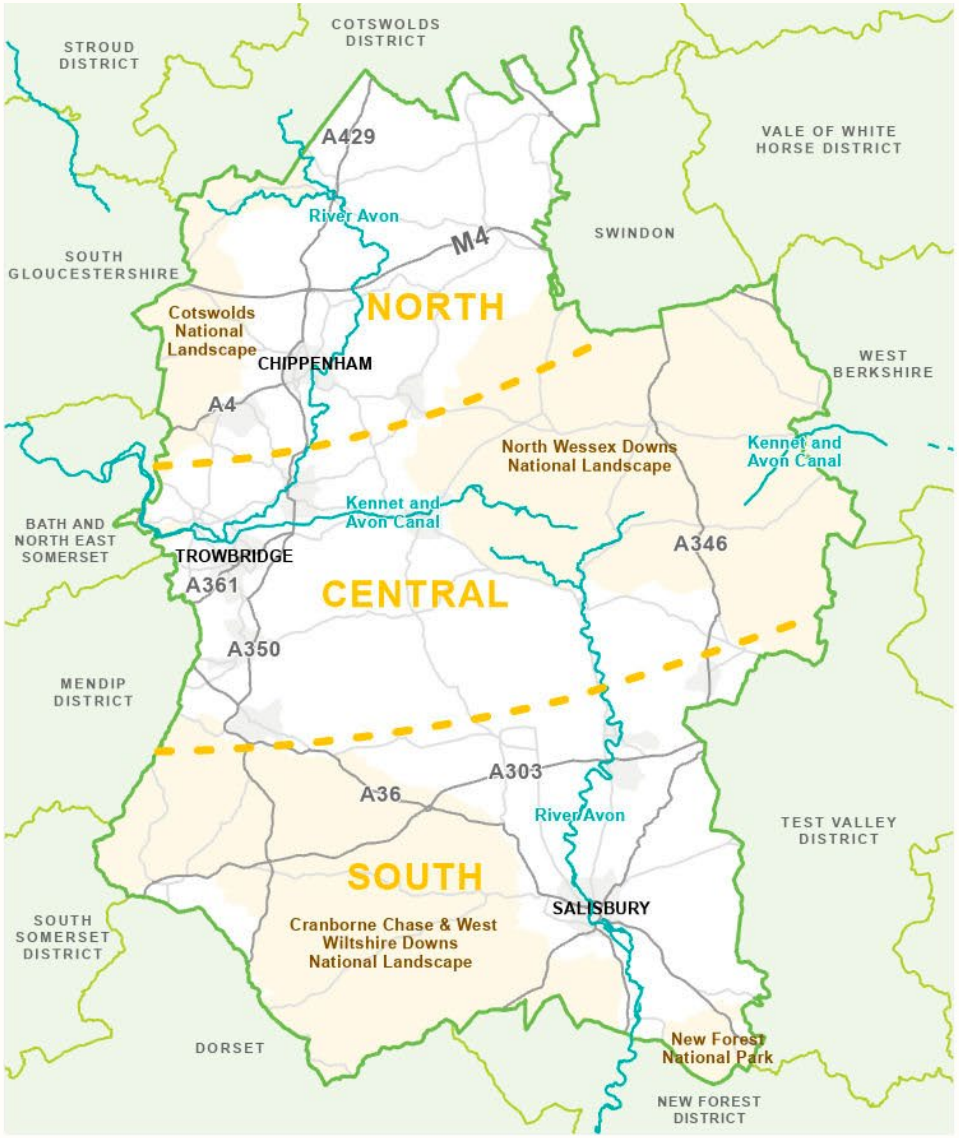
With regard to specific settlements and sites, the Council expects applicants to demonstrate their understanding of these areas' identity (e.g. within a context or character analysis) and demonstrate how this would inform their proposals. A Neighbourhood Plan will also inform this, see **Appendix A**.

## 3.1 Wiltshire's settings

**3.1.1** Wiltshire has one of the richest and most varied natural, historic and built environments across the country, related in a large part to its topography, geology and historic environment.

**3.1.2** The Local Plan includes additional policy-guidance for development across the different landscapes.

**3.1.3** The following descriptions are only broad summaries of the varying character across a large county. There will inevitably be idiosyncrasies at a more local level. At the very outset of considering a development scheme, a search should be undertaken to all the relevant web sites of local Parish Councils, Town Councils, National Landscape management groups, specialist local history groups, conservation area groups. Many of these organisations have already undertaken extensive character analysis studies of their local areas, which are of great value.




**Informal categorisation of Wiltshire's geographic area.**

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**3.1.4** The physical character of Wiltshire may be separated into three areas according to the geography. Whilst there are unifying landscape characterisations across each of these areas, there is also significant diversity within each, as well as overlaps between them.

On the other hand, it is not possible to neatly categorise Wiltshire's communities on a map. For example, a distinctive local feature of Wiltshire is the numerous military communities which have evolved around historic Ministry of Defence sites that exist across the county.

Needless to say, defining character at a county scale is problematic, hence the need for more detailed character analysis at the local level. Furthermore, community members themselves are best placed to define the identity of their community; this is preferably done through Neighbourhood Planning.

It should be noted that this guide only applies to the area in which Wiltshire is the Local Planning authority and does not include the New Forest National Park area.

## North Wiltshire

**3.1.5** The Cotswolds National Landscape formally referred to as an Area of Outstanding Natural Beauty, runs through five counties, including the north-west and west of Wiltshire. Within the Cotswolds each settlement has its own identity, yet all are generally marked by the defining Cotswold feature; the ubiquitous use of stone (though this varies from gold to pale cream depending on the exact location). The 'Cotswold architectural style' often includes multiple gables, triple light windows, stone mullions, stone roofing and more.

**3.1.6** The distinctive character of the Cotswolds towns and villages does not end at the boundary of the National Landscape. These characteristics can be experienced as far south as Bradford-on-Avon and as far north as Cricklade.

**3.1.7** Applicants and assessors may find it useful to make appropriate use of the 'Cotswold Design Code' (Cotswold District Council, March 2000) which provides guidance on faithfully reflecting this style.

**3.1.8** Swindon is in the north-east of the county, but beyond the administrative boundary of Wiltshire Council. It does however influence the physical and planning context within Wiltshire and there are some joint Wiltshire-Swindon Strategies.

## Central Wiltshire

**3.1.9** Stretching from the market towns of Warminster and Trowbridge in the west across to Marlborough in the east. The natural landscape varies from the borders of the Cotswold Countryside Character area in the far west and the North Wessex Downs National Landscape in the north-east, across the Vales of Avon and Pewsey, to the borders of Salisbury Plain to the south.

**Key Landmarks in north Wiltshire are:**



Chippenham Market Town, 1 of 3 'Principal Settlements' (a strategically important centre)



Castle Combe historic village



Malmesbury historic 'Market Town'. A distinctive hilltop settlement encircled by the River Avon



The Cotswold Water Park. A distinctive landscape of over 140 manmade lakes created from decades of sand and gravel extraction. It continues to be a changing landscape with expanding recreational resource for the county and its visitors. Photo by Robert Bewley (copyright).

**3.1.10** Stone, orangey-red brickwork and render are the common building materials across this part of the county. Focal buildings are often in natural stone. Brick is often incorporated with either stone or flint as a broad transition between the north and south. There is considerable use of thatch in the villages of the Pewsey Vale that give this area a distinctive character and villages of the Chalke Valley are similarly distinctive.

**3.1.11** Occasional thatch roofed and timber framed buildings also characterise the rural villages. Clay vertical plain tile hanging is characteristic within the dense market town of Marlborough, thought to be historically linked to the re-fronting and cladding of medieval timber framed properties to be more fire resistant.

**Key landmarks in central Wiltshire are:**



Trowbridge Market Town, the county town of Wiltshire and 1 of 3 ‘Principal Settlements’



Marlborough Market Town, set within the North Wessex Downs National Landscape




Western Wiltshire Greenbelt, stretching from west Trowbridge northward to Colerne, encompassing Bradford on Avon and numerous other villages



The Avebury part of the World Heritage Site

## South Wiltshire

**3.1.12** The south of Wiltshire is diverse in its landscape character, from rolling downland and the Salisbury Plain to more wooded areas within parts of the Cranborne Chase National Landscape.

**3.1.13** There is a notable contrast between the village-based and largely arable landscapes of the south Wiltshire's chalk downs (with very low densities of dispersed settlement) compared to the higher density of more mixed settlement in the dairying vales of the West and North.

**3.1.14** Much of south Wiltshire lies within the designated Cranborne Chase and West Wiltshire Downs National Landscape, commonly referred to as just Cranborne Chase National Landscape.

**3.1.15** The built environment here has been keenly shaped by the geology across south Wiltshire, with chalk and flint being a distinguishing characteristic of buildings across the area. Another distinctive feature of south Wiltshire are the chalk streams, which are of international importance.

**Key landmarks in south Wiltshire are:**




Bulford Kiwi Credit: 'Photography by Harvey Mills'



Salisbury Cathedral and City, 1 of 3 'Principal Settlements'



The Stonehenge part of the World Heritage Site



Old Sarum (Scheduled Monument)

# 3.2 Expectation: Respect for and enhancement of the intrinsic local character and distinctiveness of the local area.

**3.2.1** Consider what makes the site distinctive, from place names and historical context to landscape features and social activity and consider how it can be referenced or protected within the scheme.

**3.2.2** Engage the local community in a conversation about what is locally distinctive and important to them.

**3.2.3** Where they have been created, refer to Neighbourhood Plans and Village Design Statements which may provide further guidance on local character and design guidance.

**3.2.4** Celebrate heritage and draw inspiration from the previous historic landscape, rural vernacular, industrial and commercial heritage or buildings, strongly reflecting particular historic trades. However, where the site and its surrounding area display no significant intrinsic local character and distinctiveness, this should not form a precedent for a new nondescript and featureless development.

**3.2.5** Respect the characteristic scale and pattern of the overall landscape and settlement including landforms, slopes and field patterns within the site and its setting, skylines, roofscape and backdrops.

**3.2.6** Articulate the building form and roofscape of new development to respect and maintain the characteristics of the local setting.

**3.2.7** The Opportunities and Constraints Plan should include key views, both good and bad (If they exist) within the site, from the site to the surrounding areas and from the surrounding areas back into the site. Subsequent sketch layout plans that demonstrate how the design has evolved should illustrate how proposed building forms and trees have been located to reveal and frame good views and block out bad ones.



Manor Farmyard, Urchfont. Photo by Pete Helme (copyright).

**3.2.8** The Kennet and Avon Canal runs through central Wiltshire and forms an attractive canal corridor. This together with the lines of other historic canals is protected. There are also many smaller rivers and streams throughout the county, all with their own function, character and beauty. New development should value the presence of all water courses and the opportunities that they present for people and nature. New developments should positively address watercourses and where possible enhance water quality, aquatic ecology, public safety access and enjoyment of the water.

# 3.3 Expectation: Creation of character and identity with new buildings and public realm

**3.3.1** Unless the context requires new development to 'subtly blend in', which may be the case for householder applications and small infill schemes, the design for new buildings should make use of the available opportunities for enhancing the identity of the place, and where appropriate, becoming distinctive in its own right.

**3.3.2** Depending on the context analysis, the character of a housing development should respond to local characteristics, e.g. utilise a predominant material, colour or built form that is distinctive for how it unifies the individual buildings.

**3.3.3** Refer to Conservation Area guides, Neighbourhood Plans and Village Design Statements if available, to understand the communities' preferences for character.

**3.3.4** Where model house types are used it is important to ensure their form

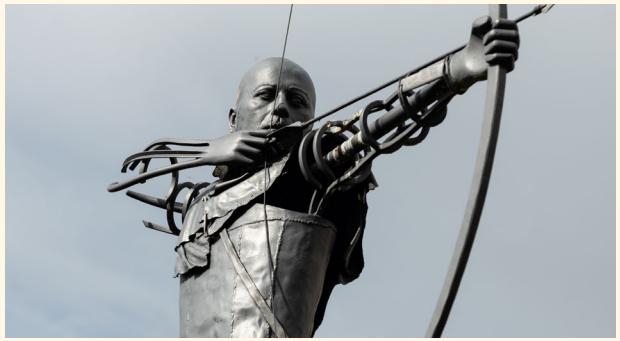


Somerbrook, Great Somerford. Photo by Craig Auckland, Fotohaus (copyright).

and facade detailing are adapted to the character and context of the site and the plot. The elevations of model house types could also be reworked to create modern façades, whilst still being constructed of traditional building materials such as locally sourced natural stone and brick.

**3.3.5** Applicants and assessors should have regard for any other local design guidance on the detailing of the public realm, e.g. The Salisbury Public Realm Guidance.

**The National Design Guide** References I1, I2 and I3 provide further information on what is expected at a national level.



Amesbury Archer sculpture by Lucy Quinnell and Adam Boydell with the help of the children of the Amesbury Archer Primary School. Head model by Neil Lossock, face life cast by CJ Munn and André Masters. Credit 'Fire and Iron' art.

# 4.0 Built Form

**Considering the built form cannot be an isolated exercise**

**Designing well will involve considering identity and character, understanding the existing landscape, thinking about movement and open space and above all giving thought to place-making and how people live**

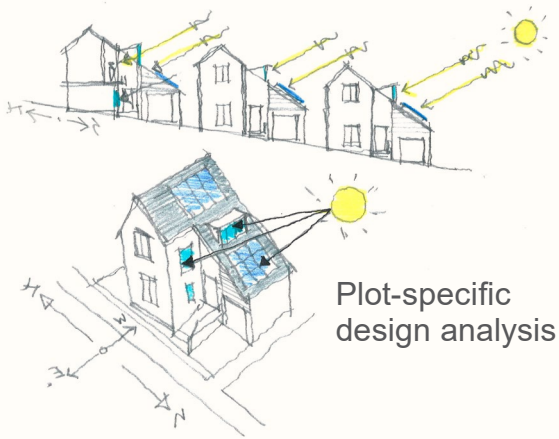
# 4. Built Form

## 4.1 Expectation: Working with the Topography

Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. Together they create the built environment and contribute to its character and sense of place.

**The National Design Guide**
References B1, B2 and B3 provide further information on what is expected at a national level.

For guidance on applications for householder extensions, please refer to **Appendix D**.



Plot-specific design analysis

**4.1.1** Slopes and hills are cherished features of the Wiltshire landscape. They can be seen and appreciated up close and from long distances away. The Council therefore does not encourage new building development on slopes and hills where it will become prominent and visible from the surrounding areas. Any buildings proposed to prominent slopes and hills should work with the landform and take advantage of existing features such as tree and woodlands to minimize any impact.

**4.1.2** The use of standard house types is unlikely to be suitable and bespoke designs are expected so that the development would integrate seamlessly with the landscape. Buildings and spaces should rise and fall more gradually with the land, in turn creating more interesting, characterful townscape and better living environments without the need for large retaining structures

**4.1.3** Topography should not be overly reprofiled unless there is a demonstrable advantage in terms of coherence or function of the new place, as a whole. This would not include a desire to simply make it easier to utilise predesigned buildings.

**4.1.4** Height differences between plots within a site should be minimised, designing out the need for large retaining structures, especially those topped with fencing or walls.

**4.1.5** Sustainable drainage systems (SuDS) on slopes should be designed to avoid excessive embankment gradients.

**4.1.6.** On very steep sites, plots with a build line parallel to the contours should utilise split-level built form and split-level gardens. Plots perpendicular to contours should consider using traditional, narrow-fronted stepped terraced housing.

# 4.2 Expectation: Structured and legible development

**4.2.1** The appropriate layout structure will depend upon the scale of the development. The context analysis, combined with the vision, will dictate the pattern of streets, spaces and development blocks.

**4.2.2** New block structures should facilitate compact housing layouts whilst reinforcing the coherency and hierarchy of the movement network. See also 4.4 Expectation: Compact development.

**4.2.3** Smaller scale infill development or larger developments to areas where there is a strong historic fabric should generally respect the intrinsic pattern of streets and blocks in the settlement.

**4.2.4** Structured open space can bring a strong degree of legibility and interest to development, especially when specified as a focal community space.

**4.2.5** Aim to use perimeter blocks, where the edges of all streets and spaces are defined by building frontages. This will require new rear gardens to back directly onto each other and onto existing rear gardens, to maximise security and privacy.

**4.2.6** Take cues for the structure from site constraints and use diverse perimeter block arrangements.



Distinctive layout and buildings on primary routes create strong focal points

**4.2.7** Mews developments can be created within larger perimeter blocks to accommodate parking, informal play space and smaller dwellings.

**4.2.8** Where buildings are on a corner both public elevations should be designed as ‘frontages’ and have windows from habitable rooms in them.

**4.2.9** Privacy for households should be secured through good design taking into consideration local factors such as topography, layout and orientation. Traditional 20m back-to-back distance is intended to prevent overlooking and secure a degree of privacy for householders. However, this guideline can be reduced if the design is suitable for the area (high density/town/village centre) and the design is sufficiently sensitive to reduce intrusive overlooking. Equally, separation should be increased if this would result in a form of development that is more respectful to the established character of, say, a lower density residential area.

# 4.3 Expectation: Destinations, Landmarks and Focal Points

**4.3.1** Destinations provide opportunities for people to meet, share experiences and come together as a community. By bringing existing and new together, destinations become a place for everyone.

**4.3.2** Design destination buildings or public realm carefully into layouts. This generally means locating them on nodes on the appropriate hierarchy of route.

**4.3.3** Reinforce the landmark status of buildings (or spaces) through the design of their setting, their built form and/or building detailing. See also 4.6

**4.3.4** Consider utilising public art to reinforce the landmark status of a place. Public art used for this purpose should have permanence and relevance to the local or wider context of the place. (See also Wiltshire's Policy and guidance on Public Art and Design).

**4.3.5** When masterplanning for larger developments, resources such as schools, nurseries, community facilities, parks, other open spaces, health and religious or cultural facilities should be earmarked as destinations within layouts to promote social interaction and integration and to help combat loneliness.



Typical landmarks, e.g. historic buildings, key public spaces, taller built form. Clockwise from top right is Calne, Chippenham, Aldbourne, Pewsey, Calne.

# 4.4 Expectation: Compact development to make efficient use of land

**4.4.1** Compact forms of development bring people together to support local public transport, facilities and local services. They make destinations easily accessible by walking or cycling and help to reduce dependency upon the private car. They have a higher degree of “neighbourliness”.

**4.4.2** Consider how to ensure proposals are compact - this starts from the efficient use of all space. This is a strategic national policy (see NPPF: National Planning Policy Framework (2023) paragraph 124).

**4.4.3** Where possible, use attached forms like modern town housing as opposed to wide detached houses. Although ensure the type of housing is informed by the character of the location.

**4.4.4** Where appropriate, use continuous and closely spaced building frontages to primary routes to create a street hierarchy.

**4.4.5** Where appropriate, consider utilising 2.5 and 3 storey homes for larger households, rather than 1 or 2 stories with larger floor plans.

**4.4.6** Innovative design solutions may be necessary to achieve higher density in some locations. For example, the use of attic space for accommodation, providing accommodation or gardens over parking spaces and apartment roof terraces and balconies as private amenity space. Where ground conditions allow it, split level buildings and basements may be explored.

**4.4.7** New back garden sizes should comfortably serve the typical needs of those who will use them, but extensive private gardens may lead to very low site densities and the inefficient use of land, especially where a significant amount of Public Open Space (POS) is also provided on site.



Distinctive boulevard enclosed with 3 storey housing, Great Mead, Chippenham




Attached built form and mews, Snuff Street, Devizes




The Tannery, Holt. Photo by Mitchell Eley Gould (copyright).



Compact yet ample private gardens, The Tannery, Holt. Photo by Mitchell Eley Gould (copyright).

# 4.5. Expectation: Quality Detailing

**4.5.1** Many exterior architectural and landscape details are selected deliberately in order to produce an aesthetic, such as fenestration, entrances, plot boundaries and facing materials. Other details may seem merely functional but will still influence the appearance and perception of a building and space. It can enhance or harm the character of an area. It also affects how well buildings weather over time.

**4.5.2** In built environments with a strong, positive visual identity, the detailing of new development will generally be expected to match or otherwise complement the existing detailing. Thus, in the first instance, applicants and assessors must make use of Neighbourhood Plans, Village Design Guides and other style guides to identify what detailing is appropriate.

**4.5.3** Planning drawings should include details of all visible items on façades and roofs, i.e. pipes, ventilation, flues, lighting, meter boxes, heat pumps, photovoltaics and roof plant, to demonstrate these have been incorporated sensitively. These details need to be incorporated thoughtfully at an early stage and therefore should not be conditioned.



Distinctive gables, tile hanging and chimney stacks, Former Westbury Hospital.

## Buildings

**4.5.4** Windows and doors should be designed to provide a well-composed façade that enhances the appearance of the building. As well as functioning appropriately for occupants, the design of façades which enclose public realm should create visual interest to anyone passing, i.e. by avoiding large spans of unvarying solid wall or glazing.

**4.5.5** To mitigate the visual impact of a large building's mass within the fine grain and urban morphology of towns and villages, conservation areas, National Landscapes and the surrounding areas that can be seen from the National Landscapes, it will be necessary to break down the building's main volume and roof profile into smaller elements.

**4.5.6** The building line should generally reinforce the predominant building line within a street, (where this positively contributes to the existing sense of place). Where a new building's façade will have substantial width, some variations in the orientation and/or setback of the building line may be advised.

**4.5.7** Roofs should generally be designed to maximise the amount of unobstructed south facing area on which solar panels can be fitted, recognising the fact that future owners may wish to retrofit panels.

**4.5.8** Designs should avoid using items which are visibly artificial in appearance such as sheets of plastic 'roof tiles' for porch canopies or bay windows, plastic false chimneys or 'foam stone' detailing, etc. Chimney stacks often add visual interest but should be of masonry construction and serve a practical purpose, continuing down as a stack with a flue serving a fireplace, vent or extract.



Distinctive gables, chimney stacks and feature windows, Merlin Rise, Calne

**4.5.9** The careful use of innovative and recycled materials is welcomed, where it can be demonstrated these materials are sympathetic to the local vernacular and that they weather well.

## Colour and Texture

**4.5.10** Colour should be carefully considered at all scales; how the whole development appears within the surrounding context; how colour is used to match, harmonise or contrast an individual building; and how colour might unify groups of buildings to create distinctive streets and spaces within the development.

**4.5.11** Where natural stone is a distinctive characteristic of the immediate area/ setting, then similar natural stone is preferred for use on new buildings and walls. Superior materials such as this should be concentrated where it will have most public appreciation and visual impact, e.g. at site entrances, main streets, wrapping around corner buildings, enclosing vistas and open spaces and in boundary walls in general.

## Spaces Between Buildings

**4.5.12** The quality of the detailing of other elements within the building's plot and setting should also be demonstrated, e.g. boundary walls, fences, railings, gates, posts, ground surfaces, street furniture, signage, lamps and lampposts, i.e. all that is visible from within the public realm.

**4.5.13** Cycle storage on the public side of a building should be sensitively integrated to the design of the building and plot. See also 5.5.3.

**4.5.14** Waste and recycling storage should not be located at the front of a property unless it is designed to be discretely enclosed and complement the appearance of the building, e.g. recessed storage areas integrated with an attractive entrance or porch detail.

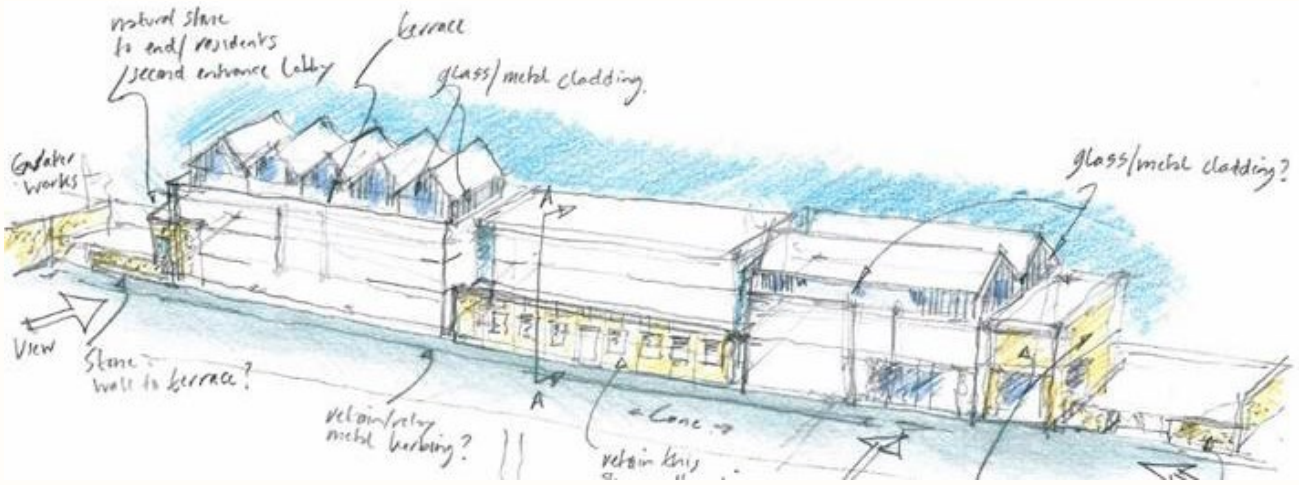
**4.5.15** Bins and containers left out for collection should not reduce the usable width of the footway to less than 1.5m, nor obstruct vehicles or pedestrian movement within shared spaces (where there are no footpaths). Therefore a discreet bin collection point should be provided on the inside edge of the plot. If that is not possible then a nearby space adjacent to the highway should be provided. Its design should neatly contain bins and containers without the enclosure itself being visually prominent. The bin collection point should not obstruct car or pedestrian movement in the public realm.

**4.5.16** Detailed requirements and guidance for waste and recycling including carry/wheel distance, capacity, size and number of containers is provided in the 'Wiltshire Council 'Waste Storage and Collection' guidance for developers, which also includes references to the size of collection vehicles in use. Note: The council has a statutory duty to collect waste and recycling from the nearest adopted highway and may reserve the right not to directly access private roads to make collections of waste and recycling without suitable indemnities being in place.

**4.5.17** All new street furniture in the public realm needs to be of a suitable style and character to the locality, robust and meet with the approval of the Highway Authority and Local Planning Authority. It should be coordinated and complement the character and environment for which it is intended. This covers items such as bus shelters, litter bins, seating, tree grilles and guards, bollards, street lamps, railings.

## In Historic Environments

**4.5.18** In areas characterised by traditional architecture, designs should avoid 'off the peg' components, for example incongruous fascia/soffits, windows and chimneys. Instead, traditional detailing should be used, for example slender fascia's or expressed rafter sprockets at eaves, slim or mortared verges, traditional tiled or slated roofs. Also well detailed windows (including attention to glazing bars patterns, cills, lintels and depth of reveals). This list is not exhaustive; the applicant's own character analysis of the area is expected to identify all the existing buildings' prominent characteristics.




'Modern apartment building in central Chippenham'



Traditional new builds in North Wiltshire

**4.5.19** Restoration work to historic buildings should generally be faithful to and closely match the appearance of the original work, in terms of detailing and facing materials/finishes.

**4.5.20** In conservation areas, or within the setting of listed buildings, it should be demonstrated that the detailing of new development will not cause a detrimental visual impact. Reference should be made to Historic England's suite of design guidance

**4.5.21** Most sections of this guide include further expectations regarding quality detailing.

# 4.6. Expectation: Civic Buildings and Community Buildings as Landmarks

**4.6.1** Community and civic buildings will become key destination and landmarks within the area. Their built form and setting should reflect their function and identity, with entrances that signal a welcome to everyone.

Examples of some community and civic buildings within Wiltshire where the design of the elevation and entrance responds to the role of the building



Bourne Hill Council Offices, Salisbury



The Arc Climbing Academy, Chippenham, Photo by Paul Twomey (copyright).



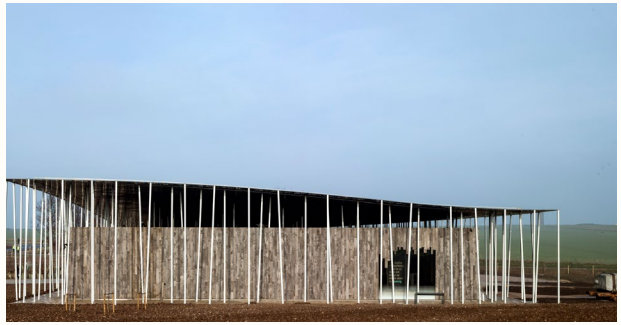
Wiltshire and Swindon History Centre, Chippenham



Trowbridge Health Centre



Wiltshire Police Station, Trowbridge



Stonehenge Visitor Centre. Credit Peter Cook and Denton Corker Marshall



Springfield Community Campus. Credit Simon Doling and Alec French Architects




Calne Community Hub and Library



Old Sarum and Longhedge Community Centre



Melksham Community Campus




The Vale Community Campus

# 5.0 Movement

**Movement is at the heart of day to day life**

**Wiltshire Council's priority is to provide a well-designed and connected network that gives people the maximum choice in how to make their journeys. Active travel is an important part of the picture.**

**The success of a connected network is measured by how it contributes to the quality and character of the place, not only on how well it functions.**

# 5. Movement

Patterns of movement for people are integral to well-designed places. This includes walking, cycling and driving to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.

The current Manual for Streets guidance (and any subsequent update) and relevant adopted Wiltshire highway design guidance should be referred to for more detailed guidance on street design.

This guide does not provide advice on access within buildings; Building Regulations 'Approved Document M' deals with that matter. However, there is some overlap between this Guide and Building Regulations with regards to movement within the private outdoor amenity areas associated with a dwelling.

**The National Design Guide**
References M1, M2 and M3 provide further information on what is expected at a national level.

Sport England's Active Design Guidance also offers useful information about planning and designing places to encourage and facilitate active travel and recreation

Traffic free walking routes, including through green infrastructure.

Top image, Hilltop Park, Chippenham.

Bottom image, Ridgeway Farm, Swindon (Purton Parish Council)





# 5.1 Expectation: A connected network of routes for all modes of transport

**5.1.1** A well designed and connected network, both within the site and to neighbouring sites, gives people the maximum choice in how to make their journeys. This includes by public transport, walking, cycling and by car.

## Process

**5.1.2** A Context Analysis should be completed before designing the development. Applicants and assessors should comply with Wiltshire Council's transport guidance and standards as set out in the Local Transport Plan and its supporting documents which cover a variety of subjects from walking and cycling routes to street furniture and travel plans (list not exhaustive). Where there is room for interpretation in these standards, more locally defined guidance, e.g. in Neighbourhood Plans (where published), would apply.

**5.1.3** Generally, this analysis will be submitted within a Transport Assessment, but a summary of the main constraints, opportunities and conclusions should also be included within the Design and Access Statement to show how the proposal's design has regard to the analysis.

**5.1.4** Make use of Wiltshire's interactive web portal to view the cycle and walking routes. Freedom of movement and access are essential requirements for all members of society. Please refer to the Inclusive Mobility. A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure .

Wiltshire Council Rights of Way Explorer

Transport town cycle networks

Wiltshire cycle maps routes

Wiltshire Local Transport Plan

Making transport accessible for passengers and pedestrians Guidance



Traffic free walking and cycle routes serving desire lines to community facilities



New development can support delivery of cycle networks between settlements

## Outcomes

**5.1.5** New movement routes should respond to existing desire lines and enable people and cyclists to move in safe and direct ways between A and B.

**5.1.6** New development should create or contribute to the legibility and permeability of the street and footway network by generally employing well-proportioned, perimeter development blocks. The amount of space provided between these development blocks and their height should relate to the desired hierarchy of the route and the desired character of the new place.

**5.1.7** Long, straight roads within residential areas should be broken up into discernible sections or spaces, using appropriate variations in the design of enclosing built forms and detailing of the public realm itself.

**5.1.8** Cul-de-sac development should be short with their turning head/far end visible from the junction with a through road, and foot and cycleways should follow desire lines and link cul-de-sacs to maximise permeability.

**5.1.9** Opportunities should always be sought to connect proposed roads into existing roads on adjacent areas. Sometimes this may not be possible at the time of construction due to land being outside of the developer's control. However, site layout plans should allow for highway and footpath connections to be made in the future. Avoid blocking access points into future development land with private drives and private parking.

**5.1.10** Within urban extensions care should be taken to reduce severance of communities by major transport infrastructure. Where such infrastructure already exists, new development should introduce a positive, 'active' development frontage to these routes, as well as frequent and attractive opportunities for direct, surface-level pedestrian crossings.

**5.1. 11** Design highway networks that are in scale with the character of proposed developments, whilst ensuring that there is adequate provision for visitor parking, service and delivery vehicles to manoeuvre and turn. Discussions should be held with the Council and local bus companies at the earliest opportunity to ascertain exactly where new bus routes and extensions to existing bus routes can be formed, and with those routes designed accordingly.



Hitachi Novuna Vehicle Solutions building in Trowbridge

# 5.2 Expectation: Prioritising active travel

**5.2.1** In well-designed larger schemes, people should not need to rely on the car to access local facilities such as shops, schools, public amenities and the natural environment. An important design objective is to make key movement routes to these destinations direct, legible, safe and attractive to pedestrians and cyclists; the design of the built form along them should deliver this.

**5.2.2** To enhance perception of safety movement routes should be designed to have natural surveillance, be well lit and avoid inadvertently creating blind spots and hiding places.

**5.2.3** New developments should provide walking and cycling connections within the site and between the site and any existing or emerging networks. Reasonable limits on walking distance from new dwellings in villages and towns to key facilities are given in the Urban Design Compendium Volume 1 (typically within 800 metres to a local shop, primary school and community centre).

**5.2.4** Applicants will be expected to create a comprehensive network of green routes or green corridors to facilitate the uninterrupted movement of people and wildlife. In effect, applicants are expected to identify opportunities to deliver the objectives of an area's Active Travel Scheme and its Local Green and Blue Infrastructure (GBI) Framework in a holistic way.

**5.2.5** Alternatively, key desire lines can also be met with 'Quiet Ways' which include residential streets with very low traffic movements.

**5.2.6** Locations for street trees should be considered at the early stages of the design process as they require space both above and below ground and can have a direct influence on parking typologies, built form and lamp post locations. Thus, street tree planting should be anticipated and sufficient space allowed for in Outline applications.

**5.2.7** Interesting focal points should be created along routes, e.g. using squares, landmark buildings, artworks, public open space and vistas from the development toward the wider setting. The built form enclosing such points should be designed to reinforce their sense of place.

**5.2.8** Views along streets within new developments should be terminated with an appropriately attractive backdrop, for example trees within public open space, views of the wider landscape, or building frontages of distinction to support legibility.

**5.2.9** Street hierarchies should correspond with a clear contrast in the appearance of buildings and landscaping on key routes and spaces to help distinguish them from secondary routes and spaces.



Artwork such as ‘Rings of Harmony’ entrance sculpture in George Ward Gardens development, Melksham, by Julie Edwards and Ron Thompson.



Mature trees retained within public open space create a vista to and from the gateway into Copenacre Way, Corsham

**5.2.10** Key routes and spaces should be easily noticed and identified when approaching them. Therefore, rather than imposing variety only using ‘character areas’, designers should use distinctive built form, enclosure and landscaping (hard and soft) along specific hierarchies of street and open space. In other words, designers are expected to create character by considering the three-dimensional perspective of a pedestrian, as opposed to the two-dimensional perspective of one viewing the whole place from above.

**5.2.11** Wayfinding for active travel modes must be provided within large development sites in accordance with Wiltshire Council’s Wayfinding Strategy. This should include coherent signposting to align with walking and cycling routes set out in the relevant LCWIP or Town Cycle Network, as well as wayfinding to facilities on site and to local Public Rights of Way and the National Cycle Network. Indicative locations of all wayfinding should be annotated on planning layouts/landscape plans.

# 5.3 Expectation: Facilitating public transport use

**5.3.1** Masterplans and layouts should recognise the potential requirement for wider space for buses, in conjunction with dedicated cycle routes, on street parking and wider tree-lined footways. Consider including cycle parking, electric cycle and scooter charging facilities at bus stops. This is of particular importance at well used bus stops and bus stops that serve large catchment areas.

**5.3.2** New streets which will be required to take bus services should be identified early on and swept path analysis should be employed during the design process.

**5.3.3** Bus stops can become a focal point within a local community, ranging from a little extra space with seating (seating should include arm rests, not perch seating), to a location with neighbourhood shops and community facilities. Bus stops should be robust and offer people protection from the wind and rain. At these locations also look to introduce secure cycle parking and real time information displays.

**5.3.4** The townscape can acknowledge and highlight the presence of bus stops, for example, by widening the footway and providing distinctive planting and lighting. Think creatively, could the roof of a bus shelter be utilised as a living green roof or be used to accommodate solar panels?

**5.3.5** Built form is expected to reinforce the spatial hierarchy of these routes. The private parking must not compromise the public function of these key routes. Buses also need adequate length to draw up easily at bus stops and align the ramp with the raised kerb for wheelchairs and buggies to board /alight.

**5.3.6** The land uses across sites should have regard to bus routes, generally focusing more homes closer to bus stops and designing key nodes especially those with any services and facilities along these routes. Appropriate spaces for congregation should be provided, with the potential impacts (e.g. noise) on nearby homes considered. For dwellings immediately adjacent to bus stops, this may require those specific dwellings to be set-back, to afford them more privacy.

**5.3.7** Streets with bus stops need to allow adequate space for bus shelters which do not obstruct passing movement of pedestrians or cyclists.

# 5.4 Expectation: Well-considered parking, servicing and utilities infrastructure for all users

**5.4.1** Designs should carefully consider the size, scale, form and placing of street furniture, lighting columns, signage, utility service cabinets, CCTV camera poles etc. in relation to the setting of buildings and landscapes, to avoid conflict with significant views and vistas and or diminish the setting of these.

**5.4.2** The detailed design of street furniture needs to have regard for any local design guidance.

**5.4.3** Comply with the detailed requirements for parking provision as set out in the adopted Wiltshire Local Transport Plan's Car Parking Strategy (March 2015) and Cycle Strategy (2011-2026).

**5.4.4** Where on-plot car parking is shown to be appropriate, it should not reduce the quality of the amenity space available to residents or dominate the front elevation of the dwelling.

**5.4.5** Where off-plot parking is shown to be appropriate, it should be located as close as possible to the property it serves.

**5.4.6** In general, on-plot parking to the front of properties should be broken up on every plot by a minimum 0.5-metre-wide planting strip along one of the plot's side boundaries. This planting strip can also serve as a natural soak-away for surface water drainage. In addition, at least a 1-metre-wide strip should be made available from the street to the building for access by pedestrians, the movement of bins and bikes.



On plot parking to houses, Juno Gardens Highworth

**5.4.7** Where groups of homes are served with frontage parking directly off the highway, a continuous 1.8 m wide pavement should be provided between the build line/front doorsteps and the parking spaces, with returns at each end back to the adoptable highway.

**5.4.8** Developers should incorporate electric vehicle charging points to private residential on-plot parking spaces, and communal EV charging points within residential parking courts and commercial, retail and office car parks, wherever possible.

**5.4.9** Rear parking courts and barns should be avoided and only used where it can be demonstrated that on-plot parking provision cannot be achieved. They should be kept small and generally serve no more than 10 homes. The design of these facilities should deter unwanted access and facilitate as much natural surveillance from the dwellings over the parking facility as possible. The design and location of lighting, EV charging points, refuse collection, personal gates and planting all need careful consideration and should be an integral part of the design.

**5.4.10** Larger parking courts may be possible where these serve apartments and are directly overlooked by habitable rooms, ideally at ground level. “Habitable rooms” means any rooms used or intended to be used for sleeping, living or cooking purposes and not toilets or halls.

**5.4.11** Car parks set within the public realm should be designed as an integral and coherent part of the overall layout design with regard to the need to positively contribute to the character of the area, e.g., attractive, robust enclosure, space for trees and planting and natural surveillance.

**5.4.12** Parking space surfacing should be permeable and or have a gentle slope that directs excess surface water run-off into rain gardens, plant beds, swales or soak-aways. Parking spaces can be delineated by contrasting materials appropriate for the location such as sunken bricks, stone, or concrete setts.

**5.4.13** For higher density schemes, underground parking may be considered. This may involve a landscaped deck or private gardens above. (Underground parking will require strict access control for vehicles and pedestrians).

**5.4.14** Adequate space for tree planting beside parking should be demonstrated using detailed tree pit section drawings.

**5.4.15** Potential conflicts between tree planting, lamp posts, sustainable urban drainage systems, footways and the underground apparatus of the statutory utility companies, must be identified early and designed out. Cross sectional drawings illustrating all above and below ground items will be expected to demonstrate how this has been achieved.

**5.4.16** Where occasional maintenance is required onto public open space, it should be sympathetically designed, and be in keeping with the character of the open space.

# 5.5 Expectation: Safe, secure and accessible cycle parking

**5.5.1** Full cycle parking requirements are set out in Wiltshire's Active Travel Parking Infrastructure Standards.

**5.5.2** Detailed drawings need to show that private gardens have ample space for storage sheds. All forms of residential storage should have charging points for electric bicycles and scooters (whether within the dwelling or in gardens) and should be shown to have easy access to the highway, that is not through a dwelling. This access route should not be via a narrow passage that has 90 degree turns and the route should have sufficient room to comfortably fit past parked cars and bins.

**5.5.3** Cycle parking should be considered within secure storage facilities to the front of dwellings, designed to complement the style of the dwelling and be in accordance



Convenient, overlooked and sheltered bicycle storage, the Arc, Chippenham

with the principles of Secured by Design. Front garden storage facilities that can accommodate larger cycles such as cargo bikes should also be considered.

**5.5.4** Details of the locations and dimensioned construction details of storage should be agreed early on and not left to a planning condition, in order to



Communal cycle store integrated with end terrace, Bristol

ensure well-designed storage for a range of bike types that will encourage cycling.

**5.5.5** Perforated facings to external communal enclosures (e.g. metal or timber slats) together with a movement activated internal downward facing security light should be considered to aid safety and security and limit light pollution.

**5.5.6** Secure overlooked cycle parking together with charging points for electric bicycles and scooters, should also be provided at all other locations (including bus stops) workplaces, services and facilities, recreational areas and outside apartment buildings (for visitors). Cycle parking at destinations should be covered.

**5.5.7** Consider incorporating staff shower facilities within all buildings where 10 or more people will be employed to encourage cycling. Consideration should be given to all types of work or educational building including industrial, retail offices and schools.

# 5.6 Expectation: Successful Shared Spaces and Shared surfaces

**5.6.1** Any street designated in a planning application as a shared space/surface should have the unambiguous appearance of a space in which pedestrians have priority within the main carriageway, e.g. a distinct change in the appearance of the surface material and the removal of features which reinforce segregation of vehicles from pedestrians, e.g. raised kerbs.

**5.6.2** Perceptible ‘gateways’ into shared spaces are necessary for reinforcing the change in context and physically slowing oncoming traffic. These are typically achieved by a change in vertical alignment, a visual change in materials to indicate a ‘threshold’ and a narrowing of the carriageway with vertical features, e.g. trees or posts. The pedestrian desire lines should remain coherent through the transition.

**5.6.3** The limits of designation of a shared space/surface should reflect how pedestrians are expected or encouraged to use the space, i.e. it should not be dictated by the limits of adoption.

**5.6.4** The specification of the street materials should be provided early on for example, not left to be specified as a planning condition to ensure agreement on their character and robustness. Junctions and turning heads may require enhanced specifications, or special treatments to deal with HGV frequent movements. Technology is evolving and other options may be incorporated.

**5.6.5** Developers are encouraged to refer to the Government’s Streets for a healthy life and Manual for Streets for more guidance on the design.



Manor Farmyard, Urchfont. Photo by Pete Helme Photography (copyright).



Somerbrook, Great Somerford. Photo by Craig Auckland, Fotohaus (copyright).



Quakers Walk, Devizes



Jacksmeadow, Uffington. Photo by Pete Helme Photography (copyright).

# 6.0

# Nature

**Nature contributes to the quality of a place and to people's quality of life and it is a critical component of well-designed places.**

**Natural features are integrated into well designed development. They include natural and designed landscapes.**

# 6. Nature

Wiltshire Council has adopted the following Climate Strategy Objective: “Efficient and environmentally sensitive use of land, providing for the needs of an increasing population and nature: food production, renewable energy generation, housing and transport, alongside woodland creation and nature recovery”

The design of new development is expected to take the available opportunities to help deliver this objective by demonstrating the multi-functional use of new public open spaces.

**The National Design Guide**
References N1, N2 and N3 provide further information on what is expected at a national level.



A strong visual and physical connection between a town and its surrounding natural environment, Malmesbury

## 6.1 Expectation: Help deliver the Wiltshire Green and Blue Infrastructure (GBI) Strategy

**6.1.1** The Strategy states that “development proposed in [Wiltshire] will necessitate a focus on improving Green and Blue Infrastructure provision within the Principal Settlements and Market Towns, particularly along river and canal corridors. Development also offers potential opportunities to create new and enhanced linkages between the towns and the countryside for people and wildlife.”

**6.1.2** Applicants and assessors should make appropriate use of the Wiltshire Green and Blue infrastructure (GBI) Strategy and analyse how their proposals may interact with the surrounding GBI network: Wiltshire Green and Blue infrastructure (GBI) Strategy.

**6.1.3** Applicants should research the prioritised requirements of any applicable Local GBI Framework and demonstrate how their proposals align with and support its delivery.

**6.1.4** There are numerous objectives in this strategy which should be delivered through new development. Many of these priorities are captured in the following outcomes, which new development across Wilshire is expected to deliver wherever possible.

## 6.2 Expectation: More Green and Blue Infrastructure

**6.2.1** Where appropriate, plant more individual trees and woodlands to store carbon, reduce flood risk and provide food and habitat for wildlife. When considering both existing trees and the planting of new trees, refer to: BS 5837 2021. Trees in relation to Design, Demolition and Construction.

**6.2.2** New development should respect and accommodate existing trees, both in terms of how the development is to be constructed close to trees and in terms of the potential long term impact of the development on the trees - trees should not face future threat of removal because of, for instance, their shading impact on a development; the development should be designed to avoid this impact in the first place. Tree planting should be a suitable species for the location and soil type taking into consideration the ultimate size of the tree.

**6.2.3** Look for opportunities to extend designated wildlife sites and increase provision of pollen/nectar-rich wildflower habitats.

**6.2.4** At the outset of the master planning process, seek to introduce as many trees as possible into both public pavements/ verges and private front gardens, ensuring a suitable amount of aerated and drainage space is provided for root systems to thrive and canopies to grow. For further information refer to the Urban tree manual

**6.2.5** To help counter the urban heat effect and create shade it is expected that urban trees and tree - lined streets should be provided within schemes. A tree-lined street is understood to mean a street with regular tree planting along both sides for the entire length of the street, to the effect that a significant amount of shade would be generated when canopies are fully grown. This is equates to approximately one tree every 10-20 metres.

**6.2.6** To reduce the risk of vandalism specify Extra Heavy Standard trees and ensure that they are adequately stored, transported to site and planted, staked, and maintained for at least 2 years by a suitably qualified horticulturalist. Also ensure that they are planted into properly prepared tree pits containing the correct type of soil and are free draining. For further information refer to the Urban Tree Manual and BS 8545:2014 Trees: from nursery to independence in the landscape.

**6.2.7** Retain existing trees and hedgerows of significance within public open space where possible, as opposed to behind private properties.

**6.2.8** Recognise the national requirement to increase biodiversity across both urban and rural areas and deliver nature positive developments. See the Council's website regarding requirements for Biodiversity Net Gain.

**6.2.9** Investigate the feasibility of creating green roofs to all flat roofed buildings from domestic garages to office and industrial buildings.

**6.2.10** For buildings that have a large expanse of flat walls, consider opportunities for creating green planted wall systems. These should be explored, especially in more dense urban areas and on significant commercial buildings.



Generously planted verges along primary street, Wilton Hill, Wilton

**6.2.11** Planting species, densities and specification should be detailed to the 'National Plant Specification'.

# 6.3 Expectation: Higher Quality Green and Blue Infrastructure that mitigates increasing risk from surface water flooding and creates multi-functional open spaces

**6.3.1** Follow the 4 pillars of Sustainable Drainage Systems (SuDS); water quality, water quantity, amenity and biodiversity, making use of the CIRIA guidance on the design detailing of these.

**6.3.2** Volumes of water should be split across the site and have positive impacts for water quality and management beyond the application site.

**6.3.3** Rain gardens should be considered in addition to small ponds and permeable surfaces, as an attractive feature which captures water close to the source, treats pollutants and creates habitat.

**6.3.4** Ensure children of all ages have access to age-appropriate play facilities within a safe and easy walking distance from new homes. This could involve providing links to existing play facilities on neighbouring sites, but if such facilities do not exist within a safe and convenient distance, play facilities will need to be provided on the proposed development site. Please follow guidance provided by Fields in Trust website.

**6.3.5** Furnish recreational open spaces with adequate amounts of seating and picnic areas, so that people of all ages and abilities can benefit from it. In general, the size of open spaces should be proportionate to the intended use and level of activity generated, but may need to be greater to accommodate on site nature positive requirements.

**6.3.6** It is important that any proposed street tree planting selects appropriate species and considers the soil type (Wiltshire has 'shrinking clay' in areas), extent of future branch and root growth, as well as the likely leaf/fruit fall and any corresponding maintenance requirements.

**6.3.7** Tree lined grass verged avenues and public greens may form a green infrastructure ribbon through new development.



Multifunctional open space, Cherhill View, Calne



Generously planted Sustainable Drainage Systems within Marleberg Grange, Marlborough

**6.3.8** Consider whether outdoor gym equipment would be a benefit to the area.

**6.3.9** Be aware of requirements for dark skies and corridors, such as in Protected Landscapes such as National Landscapes and nature reserves.

# 6.4 Expectation: Better Connected Green and Blue Infrastructure to improve equality of access and the individual distinctiveness of each place



New green corridors integrated around retained mature trees, Hilltop Park, Chippenham

**6.4.1** Connect new green spaces via green corridors to each other and the existing GBI network.

**6.4.2** Improve links from new and existing developments into the existing network of countryside public rights of way.

**6.4.3** Improve the network of traffic-free surfaced cycle routes within green corridors.

**6.4.4** Enhance the national cycle network and inter-urban cycle routes as set out in the Wiltshire Local Cycling and Walking Infrastructure Plan (LCWIP) which links Wiltshire's towns and villages to each other and significant destinations.

**6.4.5** Ensure GBI corridors balance the need to protect and enhance biodiversity with the need to promote community access to the natural environment.

**6.4.6** The context analysis for all major developments should include a review of existing local GBI. The masterplan should then show how the new development will help deliver the above outcomes.



There is a network of Byways close to many settlements in Wiltshire

**6.4.7** Much in the same way as happens with play areas currently, the provision of GBI and biodiversity net gain requirements should be agreed at Outline so that the cost of provision can be factored into the land value.

**6.4.8** The Context Analysis should explore and conclude whether there is a distinctive type of GBI feature already in the area.

# 6.5 Expectation: Improve and enhance water management

**6.5.1** Retention and attenuation basins should not take the character of unnatural, engineered depressions or include utilitarian components within their design, i.e. materials for headwalls and any enclosures should be attractively detailed (as opposed to bare faced concrete and metal piping).

**6.5.2** Permeable paving or other measures to slow water runoff should be employed in site designs, i.e. all runoff should not simply be accelerated to basins through drains and pipes.

**6.5.3** Water should be retained and be made accessible as part of green infrastructure. Ponds could include 'pond decks' seating and information boards. Within developed areas rain gardens could be located in key locations and swales, channels and rills could capture and transfer water above ground rather than via underground pipes.

**6.5.4** The shaping and planting of SuDS should reflect the form and appearance of planted natural watercourses rather than artificial basins which do not generally integrate well into the landscape and can dominate open space.

**6.5.5** At least some surface water should be captured for reuse to help with the sustainable management and long-term maintenance of green infrastructure features within the scheme.

**6.5.6** See also **6.3 Expectation: Higher Quality Green and Blue Infrastructure**



SuDS designed as a natural pond with accessible, split level banks, Ridgeway Farm, Purton Parish, Wiltshire

# 6.6 Expectation: Support rich and varied biodiversity

**6.6.1** Integral bat roosting features and/or universal bird bricks should be included for bats and building reliant birds at a rate of two per house. A dedicated plan should show the location of these features. The advice of a professional ecologist should be sought when determining the appropriate boxes for the area. Please consult BS 42021:22 Integral Nest Boxes - Selection and Installation for New Developments as a reference for new developments.

**6.6.2** Hedgehog highways should be provided in property boundaries and under any infrastructure which severs green infrastructure corridors. Submitted plans should identify the provision of these.

**6.6.3** Traditional drystone walls can be considered, especially where they feature in the local area, both as field and property boundaries and garden walls. The advice of people with drystone wall building experience, building conservation officers or conservation architects should be sought to determine the exact type of local stone to use and building styles that would be appropriate. Where retaining walls are required, consider using gabions faced with local natural stone, as these are attractive, economical to build and provide habitat for a wide range of species.



‘Universal bricks’ integrated within the building’s fabric.



Swift using universal brick



Bat boxes within new Public Open Space. Hannah Ryan-Leah /www.bats.org.uk.



Strategic planting for insects Photo by Pixabay

**6.6.4** In new woodlands and meadows, and on the advice of qualified ecologists, incorporate plant species that will attract pollinating insects, dead wood, log piles, reptile refugia and hibernacula.

**6.6.5** Consideration should be given to the use of living roofs on all flat roof buildings from industrial buildings down to domestic bike stores and garages etc. Planting facades, through the provision of climbing wires, trellises and planters should be considered to all blank walls where possible.

**6.6.6** When designing new landscapes, give plants the space they need to grow without the need for regular pruning, especially broad canopy trees. Specify plants that will fit into the scale and proportion of the space they are intended for.

**6.6.7** New landscapes for homes and businesses can be made attractive and mature faster by planting shrubs that are suitable for the location and hardy. In addition, the planting of shrubs that are valuable for pollinating species such as butterflies and bees is encouraged. These include buddleia, roses, honeysuckle, lavender, ribes, mahonia, cotoneaster and fuchsias.

# 6.7 Expectation: Create edible Landscapes that support wildlife and better connect communities with food growing

**6.7.1** New community orchards and/or allotments should be provided within major developments as part of the public open space resource, if the Council have identified an existing shortage of provision within accessible walking distances of a new developments.

**6.7.2** For public spaces, choose trees and hedge species that produce fruit or nuts (except where these overhang the highway).

**6.7.3** Identify good locations for Community managed raised beds in smaller developments, e.g., herb gardens in pocket parks.



New allotments, Cherhill View, Calne



Community Orchard within Public Open Space. Photo by Pixabay

## 6.8 Expectation: Protecting and enhancing the historic environment and World Heritage Site

**6.8.1** In Wiltshire Stonehenge and Avebury are a designated World Heritage Site (WHS).

**6.8.2** At Stonehenge and Avebury there are no additional statutory restrictions on development, however the sensitivity of the WHS landscape may mean that more detailed evidence is required to accompany planning applications and greater mitigation may be required. Reference should be made to The Stonehenge, Avebury and Associated Sites World Heritage Site Management Plan 2015 or later revision, which is recognised as a material consideration in determining planning applications.

**6.8.3** The advice of the specialist officers across the Council should be sought, including the WHS Coordination Unit.

**6.8.4** In addition to the WHS, Wiltshire has thousands of designated and undesignated archaeological and heritage



The Avebury part of the World Heritage Site

features, some of which (for example Salisbury Cathedral, Old Sarum Castle) have been influential on the development of the landscape for hundred and thousands of years. As well as respecting, protecting and enhancing these sites, new development is expected to take reference and inspiration from Wiltshire's rich historic environment in place-making and place-shaping the new communities.

## 6.9 Expectation: Process / Outcome Protecting National Landscapes

**6.9.1** Guidance on development within the National Landscapes is managed by the relevant National Landscape. Where relevant, a compliance statement is recommended to be submitted within the Design and Access Statement. Links to this guidance are suggested in the Context Section of this document.

# 7.0 Public Space

**Public spaces are central to communities**

**The quality of the spaces between buildings is as important as the buildings themselves, these should be inclusive and provide great opportunities to support social interaction.**

# 7. Public Space

Public spaces are streets, squares and other spaces that are accessible to all. Collectively referred to as public realm, these spaces are generally shaped by the buildings which enclose them (see Built Form). ‘Open space’ and ‘public open space’ are similar but do not include land used exclusively for the movement of vehicles. The design of public space encompasses its setting and integration into the wider network of routes as well as its various elements. Well-designed public spaces are social spaces, providing meeting places and opportunities for comfort, relaxation and stimulation for all. They have widespread appeal, are able to accommodate people with different needs and can help combat social isolation and loneliness. The quality of the spaces between buildings is as important as the buildings themselves.

**The National Design Guide**
References P1, P2 and P3 provide further information on what is expected at a national level.

Sport England’s Active Design Guidance also offers useful information about planning and designing spaces to encourage active recreation.



Calne Community Hub and Library with integrated public spaces with access to nature, Beach Terrace, Calne

# 7.1 Expectation: Create well-located, high quality and attractive public spaces

**7.1.1** A minimum quantity of public open space should be provided in accordance with the requirements of the adopted Wiltshire Open Space Standards (2020).

**7.1.2** The primary POS associated with new residential developments should be located in a central position, so that it can serve as a focal point for the new community and be easily accessible by all the residents, especially children, without having to cross busy roads. Other public open spaces should be designed to reflect their location and intended uses.

**7.1.3** New POS adjacent to shops or community buildings are likely to be predominantly hard paved spaces that serve as urban squares or civic plazas. Comprehensive master plans supported by multiple land owners and developers are encouraged, but even in the absence of a comprehensive masterplan, expanding upon immediately adjoining POS within existing residential areas can be a unifying element, enjoyed by new and existing residents.

**7.1.4** Residential areas should accommodate a wide variety of features and recreational activities including attractive planting/ ecological habitats, seating, walking and running, areas for informal ball games, play facilities such as LEAPs LAPs and multi-use games areas (MUGAs).

**7.1.5** In consultation with Council Officers, ascertain how new POS in proposed development sites can enhance the POS provision across a district. All POS should be well overlooked by the principal elevation of buildings to enable high levels of natural surveillance.

**7.1.6** SuDS, attenuation ponds and dykes can all be accommodated within new POS, but they should not dominate the spaces. In addition, for safety reasons, they should have shallow sides.

**7.1.7** To create a shared sense of ownership new public open space should be centrally located.

**7.1.8** High quality public spaces should draw attention to natural elements such as tree planting or water. These may be sited within the space itself associated with the buildings around its edges (see section on Built Form) or in the backdrop of views (see section on Nature).

**7.1.9** If ample facilities (such as equipped play areas) already exist within an appropriate walking distance, the quality of the existing facilities (and potential for complementary facilities) should be reviewed before mechanically planning to install more.

**7.1.10** Bound local gravel surfaces should be used for pedestrian and cycle paths in rural areas, parkland and open spaces. Brick or block paving or tarmac should be used where paths are expected to be heavily traffic by pedestrians or cyclists.

**7.1.11** The enclosure to substations and service yards etc. should blend with and enhance the character of the local area. They may therefore need be to be built of local natural stone or brick to match existing materials and colours seen in the immediate area.

**7.1.12** If building service yards, external storage space and bin stores etc. are surrounded by security fencing, then the security fencing itself should be screened from public view by the use of dense planting or hedging plants.

**7.1.13** Other guidance on the detailing of Public Realm exists in various formats for specific areas across Wiltshire, that is in Neighbourhood Plans, National Landscape Management Plans, Conservation Guides or Civic Society Guidance. Applicants need to research what exists and utilise it as part of their own analysis of local context and character.

# 7.2 Expectation: Provide well-designed spaces that are safe.

**7.2.1** Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures.

**7.2.2** Well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them.

**7.2.3** All public spaces should receive high levels of natural surveillance and be enclosed by buildings with active frontages, especially at ground floor level. There need to be multiple or wide access points to public spaces, to allow people to safely enter or leave, so that they do not feel “trapped” within the space.

**7.2.4** Formal play/activity space should be located in well-overlooked locations and generally away from busy roads, especially children’s spaces. They might however be located off a node of quieter street junctions where this reinforces a central community space.

**7.2.5** Public spaces can be any shape; the shape and scale should be informed by both character and function of the area.

**7.2.6** Linear green spaces should be well-proportioned (i.e. not too narrow or with unnecessary bottlenecks) and created with activity along the route to encourage movement and opportunity for play.

**7.2.7** Formal open space should generally include surfaced paths and places to sit and gather; the locations for seating should be well considered and appropriate for example, some will require shelter from the rain and wind and should be warmed by the sun where possible. Proposals should include some seating options being in shaded areas to protect users from the summer sun. All seating locations should enable users to feel safe and be aware of their surroundings.

**7.2.8** Lighting should be sensitively designed to prevent light pollution. Core Policy 51 (Landscape) requires that proposals in sensitive landscapes demonstrate that they have taken account the objectives, policies and actions set out in the relevant Management Plans for those areas. Cranborne Chase National Landscape is a designated International Dark Sky Reserve and has policies and guidance on lighting. Other Management Plans have similar policies and guidance on lighting.

## 7.3 Expectation: Make sure public spaces are inclusive and support social interaction

**7.3.1** Children's play areas and general public open space need not always be all grass or soft surfaced; enclosed paved areas provide safe space for other sorts of play.

**7.3.2** Consider incorporating recreational facilities for adults such as outdoor gyms, allotments and other events or activity spaces in new or existing public open spaces, in addition to children's play spaces.

**7.3.3** Formal sports provision needs to be accessible to people with a range of abilities and be located to benefit both new and existing development and populations. Routes from housing within and outside of the site to sports facilities should be clearly signed, easily accessible and generally traffic free to encourage walking and cycling.

**7.3.4** The guidance throughout this Design Guide and the National Design Guide will help deliver Sport England's '10 principles of Active Design'. For more information specifically on Sport England's expectations and case studies see: design and cost guidance

**7.3.5** Developers are encouraged to take an integrated approach to art and design, to achieve overall design quality in architectural and landscape terms by involving artists and the local town or parish councils, in the design process from the earliest stage.

**7.3.6** Applicants and assessors should refer to local guidance on the Council's approach to the integration of public art in developments. See Public art design



Newland Place, Trowbridge




Salisbury Market Place, pedestrianised circa 2013 becoming a multi-purpose events space

# 8.0 Uses

## Neighbourhoods for all

**Everyone is unique and we all have different needs. Proposals are therefore designed to be inclusive and meet the changing needs of people of all ages and abilities and help support vibrant inclusive communities.**

# 8. Uses



Mixed use scheme, integrating new flats and a renovated work hub, The Tannery, Holt

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services and maximising their potential use.

**The National Design Guide**
References U1, U2 and U3 provide further information on what is expected at a national level.



Modern, mixed use highstreet, Nansledan, Cornwall, Photo by Olivier Vergnault, Cornwall Live (copyright).

# 8.1 Expectation: Creating an appropriate mix of uses

**8.1.1** Mixed-use development (for example accommodation beside or above shops and/or other services such as GPs, nurseries, pharmacies, cafés and small offices or work units) creates an active and vibrant place with an intensity that feels like a centre or destination. This is appropriate and expected within urban locations and larger scale developments.

**8.1.2** It is critical that the proposed uses are identified early in the design process (such as at Outline) so that the viability of the scheme is ensured.

**8.1.3** The initial context analysis should inform what uses the site could include, aside from houses and open space.

**8.1.4** A transport assessment and public engagement should inform the designed access to existing local services and facilities and identify needs and opportunities.

**8.1.5** Where a few or more non-residential uses are grouped together this may be referred to as a 'local centre'. Local centres should be designed with their built form integral to the wider street and block pattern, similar to how traditional high streets function with some on street parking.

**8.1.6** It is expected that local centres will include continuous built frontages, provide accommodation above ground floor and provide wider footpaths and promenades for access, seating, cycle parking and landscaping. Car parks should be located to the side or the rear of buildings, so as not to detract from the relationship between the building and the street and to allow pedestrians a clear and safe route from the street to the main entrance of the building.

**8.1.7** Where necessary, built form and buildings should be futureproofed to allow flexible uses, for example increased ground floor ceiling heights and open plans for commercial or business uses, or generous pedestrian public realm to allow for café spill out areas or servicing. It should also be practical to re-convert these spaces into residential if needed.

**8.1.8** School pitches and leisure provision should be designed to provide shared facilities for organised clubs, groups and the community to use.

**8.1.9** Sports hubs and changing facilities should be designed to be multi-use, combined with community meeting or café facilities to provide day to day presence in the community and casual security for pitches and facilities.

## 8.2 Expectation: Creating a mix of home tenures, types and sizes

**8.2.1** The planning layout's design need to have regard to available evidence of the housing needs and demonstrate this regard at the early stages of the design concept by indicating use, mix and amount.

**8.2.2** For Outline Applications, an indicative affordable and market housing mix should be agreed and used to objectively estimate site capacity, even if the precise mix shall be a 'reserved matter'.

**8.2.3** Larger scale developments should, wherever practicable, make provision for and promote a variety of development models, such as community-led development, self- build and custom-build. This supports a diversity of delivery by small-scale as well as large-scale developers. Exploring a range of delivery models helps to deliver settlements that reflect the wide needs of the community and can provide homes that are best suited to them.



Supported living, within walking distance of town centres, Waterford Place, Chippenham

## 8.3 Expectation: Creating socially inclusive places

**8.3.1** When incorporating different tenures, they need to be well-integrated and designed to equal standards of high-quality, in order to create tenure-neutral homes and spaces. Distribution of affordable homes across the site in small clusters, designing their architecture, plots and streets to be indistinguishable from the market homes in appearance is generally expected.

**8.3.2** Large developments such as urban extensions should consider including a community building which is accessible from the outset. This could be a temporary or mobile building or even the show home within phase 1 of the development. Any temporary arrangement should make a default provision for the community use to become permanent if required.

# 9.0

# Homes and buildings

**Well-designed homes and buildings are functional, accessible and sustainable.**

**They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them.**

# 9. Homes and buildings



Newland Place, Trowbridge

Homes and communal areas within buildings need to provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation and air quality as well as sound, intrusive artificial light and odour levels. The quality of internal space needs careful consideration in order to protect amenity.

**The National Design Guide** References H1, H2 and H3 provide further information on what is expected at a national level.

# 9.1 Expectation: Healthy, comfortable and safe internal and external environment

**9.1.1** New Homes should comply with Nationally Described Space Standards to ensure that they are fit for purpose. Technical housing standards nationally described space standard

**9.1.2** Applicants are encouraged to provide additional built in storage space for the ancillary features of new technologies such as inverters, battery storage and water tanks.

**9.1.3** The principles of good acoustic design within Professional Practice Guidance on Planning & Noise (ProPG May2017) should be followed to ensure that suitable internal and external noise levels from transport sources can be achieved. Noise levels within internal habitable rooms (bedrooms and living rooms) should always be assessed on the assumption that windows are open for natural ventilation purposes. Noise impacts from commercial and industrial noise should always be assessed in accordance with BS4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound. The rating level of commercial noise sources should not exceed the prevailing background level at residential dwellings'. For further detail, developers should consult Wiltshire Council's Planning Consultation Guidance Note for Noise and Vibration.

**9.1.4** Indicative, realistic furniture layouts should be included on domestic room plans to demonstrate that rooms are adequately sized/shaped, without conflicts between furniture and windows, radiators or doors etc.) and also to ensure that the external appearance of the fenestration also considers internal functions.

**9.1.5** There should be readily accessible internal storage for day-to-day needs, including cupboards for storage for household cleaning items, spare towels and sheets etc and space to store everyday coats, shoes and bags etc. downstairs (e.g. porch, cloakroom, under stairs cupboard and/ or generous hallway – plus utility space). Where garages are provided, they should allow for the parking of a family sized car and storage space, potentially for multiple bicycles too.

**9.1.6** Where there is any doubt as to how indicative designs or planning drawings might comply with Building Regulations, the matter should be raised and addressed as soon as possible, to avoid needless changes or problems later. **(See also 11.2 Expectation: Adaptable to changing needs and evolving technologies)**

**9.1.7** All new development should give careful consideration to creating safe places and conform with Wiltshire Council adopted policies and Local Plan requirements.

**9.1.8** The main pedestrian entrance to apartment buildings, both new builds and building conversions, should be direct and clearly visible from the public realm. The entrance should be an attractive high-profile feature of the building. Consider emphaising the entrance by using different external building materials, lighting and canopies etc.

**9.1.9** The main entrance to apartment buildings should not involve pedestrians having to walk around the side of buildings or through undercrofts meant for vehicle access to concealed low key and poorly overlooked access doors at the side or rear of apartment building.

**9.1.10** Dedicated stores for bins and cycles need their own external entrance doors, which can be located at the front, side or rear of apartment buildings.

**9.1.11** Undercroft parking grilles could be designed to incorporate art and generally should not exceed more than 50% of the ground floor elevation to the public realm.

**9.1.12** The ground floor of apartment buildings should present an active frontage to the public realm. One effective way of achieving this without compromising the privacy of the residents, is to incorporate maisonettes or duplex dwellings to the ground and first floors. Lounge, kitchen and dining areas are accommodated on the ground floor, with bedrooms and bathrooms on the first floor. Each duplex or maisonette can have its own front door and possibly a small front garden area. Conventional single storey apartments can then resume from the second floor and above.

**9.1.13** Hallways and bathrooms should wherever possible receive natural light and ventilation. Mechanical ventilation should only be considered when all other possibilities of providing natural ventilation have been exhausted.

**9.1.14** In apartments stairways should be designed to reduce noise and receive high levels of natural light and ventilation. Communal access corridors should not be long dark narrow spaces. They should be wide enough for two adults to walk comfortably passed each other, be well lit and ventilated, especially by natural light and ventilation wherever possible. For communal access corridors longer than 10 metres in length, consider introducing break-out spaces with natural light and seating.

**9.1.15** If residential façades are facing each other across a short distance, e.g. either side of a rural lane or an urban courtyard, the placement of windows should be designed to reduce direct sightlines between windows.

**9.1.16** The principles of good acoustic design within Professional Practice Guidance on Planning & Noise should be followed to ensure that suitable internal and external noise levels can be achieved. Noise levels within internal habitable rooms (bedrooms and living rooms) should be assessed where windows are open for ventilation. Commercial and industrial noise must be assessed in accordance with BS4142:2014+A1:2019.






# 9.2 Expectation: Private Amenity Space

**9.2.1** All dwellings should be provided with private open space in the form of a garden, terrace balcony or winter garden. (A winter garden is understood to be similar to a balcony though generally recessed so as to be enclosed and sheltered by the building. Alternatively it is an enclosed space on a roof terrace). The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2011) more objective guidance on the matter.

**9.2.2** Minimum garden areas for all houses should be equivalent to the footprint of the house.

- In general, a north facing garden for a typical 2 storey house should be minimum of 12m long or up to 15m long for a typical 3 storey house
- In general, a south, east or west facing garden should be a minimum of 10m deep.




St Georges Works, Trowbridge



Assisted Living, Evergreen Court, Amesbury. Photo by Paul Bullivant (copyright).

**9.2.3** Gardens should avoid excessive shading from planting and overshadowing from buildings i.e. from proximity to trees and neighbouring buildings - generally no more than one third of the minimum private garden area stated should be in shade at any one time.

**9.2.4** Generally, designers should create usable garden shapes,avoiding irregular pointed corners and narrow strips. To help gardens mature, provide a level of privacy and character and to support nature positive developments, developers are encouraged to plant suitable trees in rear gardens.

**9.2.5** Where new development is proposed adjacent to and overlooking an existing private amenity space, the traditional 'back-to-back' separation of minimum 20m should be respected.

**9.2.6** Balconies (ideally with a southern aspect) should be provided for new homes without private gardens. See table for dimensions; the aim is to provide space sufficient for a meal around a small table. Balconies should be provided for new apartments that do not have access to on-site communal gardens or amenity space. (except where these may directly overlook existing windows or a private amenity space). This can be achieved using glass enhancements, screens or by stepping back the façade. Where balconies overlook noise sources, parapets and/ or absorbent soffit materials should be considered for acoustic benefits.

**9.2.7** For apartment blocks (with over 4 no. homes) communal residents' gardens should also be provided based on a general guide of a minimum area of 5 sqm per apartment. They should be appropriately enclosed and contain seating areas that receive sunshine during at least part of the day. Unusable strips of space between car parks or roads and buildings will not be counted as part of the communal garden provision. Local 'Context' and 'Identity' may indicate otherwise, this minimum area may not be appropriate, for example in a historic urban environment of densely built up street blocks.

Guidance on minimum standards table. However Site specific constraints will need to be factored in.

| **Type of Private Amenity Space** | **Apartments** | **1 storey houses** | **2 storey houses** | **3 storey houses** |
|---|---|---|---|---|
| Minimum rear garden area | Not applicable | Equal footprint of dwelling | Equal footprint of dwelling | Equal footprint of dwelling |
| Minimum length of garden | Not applicable | 9m if north facing, 5m otherwise | 12m if north facing, 10m otherwise | 15m if north facing, 10m otherwise |
| Minimum balcony/terrace area | $5m^2$ for 2 people + 1sqm per additional occupant | Not applicable | Not applicable | Not applicable |
| Private communal space, where no public open space within 480m | $5m^2$ per apartment | Not applicable | Not applicable | Not applicable |

# 9.3 Expectation: Positive interface between private amenity space and public spaces

**9.3.1** The design of private amenity spaces should respond to a modern household's requirements, whilst respecting or enhancing the character of the local area, e.g. enclosing external amenity spaces with decorative boundaries in locally characteristic materials (see also sections **Context, Identity and Public spaces**).

**9.3.2** A private front garden space should extend at least 1 metre forward of the building line to provide a buffer between ground floor dwelling rooms and a public or semi-public communal area for example a pavement or public open space unless the local 'Context' and 'Identity' indicates a characteristic ground floor building line along the back edge of pavement. For example, a characteristic feature of the historic streets that make up 'The Chequers' in central Salisbury. This buffer should be delineated by walling, railings or hedging at least 750mm high



Side gables include large windows to habitable rooms. Boundary walls include perforated brickwork. The Tannery, Holt.

to deter informal access up to windows, and with a considerable proportion of this characteristic of the intrinsic local 'Context' and 'Identity', for example, drystone walling that can be found across



Low stone wall provides a short defensible space, Hares Chase, Cricklade.

North Wiltshire, the flint walling which can be found in more Southern areas in Wiltshire and traditional county estate style metal railings seen in some rural areas.

**9.3.3** Where more security is justified, 'defensive planting' (robust sharp plant species) on public boundaries is recommended for deterring unauthorised public access.

**9.3.4** Deeper front gardens can be appropriate for establishing a distinctive set-back from particularly busy streets or footways, as is characteristic in many neighbourhoods.

**9.3.5** The interface between a private rear plot boundary and an adjacent public or shared space (including highways, public open space (POS) and parking courts) should generally use robust masonry walls or decorative metal/ timber railings, as opposed to close board, feather board or wooden panel fencing. Where secure access prevention is not required (for example a front garden) vertical planting may be considered. The degree of inter-visibility through the boundary which occupants may desire and wider benefits of creating natural surveillance of the public or shared space should also be accounted for.

**9.3.6** Between private rear gardens, boundaries should provide adequate visual privacy, plot security and some noise attenuation.

**9.3.7** Any parking close to a habitable window should be allocated to the resident of that home, in order to minimise noise disturbance.

**9.3.8** Designs should allow residents the opportunity to access their gardens without having to walk through their home, or over a neighbour's path or doorstep, especially when transporting bins or cycles. A traditional covered passageway for example a 'Ginnel' with accommodation over within a housing terrace is a space efficient way of keeping external access from the street to the rear gardens of mid terrace plots short and direct. This is one device to achieve longer housing terraces and number of houses in a terrace as opposed to a rear pedestrian accessway that would otherwise be limited by the maximum carry/wheel distances stipulated in the Wiltshire Council Waste Storage and Collection: guidance for developers (Jan 2017) Supplementary Planning Document for drawing refuse containers from rear gardens to a collection point in the street.

# 10.0 Resources

**Thinking big - aiming for zero.**

**Aiming for ‘net zero’ is a challenge that Wiltshire Council has embraced; how built development is delivered contributes to this and should be considered through the design process.**

**Of key importance to consider for new development is movement, new buildings and provision of energy.**

# 10. Resources

The UK has adopted the target of 'net zero' by 2050. The term net zero means achieving a balance between the carbon emitted into the atmosphere and the carbon removed from it.

How the built environment in Wiltshire is planned and designed is fundamental to the Council's part in meeting this target.

In this context, Wiltshire Council expects that well-designed places;

- are compact, walkable neighbourhoods with a mix of uses and facilities and good access to public transport and formalised cycle routes
- have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water
- help adaptation by increasing the ability for $CO_2$ absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding and reducing overheating and air pollution
- are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste
- use materials and adopt technologies to minimise their environmental impact

**The National Design Guide**
References R1, R2 and R3 provide further information on what is expected at a national level.



Owner-installed solar panels on south facing roof of new housing, Sandridge Place, Melksham




Sedum roof on Waitrose supermarket, Bagshot. Photo by Bauder UK (copyright).

# 10.1 Expectation: Help Deliver Wiltshire's Climate Strategy

Expectations for compliance with the standard is subject to and dependent on the subsequent adoption of net zero carbon as policy within an updated Local Plan following the outcome of the Wiltshire Local Plan Review.

**10.1.1** Wiltshire Council has adopted a Climate Strategy: Wiltshire Council Climate Strategy 2022 The strategy is structured around seven delivery themes. The way in which land is developed and used will impact all the themes, but the three which are of most relevance for this design guide are:

- Transport
- Built environment
- Energy

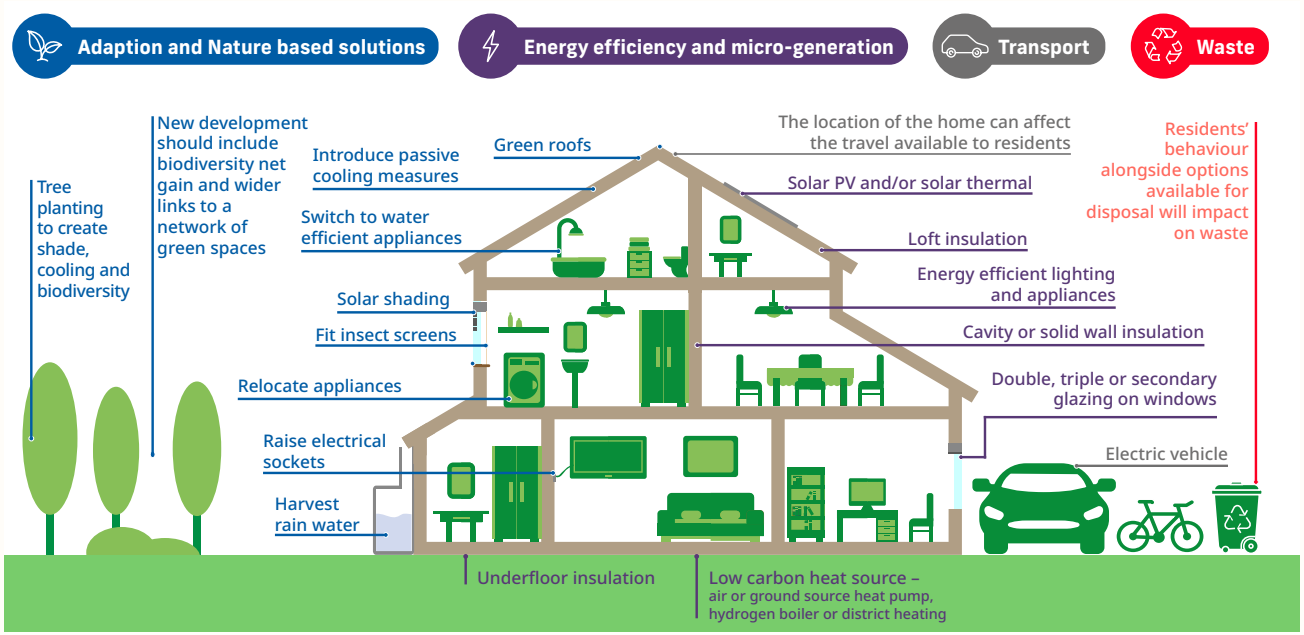



Image from Wiltshire Council Climate Strategy 2022

**10.1.2** As a rural county, one of the largest carbon emitters is transport. Therefore, the design of new developments is expected to take all opportunities to lessen reliance on private cars by making alternative options feasible and appealing, especially for short local trips - See the Movement section for more guidance.

**10.1.3** The Climate strategy states that, ''New buildings need to be net zero carbon as soon as possible, using less energy and running on low carbon sources of electricity and heat. Existing buildings need to be retrofitted along the same principles. All buildings also need to be able to cope with the impacts of climate change." To ensure new development is built to net zero carbon standards as soon as possible, Wiltshire Council expects applicants of new developments to consider the following 4 key objectives within their architecture and urban design:

## 1. Energy Efficiency and micro-generation

Consider the use of materials and plant that goes beyond minimum standards set by building regulations or that are required by planning policies, such as:

- Incorporating low carbon heat sources such as heat pumps and solar thermal
- Using enhanced specification of windows and glazing, (i.e. triple glazing) and have regard for solar orientation when designing fenestration
- Using increased standards of wall insulation
- Including underfloor insulation
- Providing low carbon electricity generation, such as photovoltaics and/or ensuring that houses have a main elevation with a southerly aspect and that roofs are uncluttered to accommodate solar panels
- Futureproof space for battery storage
- Explore opportunities for district heating
- Using the most effective form of loft insulation.

## 2. Transport designs should:

- Create the infrastructure for increased walking, cycling, shared and public transport
- Achieve high quality public transport and transport hubs that offer a pleasant and convenient way to get around and seamless combined journeys
- Reduce the need to travel by ensuring – all new homes and businesses are equipped with high quality, high speed broadband
- Locate homes close to facilities and make spatial provision for facilities which may be viable in future
- Provide ultra-low emission vehicles (ULEV) charging points
- Provide convenient storage and access for multiple bicycles and charging points for electric bicycles and scooters

## 3. Waste and Recycling

Ensure that there is ample space, suitably located for waste and recycling storage and that collection is convenient and free of conflict for example bins should not obstruct footpaths or shared driveways.

## 4. Adaption and Nature Based Solutions designs should:

- Plant trees abundantly to create shade, cooling and enhance biodiversity
- Link new green spaces via a green infrastructure (GI) network (avoid ‘islands’ of isolated green space)
- Provide rainwater harvesting facilities in the form of Smart Water Butts and Leaky Water Butts, which can slowly discharge excess rainwater into nearby swales, rain gardens, shrub beds or soak-aways
- Include solar shading and fly screens to fenestration and integrate other passive cooling measures
- Integrate green roofs

All the above guidance in section 10.1 is based on ‘outcomes’ and so can be equally applied to retrofit design and renovations, as well as new-build.

The Council wishes to encourage innovation and creativity in finding sustainable construction ‘outcomes’. Applicants are encouraged to submit a sustainable construction checklist to support how their proposal would result in sustainable outcomes.

# 10.2 Expectation: Follow the energy hierarchy

**10.2.1** Applicants and assessors are expected to have regard to the principles of the Energy Hierarchy:

1st - Reduce the need for energy

2nd - Improve the energy efficiency

3rd - Maximise use of renewable energy

**10.2.2** Ensure that layouts incorporate the design principles in the Built Form and Movement Sections of this Guide to help encourage people to travel by foot or bicycle for short trips and (where possible) bus or rail for longer trips, thus reducing energy needs for all trips.

**10.2.3** Consider the block layout and road layout carefully as this will largely dictate the arrangement of buildings on a new development, with east-west alignment generally enabling the optimal orientation of elevations for passive solar gain. However, this is not always possible and variations of up to 30° can be accommodated whilst still benefiting from passive solar gains.

**10.2.4** Solar gain will vary depending on the amount of glazing on each façade, whilst the amount of solar gain which is comfortable will vary depending on the function of the room. The orientation of roofs should also account for the plots orientation so that solar photovoltaics (PV) can better exploit the sun's path, e.g. on north-south roads, gable fronted-buildings could provide greater flexibility for maximizing PV.

**10.2.5** Developers should be aware of Building Regulations Part O when designing the external elevations of building, which need to be designed appropriately for different dwellings and depending upon their orientation on the site.

**10.2.6** Where possible, every room within a building should have a window for natural ventilation, including bathrooms and hallways where these are adjacent to external walls. It may be necessary to include external shading such as louvres or shutters, as well as tree planting to limit direct solar gain. External shading is preferable to mechanical cooling as it reduces the need for cooling in the first place.

## 10.3 Expectation: Careful selection of materials and construction techniques

**10.3.1** A ‘fabric first’ approach to reducing the energy requirements of the building is encouraged for minimising energy demand for heating and cooling.

**10.3.2** Where appropriate (i.e. considering the character of the area) choose materials with lower embodied energy.

**10.3.3** Where possible, use locally sourced materials. Natural stone is readily available in Wiltshire and its use enhances local distinctiveness.

**10.3.4** Innovative and recycled materials which make a positive contribution to the character of the architecture and the public realm are encouraged.

**10.3.5** Alongside consideration of the appropriateness of the character of the material consider the whole-life carbon footprint of selected materials.

## 10.4 Expectation: Maximise resilience

**10.4.1** Design buildings to make the most of passive design strategies to minimise overheating and achieve internal comfort. See **“Outcome 10.1 Follow the energy hierarchy”** above.

**10.4.2** Increasing extremes of temperature are a potential risk, with increasingly warm summers. Therefore, designs should plan more for shade and shelter, for example, on and around the façades of buildings (including deeper window recesses on south facing elevations), at seating in public open spaces and at bus stops (too often these have no shelters). More trees, strategically located, is one nature-based option for creating shade. Specifying deciduous species will ensure people can still benefit from the sun’s warmth in winter.

**10.4.3** One of the main local environmental conditions of concern in Wiltshire is flooding – Climate adaption within the built environment should address this. See also **Nature** Section.

# 11.0 Lifespan

**Our forever home?**

**Places are not just for the here and now; design needs to consider change and adaptation. The aim should be for residents to feel a sense of ownership and pride and live in places that are well-managed and maintained.**

# 11. Lifespan

Well-designed places and buildings sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.

**The National Design Guide**
References L1, L2 and L3 provide further information on what is expected at a national level.



Historic built environment, shaped around multi-purpose open space, still appreciated today



Contemporary built environment, also shaped around multi-purpose open space, will be appreciated long into the future

## 11.1 Expectation: Well-managed and maintained

**11.1.1** It is recommended that applicants have drafted their own property conveyance plans for private and shared land before submitting final detailed drawings, so that potential conflicts are resolved before permissions are granted.

**11.1.2** Applicants should discuss opportunities for community management with Town and Parish councils and offer up for adoption any new public open space (POS) and play areas, so as not to convey their maintenance costs to new homeowners alone, especially if they are to be accessible by the wider population. (Further guidance available from Town and Country Planning Association Lessons in long term stewardship)

**11.1.3** Throughout the edges of the public realm of new developments, boundaries and enclosures will often be maintained by residents themselves. It is expected that these are detailed and constructed to be attractive and robust in the first instance, so that they do not require early or costly maintenance or fall into a state of disrepair which diminishes the character of the place. (See Homes and Buildings also).

**11.1.4** Wiltshire's Registered Providers of affordable housing may have some additional design expectations related to the management and maintenance of Affordable Homes (though the Council's expectations for tenure blind design (Section 8.3) will still apply.

**11.1.5** When planting trees, adequate ground preparation and planting systems should be used to ensure successful establishment and to allow the tree to grow with vigour appropriate to the species and situation. Tree pit design needs to allow for sufficient uncompacted rooting volume for the mature size of the chosen species of tree, with the correct provision of nutrients, water and oxygen. Tree planting systems should be to BS8545 standards.

**11.1.6** Topsoil should meet with the standards of BS 3882, with anything imported tested to the levels within this. All imported material should be clean and of a suitable composition to match the conditions best for the planting.

## 11.2 Expectation: Adaptable to changing needs and evolving technologies

**11.2.1** Private property, such as homes and gardens, should be designed to be flexible to adapt to the changing needs of their users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live. In the first instance this means providing adequate space and simple access arrangements.

**11.2.2** Evidence shows Wiltshire to be experiencing, on average, an aging population. This will clearly impact on the future requirements for the size of homes and for homes to be adaptable. Therefore all new homes are encouraged to meet Building Regulations Part M4(2) standards, especially smaller 1 or 2 person homes, to ensure they are easily adaptable to changing needs within a household and to generally improve the options within new housing stock for those who will wish to downsize.

**11.2.3** Expectations for compliance with the standard is subject to and dependent on the possible subsequent adoption of net zero carbon as Policy within an updated Local Plan following the outcome of the Wiltshire Local Plan Review.

## 11.3 Expectation: A sense of ownership

**11.3.1** Engage local communities in what they want to see on the undeveloped parts of new sites, i.e. what sort of play areas, or recreational areas for adults such as trim-trails or allotments, or other unexpected things such as outdoor table tennis, chess or boules.

**11.3.2** Community Engagement exercises should consider how to include 'hard-to-reach' groups and those not routinely involved in the planning system. User-friendly online presentations of plans, viewable on smartphones as well as computers are important, along with easy options for people to leave feedback and contribute.

**11.3.3** Involve the local community and the local parish or town council in the naming of new street names.

**11.3.4** Consider providing part of the land for other types of community development, e.g. co-housing, self-build or community designed areas. As part of the context analysis, reference can easily be made to the Wiltshire Self-Build register to see what local demand for serviced sites is.

**11.3.5** Discuss the public art strategy with the Council's planning and arts officers at an early stage in the planning and design process.

**11.3.6** On larger urban extensions, set up community hubs or buildings from the outset and utilise the new community to evaluate the development as it progresses and to improve the detailed design of future phases.

**11.3.7** Contracts for ongoing management and maintenance include the ability for local residents to get involved in the way that their green spaces are managed, including (where the contract has been awarded to a third party) the right to take over the contract at defined intervals (Community Step in Rights).

**11.3.8** Post-occupation surveys by developers would help ensure that future phases can be adapted where appropriate to reflect the experiences from those living there.

# Appendices

## Appendix A – Neighbourhood Planning

**Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory powers to shape how their communities develop. It's written by the local community, the people who know and love the area, to ensure the community gets the right types of development, in the right place.**

- Neighbourhood Plans can include an extra tier of design guidance. They can be used to convey guidance on matters and local detail not specifically addressed in the National Design Guide, or this Wiltshire Design Guide. Communities often know which parts of their area are popular and work well. The level of detail and degree of prescription should be tailored to their geographic coverage and the circumstances and scale of change anticipated in each place.
- They can be more prescriptive, for example, setting quantifiable parameters for the specific appearance of new homes, streets and landscaping or the character and function of any public open spaces. But they should still allow a suitable degree of variety to ensure they are practicable.
- They can be especially helpful in drawing attention swiftly to any exceptional local circumstances, or unexpected priorities which should be accounted for by anyone planning and design for change in the area especially if this differs from what 'industry standard', expects for example the function of open space, delivery of 'street trees', built forms, building materials.
- In essence, Neighbourhood Plans can provide settlement-specific and site-specific guidance on the desirability of maintaining an area's prevailing character and setting versus promoting regeneration or change.
- A Neighbourhood Plan attains the same legal status as a Local Plan (and other documents that form part of the statutory development plan).
- A Neighbourhood Plan shall be the mechanism by which local preferences and priorities are factored into decision making. A made Neighbourhood Plan carries 'full weight' in decision making and so too will any local design guidance linked to a design policy within it.
- Wiltshire Council have produced 'Guidance for Neighbourhood Planning within Wiltshire – Integrating High Quality Design' which is intended to help communities produce their own guidance in accordance with this Wiltshire Design Guide.
- Design Codes (and or guides) can be prepared as part of Neighbourhood Plans or for specific sites. Whoever prepares them, all codes should be based on effective community engagement and reflect local aspirations for the development of their area. Landowners and developers may contribute to these exercises.

# Appendix B - Requirement for a Design & Access Statement

| **Application Type** | **DAS required for Validation*** *this may change - please refer to https://www.wiltshire.gov.uk/planning-submit-planning-application | **DAS recommended to support design evaluation** |
|---|---|---|
| Advert Consent | No | No |
| Removal or Variation of a Condition | No | Yes - Where the proposed changes reflect a change in the design (and where a design statement has previously been submitted for the development) then a brief design statement which illustratively compares approved plans with proposed plans is recommended |
| Certificate of Lawfulness for Existing | No | No |
| Certificate of Lawfulness for Proposed | No | No |
| Full Planning & Advertisements | Yes - Any major development (10 houses or 1000 or more square metres of floorspace) anywhere in Wiltshire.<br><br>In Conservation Areas and the Avebury/Stonehenge World Heritage Site only, any new residential development; or non-residential buildings where the floorspace is 100 square metres or more | Not applicable |

| Application Type | DAS required for Validation | DAS recommended to support design evaluation |
|---|---|---|
| Full Planning & Listed Building Consent | Yes - All applications. DAS should also include a Statement of Heritage Significance | Not Applicable |
| Full Planning | Yes - Any major development (10 houses or 1000 or more square metres of floorspace) anywhere in Wiltshire.<br><br>In Conservation Areas and the Avebury/Stonehenge World Heritage Site only, any new residential development; or non-residential buildings where the floorspace is 100 square metres or more | Yes - For any isolated home in rural areas, a comprehensive DAS will be expected in order to demonstrate compliance with the National Planning Policy Framework (2023) |
| Householder & Listed Building | Yes - All applications | Not Applicable |
| Householder | No | No |
| Listed Building Consent | Yes - All applications. DAS should also include a Statement of Heritage Significance | Not Applicable |

| Application Type | DAS required for Validation | DAS recommended to support design evaluation |
|---|---|---|
| Outline | Yes - Any major development (10 houses or 1000 or more square metres of floorspace) anywhere in Wiltshire.<br><br>In Conservation Areas and the Avebury/Stonehenge World Heritage Site only, any new residential development; or non-residential buildings where the floorspace is 100 square metres or more | Not Applicable |
| VAR (variation) | No | Yes - Where the proposed changes reflect a change in the design (and where a design statement has previously been submitted for the development) then a brief design statement which illustratively compares approved plans with proposed plans is recommended |
| Reserved Matters | No | Yes – A Design Statement or Design Compliance Statement is recommended, summarising how the design of the reserved matters complies with design principles and concepts which have been approved in the corresponding Outline permission |

# Appendix C - Recommended design information

Seeking pre-application advice is recommended for all applications which are for a single dwelling or more, or non-householder development. Pre-application advice can help applicants understand how planning policies and other requirements affect their proposals and, if draft proposals are submitted, enable an assessment of whether there seems a reasonable chance of getting permission. The level of preparation necessary depends on what is proposed, but for major applications a draft DAS is recommended.

The next pages contain a table that offers guidance as to the information that may be expected to support an application. This will be dependent on the location, nature, size and complexity of a development scheme. Providing as much information as possible at Pre-App and Outline stage is likely to facilitate a smoother consideration at Reserved Matters.

## Information that will help enable an effective urban design assessment including a description of information expected and reason.

**1. Local Context Assessment**
Local Context Assessment including Neighbourhood Transport Plan and maps showing what schools, bus stops facilities, play areas and amenities are in the wider area and the streets, cycle paths and footways that connect the site with them, as well as the local Green and Blue infrastructure framework which could be used or enhanced.

**2. Urban Design and architectural context analysis**
Brief urban design and architectural context analysis, showing the relevance of the context and distinctive design characteristics within the area and, if relevant, that of exemplar practice elsewhere that has influenced the concept.

**3. Urban Design Constraints and Opportunities Plan**
Urban Design Constraints and Opportunities Plan – should include as much information as possible on aspects that could be deemed to influence the design should be captured on this, i.e. topography, site boundaries, rights of ways, views in and out, ecology and landscaping, flood mapping, utilities.

**4. Urban Design and Landscape Concept Plan**
This should be initial step in the design evolution - a simple sketch that highlights and communicates the basic vision for the new place. Drawings should have adequate detail (visually and in words) but should generally not appear as fully resolved detailed designs.

**5. Illustrative Masterplan**
There is no formal description of a masterplan and every design team will have their own individual approach, but in general it is the overarching illustrated spatial layout, which is used to structure land use and development and is necessary to visualise the proposals in 2D and will include, for example, active frontages, walking/cycling routes, nodes and any notable landmarks.

**6. Sketch Layout**
Indicative site layout is used to demonstrate site capacity in accordance with design principles. The sketch layout should show a realistic mix, dwelling sizes, parking, gardens and plot numbers. (It is not expected that reserved matters planning layouts replicate outline sketch layouts).

**7. Site Layout / Planning Layout**
Site layout would detailed design of the whole application site, generally at 1:500 scale and appropriately annotated.

**8. Movement Parameter Plan**
Movement Parameter Plan - showing convenient, legible (and continuous where appropriate) networks for all modes relating to block structure and development scale.

**9. Density Scale and Massing Parameter Plan**
Density Scale and Massing Parameter Plan - should avoid generic principles of low-density edge and high-density core. The density should respond to the urban design strategy that is more nuanced and considers the wider context and opportunities, focusing density on public transport routes, community facilities and public realm spaces that benefit from being more vibrant.

**10. Open Space / GI & BI Parameter Plan**
Open Space / GI & BI Parameter Plan – distinguishing the different types of open space, i.e. SuDS, retained landscape, accessible POS, Local Equipped Areas for Play (LEAPs), Teen Shelters, allotments, formal recreation areas, inaccessible wildlife zones.

**11. Design Rationale and Evolution**
Design Evolution – evidence showing rationale and drafts of any other options explored.

**12. Design Compliance Statement**
Design Compliance Statement - summarising how the vision of the REM concept relates to that of the OUTLINE.

**13. Statement of Community Involvement**
Statement of Community Involvement - showing how local opinions have been analysed and the design has responded to these.

**14. Housing Mix Data**
Tables / pie charts showing the proportions of household sizes used to generate the final or indicative market and affordable mixes and overall Amount and net density in dwellings per hectare.

**15. Affordable Housing Layout Plan**
A version of the site layout highlighting the location of all affordable accommodation and associated parking and private amenity space. Its purpose is to clearly show the distribution of the different tenures and demonstrate that a tenure-blind approach to the site's design has been followed.

**16. Materials Plan**
Materials Layout Plan with annotation to explain concept of distribution and what would make the scheme distinctive.

## Information that will help enable an effective urban design assessment including a description of information expected and reason.

**17. Building Plans and Elevation Drawings**
Building Elevations with annotation describing appearance of all items on façades. Photo samples of the main facing materials should be submitted, otherwise a swatch. Local planning authority will generally condition for a sample panel to be erected to verify appearance of the actual material onsite. For historic buildings and/or buildings within a Conservation Area an annotated vertical 'strip section' through the roof and outside wall will be required to identify the profile of fascia/eaves, sills and string courses to establish these are respectfully expressed.

**18. Boundaries Plan**
Boundaries Plan (colour coded) and Boundaries Details Sheets (elevations + sections). Include any boundaries related to changes in levels. Can be part of External Works Plan with other hard landscape details if it is easy to read. Indicate locations of ecological features such as 'hedgehog highways'.

**19. Site Sections**
Site Sections accounting for critical topography or adjacent development.

**20. Street Scenes**
Street Scenes of key routes and spaces.

**21. GI and BI detailing**
The DAS should indicate what facilities would be provided to support the function of open spaces, such as paths, seats, lighting, bins, picnic tables, bike parking, natural play. (NDG para 93). All these features have upfront costs which affect viability and so a benchmark of quantity and quality is important to indicate at Outline.

**22. Landscape Plan**
Landscape Plan detailing to include details of root protection barriers and appropriate street furniture strategy for within the public realm and POS. Provisions and details of LEAPs, Teen Shelters also expected. Additional section details of root protection barriers, any cellular structures required to prevent soil compaction.

**23. Isometric sketches and 3D models**
At the Pre-app and Outline application stages, rough sketches illustrating initial thoughts and proposals are fine. For later stages, isometric or CGI 3D modeling of special buildings and the development at key locations is expected.

**24. Bin Storage and Collection Strategy Plan.**
Bin Storage and Collection Strategy Plan. Terraced housing in particular should be demonstrated to function well.

**25. Engineering Plan**
Engineering Plan showing all levels (showing level thresholds), numbers of steps, retaining wall heights or tanking.

**26. Drainage Plan**
Indicative plot drainage plan showing any street tree planting and root barriers to demonstrate no conflicts.

**27. Adoptable Highways Plan**
Proposed adoptable highways plan and POS management plan if any areas fall outside adoption and private conveyance.

**28. SuDS Plans and Sections**
SuDS Plans and Section detailed drawings (including all hard and soft landscaping, e.g. enclosures, headwalls, bridges, pump stations).

**29. Parking and Cycle Parking Plan**
Parking Plan, showing even spread of visitor parking and Cycle parking strategy showing details and location of each facility, to ensure adequate space is provided.

**30. Lighting Plan**
Indicative lighting plan also showing any proposed street tree planting and root barriers to demonstrate no conflicts. Indicative Lighting Plan and strategy for any private drives and courtyards should be included.

**31. Sustainability Strategy**
Sustainability Strategy - with a plan annotating how design maximises resilience (see NDG para. 135 -149). ‘Standard’ house types / roof types may not be adequate and modifications may be required to their form, depending on their position and orientation.

## Information that will help enable an effective urban design assessment including a description of information expected and reason.

**32. Public Art Strategy**
Public Art Strategy with evidence of engagement of local artist and arts officer.

**33. Accommodating wildlife**
Elevation drawings illustrating where integral swift and bat bricks are to be fitted into external walls, and site layout plans illustrating where hedgehog and wildlife corridors are being proposed and linked to existing GI should be included in addition to other ecological information required. (See Wiltshire Council's website for details).

Note: During Reserved Matters, where the information has already been submitted at Outline, a Design Compliance Statement may be acceptable as opposed to resubmission of the same plans again

# Appendix D – Design Guidance for Householder extensions

**Note: The creation of a dedicated Wiltshire Householder Design guide for extensions, with illustrations is being considered. Also note that Neighbourhood Plans may also include their own Householder Design Guidance. In the interim, the following guidance is recommended.**

**Where applications relate to listed buildings, reference should be made to** Historic England's suite of design guidance

## Form

- Proposed extensions should be carefully considered to respect the original building and the neighbouring properties. The design of the extension will depend on many factors that include the location, plot shape and size proximity to neighbours. The design could replicate the style, form, rhythm, materials and architectural detailing of the original house or by contrast be designed with a modern or traditional aesthetic.
- The proposed extensions and alterations should not dominate the existing building: in other words they should be subservient and appear as additions in a 'supporting' role.
- Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties.
- Where a flat roof is appropriate on a single storey extension the roof should relate to original horizontal elements such as canopies, string courses, or to the line of change between materials, e.g. brick to render or tile hanging. Brick on edge coping is usually more satisfactory than a timber fascia board. The roofline of the extension should generally follow through or be lower than the original.
- If the purpose of the extension is to provide accommodation for a relative, it should not have a separate entrance or staircase. The extension should be internally connected to the rest of the house and should share facilities such as a kitchen.
- Extensions should fit into the general street scene, e.g. considering the character of the architecture, materials, scale, separation and changes in levels along the street.

## Windows

- The design, position and size of windows and doors on the extension should reflect the design, position and size of the ones used in the main house. Windows should not directly overlook neighbouring properties.
- Ideally, any vertical or horizontal emphasis or hierarchy of windows should be followed.
- The design of any dormer windows should reflect the style, proportion materials and shape of the existing house and roof design and only be designed to provide light to existing spaces and not as an opportunity to create an enlarged floor area.

## Details

- External finishes, materials and architectural features will affect how your extension looks. Normally, the brick/stone/render colour/type and the mortar joints should match those of the existing house. Similarly, the design, proportions and position of joinery details, windows and doors should respect those of the original building.

## Plot

- Detached outbuildings and garages placed in front of houses are not normally acceptable, nor should they exceed 1 storey in general.
- A minimum distance of 6m should be provided between the front of a garage and the adjoining footway, cycleway or road.
- Where possible an existing direct access to a rear garden should be retained.

# Appendix E – Local information on context

## County in general

**Wiltshire's natural and historic environment:**
Archives, heritage and conservation

Biodiversity, landscape and design

Historic Landscape Characterisation: Case Studies

Wiltshire and Swindon Historic Environment Record

Wiltshire Farmsteads

**Wiltshire Council's Visions and Strategies:**
Climate change

Business Plan

Wiltshire's Joint Health and Wellbeing Strategy

Wiltshire Local Transport Plan

Bus Service Improvement Plan

Wiltshire Playing Pitch Strategy website

**The economy of Wiltshire:**
Economic Development

Local Housing Needs

**Wiltshire as a place for people to live and visit:**
Travel and tourism

## Specific Sites within the administrative boundary of Wiltshire Council

**The Cotswolds National Landscape design guidance:**
Position Statements on key issues affecting the National Landscape

**Cranborne Chase & West Wiltshire Downs National Landscape design guidance:**
Cranborne Chase & West Wiltshire Downs National Landscape

**North Wessex Downs National Landscape design guidance:** North Wessex Downs National Landscape

**Stonehenge, Avebury and associated sites World Heritage Site:**
Stonehenge and Avebury WHS Management Plan 2015

**Various Neighbourhood Plans and Village Design Statements:**
Neighbourhood Plans in Wiltshire

Several town and parish councils within the county have written their own design guides. Therefore, before considering development opportunities please refer to the website of respective local councils to see what design guidance, Neighbourhood Plans and character statements etc. are available.

## Conservation Area Appraisals and Management plans:

Conservation Area Appraisals and Management plans website

## Other

Reference can be made to the Wiltshire Planning Explorer Map, where an abundance of spatial planning (GIS) information is publicly available:

Wiltshire Council GIS Maps

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# Wiltshire Design Guide

2024

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**www.wiltshire.gov.uk**

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Wiltshire Council

**WILTSHIRE COUNCIL**

**Town and Country Planning Act 1990**

**Appeal by Ms Emma Noy**

**Planning Inspectorate Reference: APP/Y3940/W/25/3371330**

**Local Planning Authority Reference: PL/2023/05464**

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# APPENDIX D

## Suggested list of Conditions and Informatives

1. The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents, all received on 05 July 2023

   Application Form
   Dwg: 0010/20/FA. Location Plan, Site Plan and Floor Plans
   Planning Statement

   REASON: For the avoidance of doubt and in the interests of proper planning

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

   REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area and in the interests of residential amenity.

**Informative's**

4. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply, and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website.

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

5. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

6. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:
https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.