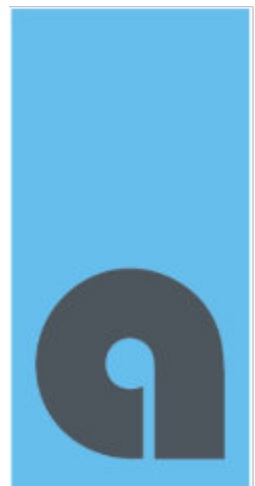


**Land South of Lewis Court
Southwick
Wiltshire
BA14 9AD**

October 2025

Design and Access Statement

Erection of 9 new dwellings, associated landscaping and formation of new vehicle access.



**ASHFORD
HOMES**
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3D Visual - Site Entrance

1 INTRODUCTION

Statement of Intent

This document has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004.

This Design, Planning and Access Statement has been prepared in support of a full planning application submission for the erection of nine new dwellings on the land south of Lewis Court in Southwick, Wiltshire.

The proposals have been developed in direct response to the character of the site and its surrounding context, taking into account the area's suburban setting, local vernacular, landscape features, and ecological considerations. The scheme seeks to deliver nine high-quality family homes that are both sensitive to their environment and aligned with national and local planning policies.

This statement outlines the rationale behind the proposed layout, scale, design, materials, sustainability strategy, and access arrangements, and demonstrates how the development will contribute positively to the character and quality of Southwick.

Introduction

Sets out the purpose of the DAS, the planning application it supports, and the design approach for nine new dwellings on land south of Lewis Court, Southwick. Summarises the site's location, background, aims, and alignment with planning policy.

Site and Context

Provides an overview of Southwick's location, character, amenities, surrounding environment, and transport links. Describes the site's position, boundaries, and relationship to neighbouring properties, along with key constraints such as overlooking, access, topography, and heritage setting. Highlights opportunities including site shape, established building lines, hedgerows, and good connectivity. Includes photographs of the site and its wider context.

Design Proposal

Outlines the overall scheme for nine dwellings, housing mix, parking arrangements, landscaping strategy, biodiversity buffer zones, and access improvements.

Site Layout

Describes the arrangement and orientation of plots, garden boundaries, fencing, planting, road widths, and pedestrian routes, with an accommodation schedule.

Scale

Explains building heights, roof pitches, proportions, and architectural detailing to ensure a sympathetic fit with neighbouring properties.

Material Images

Presents the selected material palette—including stone, brick, roof tiles, and paving—explaining their aesthetic, functional, and contextual qualities.

Sustainability

Details energy efficiency targets, renewable technologies, passive design strategies, and measures to promote low-carbon, future-proofed living.

Accessibility

Sets out how the homes meet Building Regulations Part M for Category 1 – Visitable Dwellings, ensuring inclusive access and ease of use.

Amount

Lists the gross internal floor areas of each dwelling and garage, demonstrating compliance with and exceeding Nationally Described Space Standards.

Details

Summarises ecological measures, drainage strategy, and arboricultural considerations, including SuDS design and protection of existing trees.

Conclusions

Confirms that the proposal is policy-compliant, contextually appropriate, and delivers high-quality, sustainable family homes that meet local needs.



2 ASHFORD HOMES

Ashford Homes: Over 35 Years of crafting beautiful homes.

With more than three decades of experience, Ashford Homes has built a strong reputation for delivering high-quality, thoughtfully designed developments across Wiltshire and the surrounding areas. The award-winning homes are not only crafted with care and precision but are also shaped by a deep understanding of architectural harmony, practical living, and long-term sustainability.

Each development is individually designed to complement its surroundings, combining sympathetic architecture with well-considered layouts. The result is a collection of homes that are both beautiful and functional places that people are proud to call home.

The Ashford commitment to excellence was most recently recognised at a national level, when the development in Great Somerford, Wiltshire, received the prestigious LABC Building Excellence Award. This award celebrates "building excellence in the delivery of outstanding construction and workmanship," highlighting our dedication to creating homes of lasting quality.

Wherever possible, Ashford support local craftspeople and suppliers, reinforcing their sustainability ethos and strengthening community ties. Combined with its deep knowledge of the local housing market and planning landscape, this approach fosters trust and collaboration with Local Planning Authorities and key stakeholders alike.



3 SOUTHWICK

The village of Southwick lies approximately 3 miles south of Trowbridge, the county town of Wiltshire. It is bisected by the A361 (Frome Road), which connects Trowbridge and Frome. At the heart of the village is a roundabout, from which Wynsome Street branches off to the south-east. Wynsome Street is one of the village's main roads, leading towards the A350 and the towns of Westbury and Melksham. The application site is situated on Wynsome Street, near its junction with Goose Street.

Southwick is predominantly made up of suburban-style housing, with most properties constructed after the Second World War. A few older cottages with traditional features are also present, but the village lacks a consistent or established architectural style. More recent homes typically use a mix of brick, reconstituted stone, and render for external walls, with white uPVC windows and concrete roof tiles.

Local Amenities

Southwick offers a reasonable range of amenities, including:

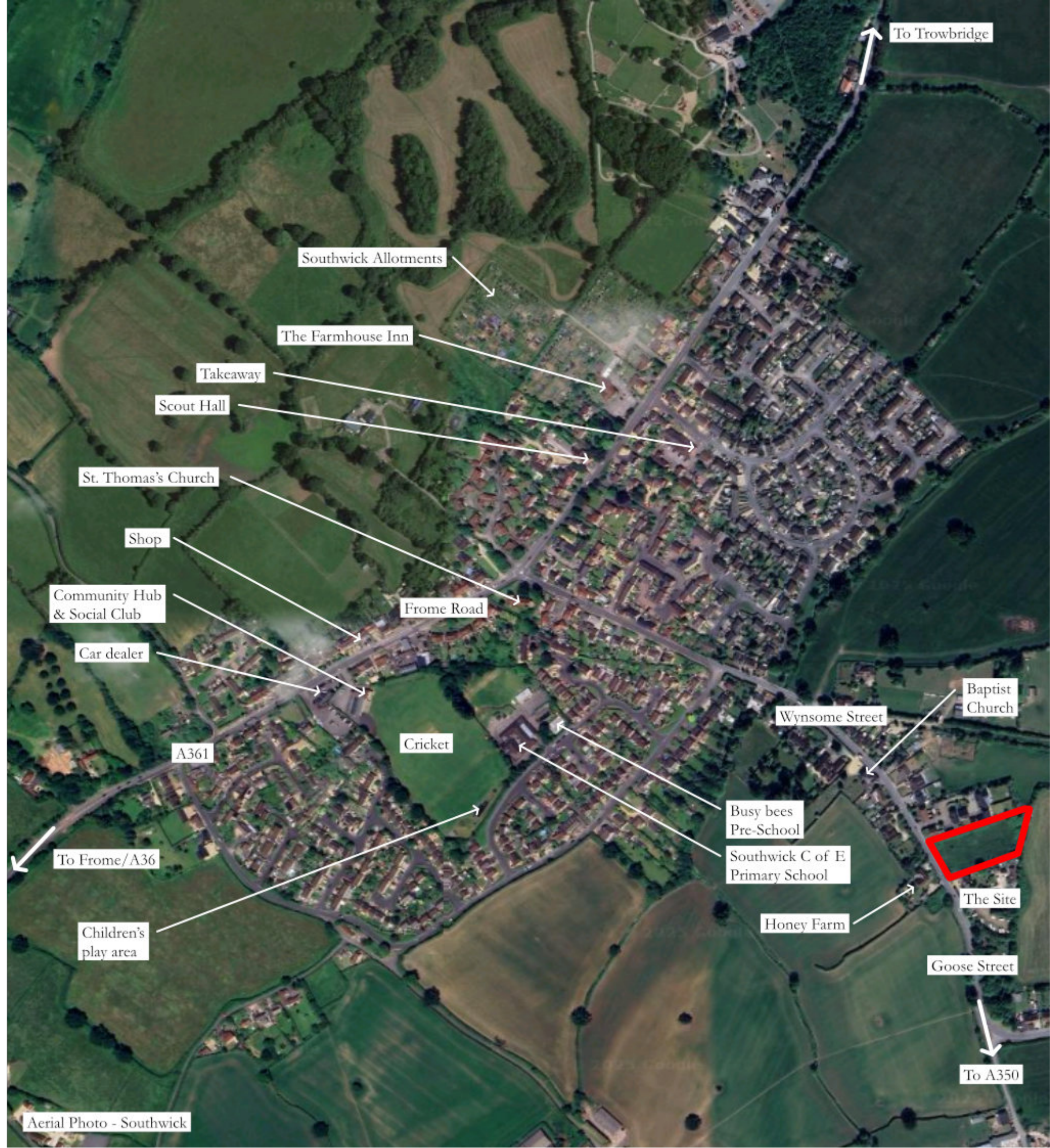
- The Farmhouse Inn (public house)
- Southwick Church of England Primary School
- Busy Bee Pre-School
- Southwick allotments
- Southwick Scout Hall
- Community hub
- Social club
- Village shop
- Car garage and motor dealer
- Children's park and recreation ground
- Takeaway food shop
- Southwick Baptist Church
- St Thomas' Church
- Honey Farm

Surrounding Environment

Beyond the built-up area, Southwick is surrounded by open countryside, farmland, and a small number of light industrial and commercial sites.

Transport Links

Public transport is available via several bus stops along the A361, offering regular services to Trowbridge and neighbouring towns and villages across Wiltshire and Somerset.



3.1 THE EXISTING SITE

The application site is located on the north-east side of Wynsome Street, to the south-east of the A361, along the route towards the A350. The site is accessed via an existing gate on its south-western boundary with Wynsome Street.

The frontage is defined by a native hedgerow and a dilapidated wooden post-and-wire fence. A narrow verge separates the site boundary from the public footpath along the highway.

To the North:

The site adjoins the Lewis Court development (planning reference W/05/01788/FUL), which comprises nine dwellings in a mix of two-, three-, and four-bedroom layouts. At the front of that site, adjacent to the application site, is a pair of semi-detached houses, followed by a terrace of three homes on the opposite side of the access road. Further into the development are four detached houses. The frontage dwellings have a conventional suburban appearance, while the detached homes to the rear adopt a more individual design with farmhouse-style materials and detailing.

To the South:

Directly south of the site is Berryfield Farm (No. 3 Goose Street), a two-storey dwelling with a single-storey element and a driveway accessed from Wynsome Street. The house sits directly on the boundary with the application site and features both ground and first-floor windows overlooking the site. The property's private garden is located to the east.

Adjacent to Berryfield Farm is No. 5 Goose Street, a single-storey dwelling. It has a bathroom window facing the site, but due to the dwelling's set-back position from the boundary, no significant overlooking is anticipated.

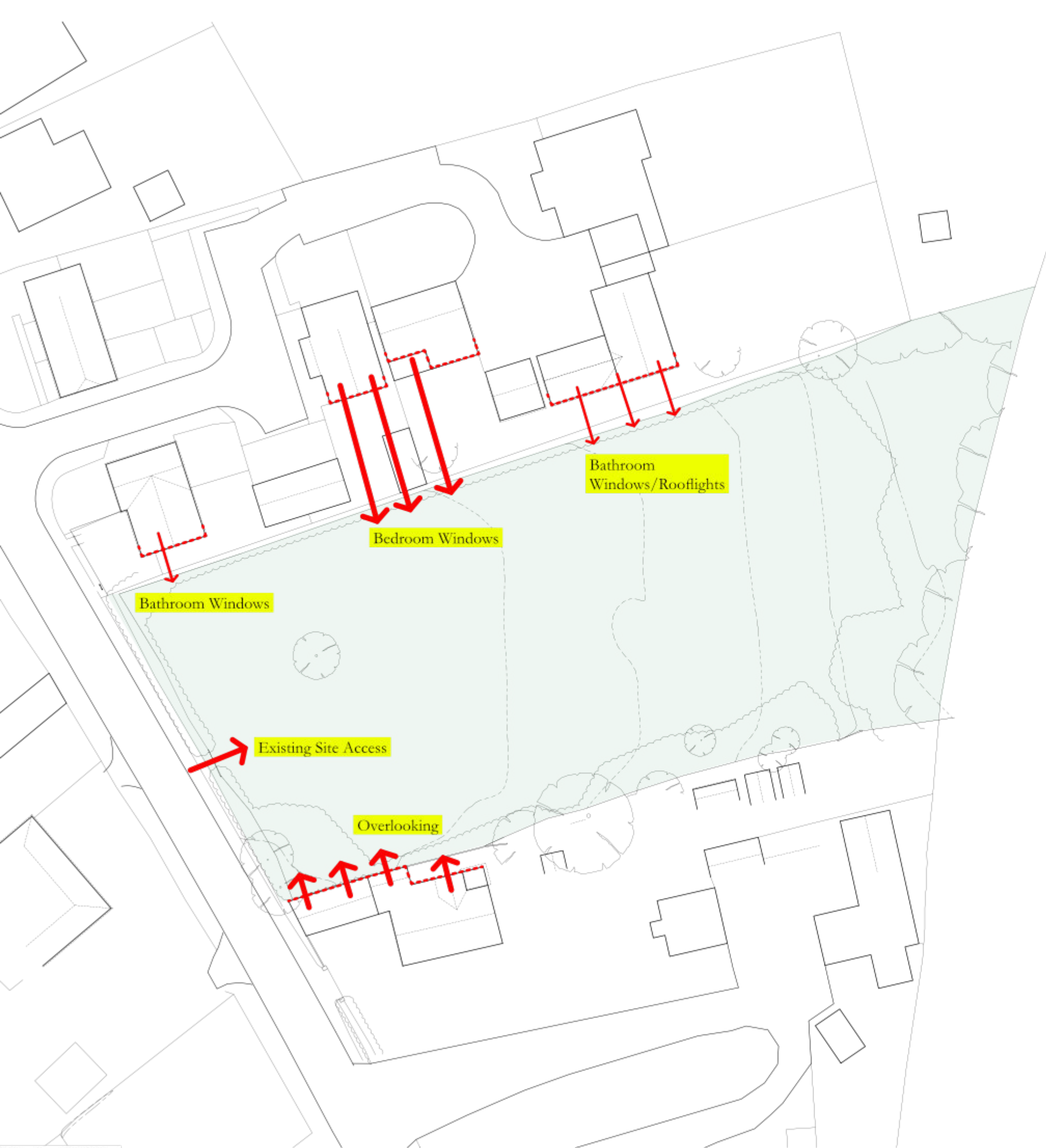
To the East - the site adjoins open farmland.

Site Characteristics

The site measures 4,872 square metres and is currently undeveloped. It consists of open green space with areas of grass, scrub, and hedgerows. There are no built structures on the site, nor any mature or notable trees.

An arboricultural survey report and tree constraints plan has been prepared by Silverback Arboricultural Consultancy in January 2025. The survey and recommendations made by the report have been followed closely in developing proposals for the site. There is no encroachment of new structures into any root protection zones of existing trees. Two existing trees will need to be removed to form the development. An arboricultural impact assessment has been prepared in line with this.





Existing Site Plan

3.2 SITE CONSTRAINTS

Any proposed design for the site should respond sensitively to the following constraints:

Proximity to Berryfield Farm (No. 3 Goose Street):

This neighbouring property sits directly on the southern boundary of the site and features windows at both ground and first floor levels that face into the site. As a result, the south-western corner is effectively a non-developable area to avoid blocking views or creating unacceptable overlooking issues.

Existing Vehicle Access:

The current access point is not ideally positioned. Relocating it further south—closer to Berryfield Farm—will improve site layout and allow for enhanced vehicle manoeuvrability.

Topography:

The site has a gentle slope from east to west. Finished floor levels will need to be carefully considered to minimise the extent of excavation and groundworks required.

Overlooking from Lewis Court:

Some windows in the Lewis Court development face onto the site, but most are either small (likely bathroom windows) or located at a sufficient distance from the boundary to pose minimal privacy concerns.

The new development has blank gable ends to plots 1 and 8 so there is no overlooking. Plots 5 and 6 are set away from the boundary to provide appropriate distances between the dwellings to ensure privacy and no overlooking.

Heritage Setting:

The Grade II listed Southwick Baptist Church lies a short distance along Wynsome Street. However, as the adjacent Lewis Court development has been approved and constructed, the proposed scheme is unlikely to have a further detrimental impact on the listed building's setting.



Existing Site Plan

3.3 OPPORTUNITIES

The site also presents several key opportunities that should be maximised through thoughtful design:

Favourable Site Shape:

The site's proportions lend themselves well to residential development, with the potential for well-spaced units and generous private gardens.

Manageable Topography:

The gentle slope poses no significant engineering challenges and can be integrated easily into the design.

Road Conditions:

Wynsome Street is a straight 30mph road with good visibility, offering a practical opportunity to relocate or improve the vehicle access point.

Accessibility:

The site is within easy walking distance of local amenities and public transport links, making it a sustainable and well-connected location.

Established Hedgerows:

Existing native hedgerows surround much of the site, offering opportunities to retain and enhance biodiversity while creating natural screening and maintaining privacy for neighbouring properties.

Consistent Building Line:

There is an established building line along Wynsome Street, with properties set back several metres from the highway. This provides scope for front gardens and enhances both street character and visibility for vehicles. This will be followed by the proposed development.

Existing Residential Area

The site is enclosed by existing residential development on three sides and defensible biodiversity net gain land on the more rural eastern boundary.

3.4 SITE PHOTOS

The images opposite show photos of the existing site and features.



View looking north from site entrance



View of Lewis Court development



View of southern boundary



View of Lewis Court development



View looking south from site entrance



Berryfield farm - south of site



Dead tree in centre of site

3.5 CONTEXT PHOTOS

The images opposite show photos of the local area.



Lewis Court Development



Houses North of the Site on Wynsome Street



Southwick Baptist Church



Houses North of the Site on Wynsome Street



Southwick Baptist Church



Lewis Court Development



Houses North of the Site on Wynsome Street

4 DESIGN PROPOSAL

The proposal is for the construction of nine new dwellings on the site in Southwick. Each dwelling will benefit from private rear gardens, with some also including additional amenity space to the side or front. Private parking is provided for all units, either through designated spaces or detached double garages with additional parking spaces in front.

The proposed housing mix comprises two three-bedroom semi-detached homes and seven four-bedroom detached properties. The four-bedroom units will each have a double garage and two parking spaces, while the three-bedroom units will each have two parking spaces. All garages are a minimum of 6.0m x 6.0m internally to allow for suitable storage and two parking spaces.

The north and eastern edges of the site will be retained as soft landscaped areas, delivering biodiversity enhancements. A maintenance footpath from the main access road will allow access to this buffer zone.

A new vehicle access point is proposed from Wynsome Street (Goose Street), located further south along the site frontage than the existing access. A block-paved access road will be introduced, with associated parking and turning areas. The access road will be permeable with surface water run-off storage beneath in accordance with drainage strategy developed by Tumu Consulting.

All boundaries will be enhanced by retaining the existing hedgerows and supplementing them with new native planting, providing screening from adjacent land. Existing trees on neighbouring land have been surveyed, and the development has been designed to avoid all root protection zones, ensuring tree preservation.



3D aerial view

5 SITE LAYOUT

Plots 1 & 2

These four-bedroom detached houses are located at the site frontage, facing Wynsome Street, and set back to continue the established building line. Each features a front garden and a private rear/side garden. Parking is provided via detached garages to the rear, accessed by a courtyard from the main access road. These units share the same layout as Plots 5 and 7.

Plots 3 & 4

These are three-bedroom semi-detached homes facing the main access road. Their positioning ensures that views from Berryfield Farm's north-facing windows are preserved. Each dwelling has two parking spaces to the front, complying with Wiltshire Council's LTP3 Car Parking Strategy. Both plots include private rear gardens; Plot 4 also benefits from a side garden.

Plots 5, 6 & 7

Located at the centre of the site, these four-bedroom detached homes are orientated to face the access road. Each has a private rear garden and a detached double garage to the side. Plots 5 and 7 share the same design as Plots 1 and 2, while Plot 6 is a larger unit, sharing the same layout as Plots 8 and 9.

Plots 8 & 9

These are the largest units on the site and face west. Separated by double garages, each has a rear garden backing onto the landscaped buffer and additional side garden areas. Their siting reflects the positioning of adjacent dwellings to the north and south.

All rear gardens will be generally enclosed/separated by 1.8m high close-boarded timber fencing. At the site frontage and in front of Plots 1 and 2, 1.0m high brick walls will be installed. 1.2m high post and rail fencing will be installed on boundaries where existing mature hedgerows are to be retained. Boundary walls facing the access road will be 1.8m high brick walls. Refer to proposed site plan for arrangement.

New native hedgerows will further define and enhance all garden boundaries.

The block-paved access road will have a minimum width of 4.8 metres and include a 2.0m wide service strip along the northern edge. The existing footpath and grass verge between the public highway and the site boundary will be retained.



Proposed Site Plan

6 SCALE

The proposed dwellings are of a typical residential scale. Internal ceiling heights will be a minimum of 2.4 metres, providing a generous internal volume while maintaining modest external building heights.

Street scene elevations confirm that the proposed dwellings are no taller than those in the adjacent Lewis Court development to the north, or the detached dwellings to the south. Roof pitches are set

at 35 degrees to reflect the traditional character of the surrounding area, and this pitch is also used for the garages to maintain a coherent visual language.

Architectural detailing, including projecting bays, has been introduced to break up the front elevations and add visual interest.

Appearance & Materials

External finishes will include a mix of brick and stone. Dwellings at the front of the site (Plots 1 to 4) will be finished in brickwork, while those

further back will incorporate a mix of stone and brick.

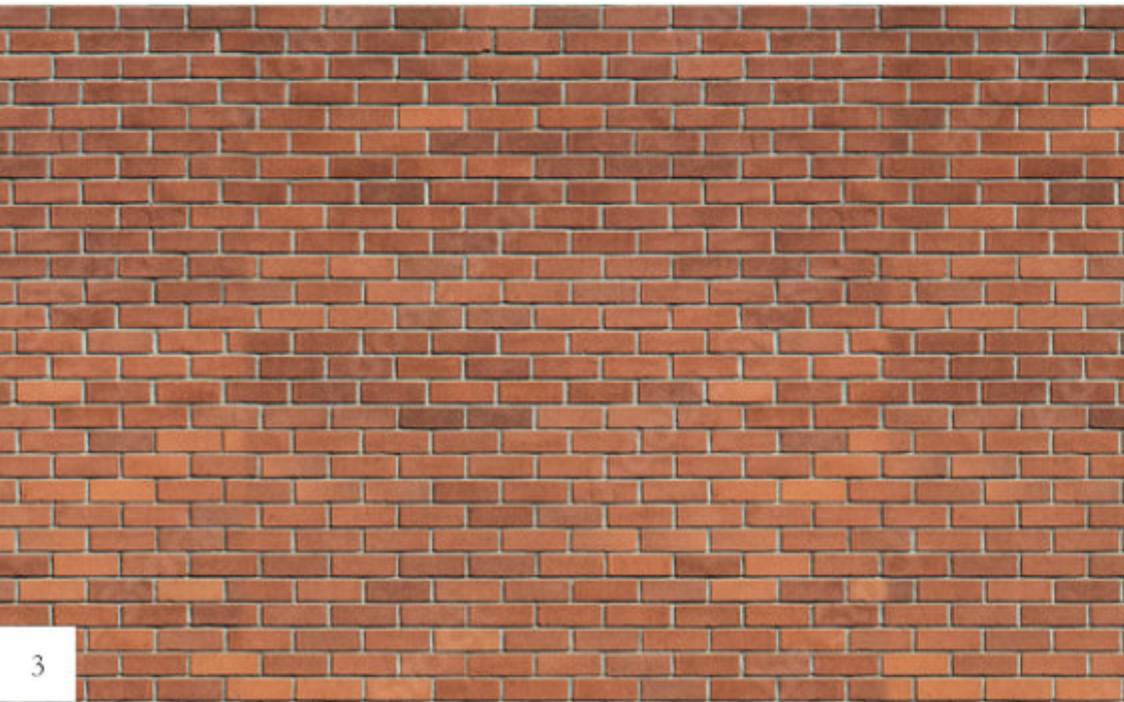
Traditional detailing will be used throughout, including dressed stone features, window cills, and lintels, reinforcing a vernacular appearance. Roofs will be covered in concrete tiles to complement the surrounding built form. Windows and doors will be painted timber or uPVC, providing a timeless look that respects the local character.



Street elevations through the access road, facing north and south

7 MATERIAL IMAGES

1. **Reconstituted rubble stone** - chosen to complement the local vernacular. The material closely replicates the irregular shapes, textures, and tonal variations of traditional rubble masonry, providing a visually authentic appearance. The finish will be laid in a coursed pattern with lime-coloured mortar to harmonise with the surrounding built context.
2. **Dark grey roof tiles** - provides a refined, contemporary appearance while referencing the tonal qualities of traditional slate found in the local area. The muted colour reduces visual prominence and blends harmoniously with surrounding roofscapes.
3. **Facing brickwork** - provides a robust, low-maintenance finish with a timeless quality. Where used alongside other surfaces, such as stone, the brickwork will provide a contrasting yet harmonious element, reinforcing the building's character and durability. Ties in with the local vernacular.
4. **Terracotta roof tiles** - brings warmth and richness to the building's appearance. The natural red-orange tones provide a complementary contrast to surrounding wall materials while reflecting the traditional clay roofing found in parts of the region.
5. **Block paving** - provides a crisp, contemporary contrast to adjacent tarmac surfaces. The dark tone enhances definition between vehicle and pedestrian areas while complementing the building's material palette. The paving system is designed to be permeable, allowing surface water to infiltrate and be stored within the sub-base, reducing run-off and supporting sustainable drainage principles.





Site Photo

8 SUSTAINABILITY

Sustainability is central to this development, with the design focused on delivering highly energy-efficient, low-carbon homes that are future-proofed and environmentally responsible. The scheme integrates passive design strategies, renewable technologies, and sustainable construction methods to reduce its environmental impact from the outset.

Energy Efficiency & Renewable Technologies

The dwellings will feature a high-performance building fabric, designed to exceed current building regulations requirements (for carbon emissions) by at least 50% and significantly reduce operational energy demand. Target U-values include:

- Walls: 0.18 W/m²K
- Roofs: 0.11 W/m²K
- Floors: 0.13 W/m²K
- Glazing: 1.40 W/m²K (high-performance double glazing)
- Airtightness: Target of 5.0 m³/(h·m²) or better

Each home will be equipped with an Air Source Heat Pump (ASHP) to provide low-carbon space heating and hot water.

LED lighting will be used throughout to ensure low energy consumption and minimal maintenance.

Sustainable Living & Future-Proofing

The development promotes long-term sustainability through design features that support low-carbon living:

- EV charging points will be installed for each dwelling, encouraging the use of electric vehicles.
- Optimised building orientation ensures roofs are suited to the installation of photovoltaic (PV) panels, ideally facing south or west.
- Glazing and shading strategies will mitigate overheating risks without over-reliance on active cooling systems.
- Material selection will prioritise natural, sustainable options—such as UK-sourced timber—while limiting the use of non-renewable or high-carbon materials.
- The dwellings will be fitted with low-flow fixtures to reduce water consumption.

Together, these measures ensure the proposed development meets high environmental standards, contributing to wider climate resilience and sustainable community goals.

9 ACCESSIBILITY

The dwelling will be designed and constructed in accordance with AD Part M of the Building Regulations, ensuring it meets the accessibility standards required for a Category 1 – VISIBLE Dwelling, unless otherwise specified by the Local Authority. The following design features will be incorporated to meet these requirements:

- **Access and Approach:** The dwelling will be accessible from the curtilage or the building containing the dwelling, with a firm, level, and slip-resistant surface for approach. The most likely point of alighting from a car will allow easy access to the dwelling.
- **Entrance Storey Accessibility:** Visitors will be able to access and use the habitable rooms and a WC within the entrance storey, or the principal storey where the entrance storey does not contain a habitable room. Access between habitable rooms and the WC on the entrance storey will be step-free, providing ease of movement.
- **Door and Circulation Space:** External doors will have low thresholds (no more than 15mm) and will be wide enough to accommodate a wheelchair (typically 800mm or more). Internal doors will have a minimum clear opening width of 750mm, providing ample space for wheelchair users or those with mobility aids. Circulation space will be adequate to ensure comfortable movement around the dwelling, with sufficient turning space in habitable rooms, bathrooms, and circulation areas.
- **Sanitary Accommodation:** Where a WC is located on the entrance storey, it will be spacious enough to accommodate a wheelchair user, with an accessible route and sufficient room for manoeuvre within the room.
- **Wall-Mounted Switches and Socket Outlets:** These will be reasonably accessible to people with reduced reach, positioned at appropriate heights for ease of use.
- **Lighting and Signage:** Sufficient lighting will be provided throughout the dwelling, with switches positioned between 900mm and 1,200mm above floor level for accessibility.

By incorporating these features, the dwelling will be designed to offer maximum accessibility and comfort for all users, ensuring it complies fully with the requirements of AD Part M.



3D Visual looking towards plot 7

10 AMOUNT

The gross internal floor areas for each proposed dwelling and garages are set out in the table opposite

These areas are typical of high-quality family homes in a rural village context and are consistent with the scale and character of other properties in the locality. All dwellings significantly exceed the Nationally Described Space Standards, ensuring generous, comfortable accommodation suited to modern living.

Plot No.	Gross Internal Area (SQM)	Gross Internal Area (SQFT)	Garage Area (SQM)	Garage Area (SQFT)
1	143	1,539	36	388
2	143	1,539	36	388
3	98	1,054	No garage	No garage
4	98	1,054	No garage	No garage
5	143	1,539	36	388
6	162	1,744	36	388
7	143	1,539	36	388
8	162	1,744	36	388
9	162	1,744	36	388



3D view of plots 3 & 4 and access road

11 DETAILS

Ecology

Ecological surveys have been undertaken in 2025 for the proposed residential development at Land South of Lewis Court, Southwick. Bat activity monitoring and dormouse surveys are ongoing.

A Biodiversity Net Gain (BNG) assessment indicates an on-site loss of area, which will need to be compensated through off-site provision.

Boundary hedgerows to the north and south are to be retained, with the southern hedgerow enhanced to a species-rich native type. A 30+ year Habitat Management Plan will govern retained and enhanced habitats.

Protected species surveys confirm no features suitable for roosting bats within the site, though integrated bat roost features are recommended. hazel dormouse nests have been identified in the eastern scrub, and a licence from Natural England will be required for limited habitat removal.

Breeding birds, including house sparrow, were recorded using the site for nesting and foraging; bird boxes and careful management of boundary vegetation will provide ongoing support.

A population of slow worms (*Anguis fragilis*) has also been

identified and will require translocation before construction, with reptiles to be considered in long-term vegetation management.

Further and more comprehensive details are available in the submitted ecology report.

All lighting will utilise warm white colour temperatures to reduce ecological impact, and will be fitted with controls to limit unnecessary usage.

Drainage

A Drainage Strategy prepared by Tumu Consulting Ltd supports the proposed development of nine residential dwellings on a greenfield site at Wynsome Street, Southwick. The site gently slopes east to west, underlain by impermeable Kellaways Formation mudstone, making infiltration drainage nonviable.

Surface Water

Surface water will be discharged to an existing ditch southwest of the site via a private permeable-paved access road designed to provide attenuation within its sub-base. The system incorporates baffles and an under drain to maximise storage capacity and control flows. Discharge will be limited to 1.6 l/s, representing a 30% betterment on greenfield runoff rates, with capacity to contain a 1 in 100-year storm event plus 45% climate change allowance. The proposed SuDS meet pollution mitigation requirements and exceedance flows will be directed to a depression in the southwest corner of the site.

Foul Water

Foul water will connect to the existing 150 mm Wessex Water foul sewer in Wynsome Street. Wessex Water has confirmed capacity for the proposed flows.

The scheme will reduce existing surface water flood risk at the site's low point, meet Wiltshire Council's drainage betterment requirements, and ensure compliant foul water disposal.

Arboriculture

As previously outlined, the existing trees on the site/adjacent sites will be retained and integrated into the design, with the development carefully shaped around them. T01 (category 'U') to be removed in accordance with arboricultural report and good practice. There is no encroachment of new structures into any root protection zones of existing trees.

New native hedgerow and shrub planting will be introduced around the dwellings. These will be positioned strategically to provide privacy for residents and to soften the visual impact of the development, helping it blend with the surrounding landscape.

The external works will include a new permeable block-paved access road for vehicle access and paved patio areas adjacent to each dwelling. Rear gardens will be laid to lawn, offering functional and attractive private amenity spaces.



12 CONCLUSIONS

This Design and Access Statement has demonstrated that the proposed development of nine new dwellings on land south of Lewis Court, Southwick, is well-considered, contextually appropriate, and fully compliant with local and national planning policy.

The design responds sensitively to the site's constraints and surrounding built form, delivering a layout that protects neighbouring amenity while enhancing the character of Wynsome Street. The scheme proposes a balanced housing mix with generous internal space, ample parking, and private amenity areas, creating high-quality family homes that contribute positively to local housing need.

The development prioritises sustainability and future-proofing, incorporating renewable technologies, efficient building fabric, and biodiversity enhancements throughout the site. Accessibility and inclusive design have also been carefully integrated to ensure the dwellings are welcoming and adaptable for a broad range of occupants.

In summary, the proposal represents a sustainable, well-connected and deliverable residential scheme that respects its context and provides a meaningful contribution to the village of Southwick. It is therefore considered an appropriate and policy-compliant development, and planning permission is respectfully sought.



3D View of Plot 5