

O3

SITE ANALYSIS

Location: Whiteparish, Salisbury
Type of project: Residential

Further site analysis was completed to ensure a sensitive and carefully considered development can be achieved.

Along the north-western boundary, the two properties face directly onto the site, with land demarcated by a fence and dense hedgerow. Most of the hedgerow found on the borders of the site are species-rich and should be retained. A Public Right of Way runs parallel to this edge and continues southwest where there are unobstructed views into the site over low-lying scrub on the southwest boundary. From the site looking southwest, there are views over grassy undulating hills of arable and pasture fields.

The north-eastern boundary has the highest concentration of vegetation, with larger trees and denser scrub. Opposite the site north of Romsey Road is a bus stop and Meadow Court, an enclosed cul-de-sac of 14 homes. The pavement runs along this side of the road only in the vicinity of the site.



Photo looking north-east across the site

NATIONAL DESIGN GUIDANCE

The following policies and guidance are relevant in shaping the information contained in this DAS.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and has received subsequent updates with the latest revisions being published on 20 December 2023. The National Planning Policy Framework states developments should take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

National Design Guide

The National Design Guide (NDG) sets out the Government's priorities for well-designed places in the form of 10 characteristics. The 10 characteristics are based upon Chapter 12: Achieving well-designed places of the NPPF. They are as follows: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Well-designed places have individual characteristics that work together to create their physical character. The 10 characteristics help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The principles of the NDG have been embedded in the vision for the land to the west of Sapley Lane, Overton.

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

National Model Design Code

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the 10 characteristics of good design set out in the National Design Guide which reflects the government's priorities and provides a common overarching framework for design.



OPPORTUNITIES AND CONSTRAINTS



OPPORTUNITIES AND CONSTRAINTS

As part of the analysis and design process that has been undertaken to understand the site and its context, several constraints and opportunities have been identified and are set out below:

Constraints:

- The site provides potential bat foraging and commuting habitat along the northeast boundary vegetation.
- The proximity of the existing residential properties, Bushey Cottages, Melcombe and Wykeham House, adjacent on both sides of the site. Overlooking will need to be managed appropriately.
- Established set back and building line from the existing properties along Romsey Road which is characteristic of the village.
- No on-street footpath along the site boundary.
- Existing utilities which cross the site may need to be diverted or moved underground to make way for development.
- Views into the site from the public right of way to the west.
- The existing trees and hedgerows on site and associated root protection areas (RPAs).

Opportunities:

- To enhance and maintain species-rich hedgerows and plant new habitats on boundaries that are currently lacking.
- A gentle slope in topography which accentuates attractive countryside views to the south.
- An extensive footpath network that links the site with the village and provides active travel connections.
- To provide green space which blends with the surrounding grassy farmland and offers leisure opportunities for residents and visitors.
- To provide a play area which serves residents and visitors.
- To provide attractive sustainable drainage systems SuDS within public open spaces.
- Opportunity for a range and mix of homes throughout the site that can help to meet local need.



Existing PROW



Overhead Cables



Views to the South

ENVIRONMENTAL FACTORS

Site Exposure

With the current nature of the site and its location, there is a degree of environmental exposure primarily to the south. This can be utilised to the developments advantage with careful consideration of orientation and layout of both plots and landscaping.

One of the key environmental factors around the site is wind exposure. With the natural topography of the area, and the formation of surrounding farmland, the south of the site is exposed to the strongest south-westerly winds. With careful planting and landscape design, this effect can be mitigated while providing additional benefits to the local community.

Another key environmental factor is the sunlight, and sun exposure. Because of the location, orientation and lack of surrounding development, the site has great potential. Careful planning can maximise the benefits of this, while also ensuring that surrounding properties are protected.



Environmental Exposure

Topography

The site has a change in level from 68m to 61m, dropping from north to west and north to south. The steepest and most challenging area of the site is the western corner which will influence the drainage for the development and how and where built form can appropriately be delivered.



Site Levels

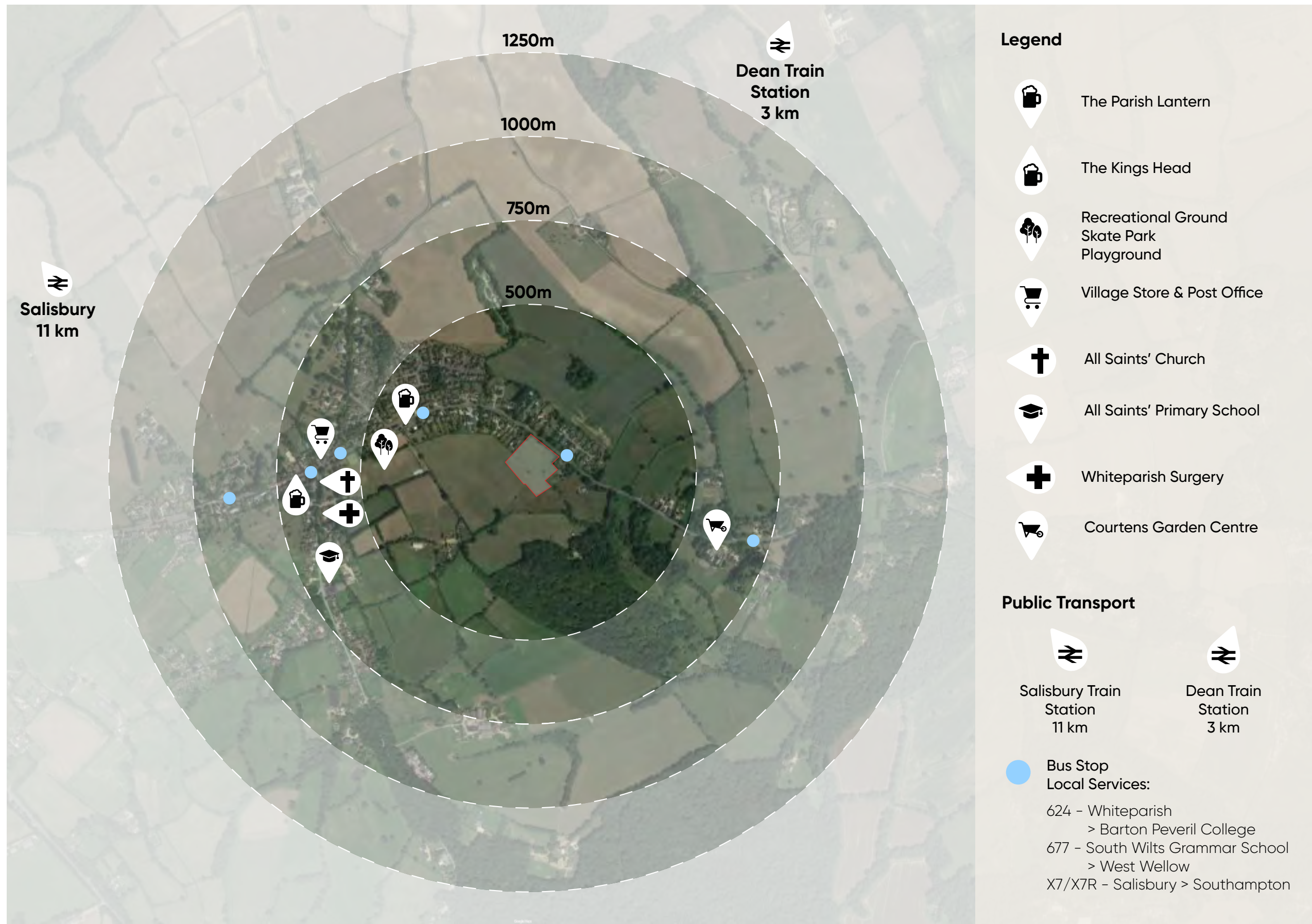
EXISTING VEGETATION

The site offers a relatively unconstrained area of developable land due to the tree cover being largely located within the boundaries and will be retained and managed, relating to the site's current layout as farmland.

The surrounding fields are bordered by hedgerows and tree planting, forming green borders, and providing paths for existing rights-of-way and walking routes. As highlighted in the environmental exposure, the current lack of high density, tall planting is increasing exposure to the site.

To the northern boundary, the vegetation follows to standard along Romsey Road, with high density bush and tree planting lining each side of the road. This begins to taper out as you move towards the centre of the village, changing to pockets of vegetation such as the Churchyard and playing fields. The site echoes this with large dense planting on the boundary, with small existing pockets of shrubs and bushes within.





Settlement Analysis

LOCAL CONTEXT

Accessibility

The site is suitable for a resident development of 25 dwellings and there are no highways or transportation reasons why the site should not be developed as proposed.

The village is served by one regular bus service which provides a link to Salisbury and Southampton. The bus service operates three times per day. Several school bus services operate through Whiteparish providing transport to a number of local secondary schools.

The site is within an acceptable walking distance of all of Whiteparish's key facilities including the local primary school, Post Office and village store, GP surgery, and local public houses. Salisbury and Southampton city centres can be reached by sustainable modes of travel, namely by bus service. For rail travel, Dean is the closest station, at a 20 minute cycle away, with connections to London, Bristol and farther afield.

According to the Wiltshire Infrastructure Delivery Plan (2011-2036), Downton is the local service centre in Southern Wiltshire, and the journey time from Whiteparish is about 15 minutes driving time. Downton has a local business park and further amenities.

For active travel, there is an extensive local footpath network as shown in the Local Context Plan which continues northwards to West Dean and southwards into the New Forest, where walkers can join forest trails.

Along the northern side of Romsey Road from Meadow Court to Dean Lane in the village centre a footway is provided. Generally, pavements in the village run on one side of the road only, with footways narrowing to less than 1.0m in some areas. The footway is wide enough for a wheelchair user, or an adult with a push chair to use, however, pedestrians travelling in the opposite direction would have to step into the carriageway to pass oncoming users.

Local Facilities

The village supports a population of approximately 1,500 (2011) with a number of local amenities. There is a historical core from where the village began, with development expanding along the roads as time went on. Within the local centre, there is a village store and Post Office, however for a wider range of goods residents travel to Salisbury. The All Saints' church is the focal point of Whiteparish, with the surgery, recreation ground and memorial centre all located around this point. There is a local primary school on Common Road, and a secondary school in Downton, which is approximately 7.65 km (4.76 mi) away. Although there is a large retired population, some business activity is present with a few offices located here.



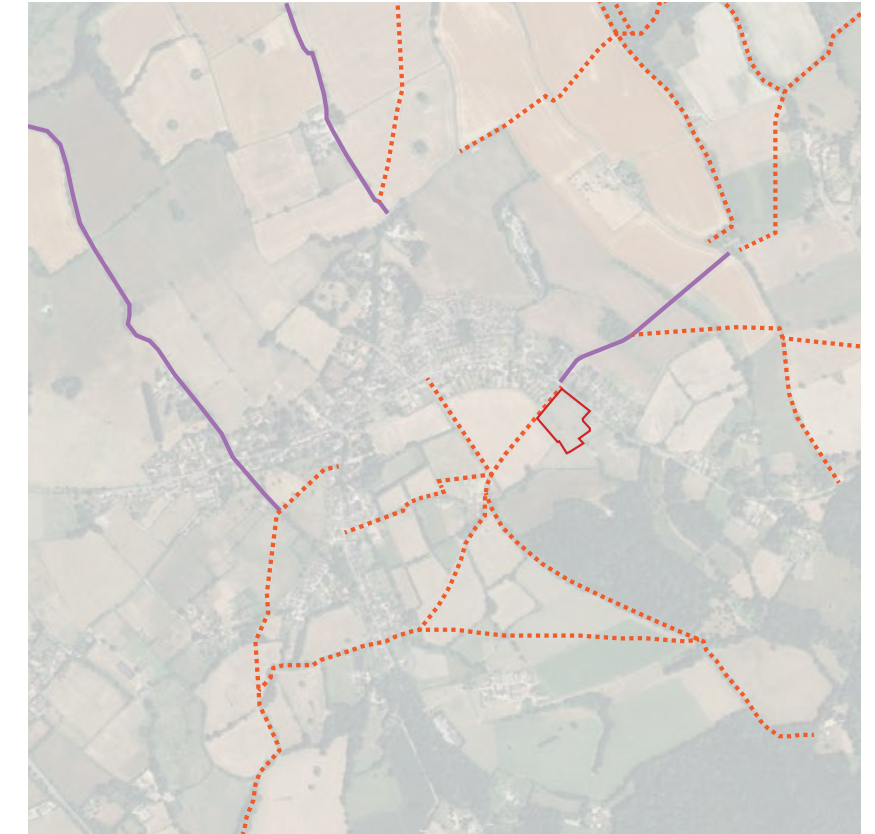
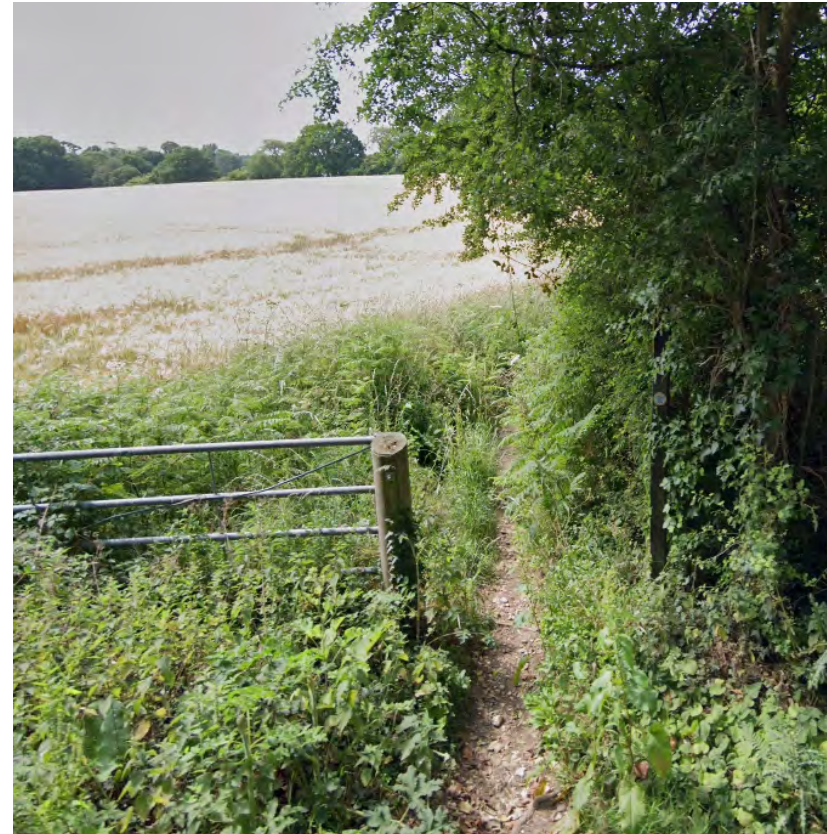
PEDESTRIAN ACCESS

There are several pedestrian access and walking routes throughout Whiteparish and the surrounding area. Many of these paths are either uneven footpaths or unprotected roads without pavement facilities. With pavements available along Romsey Road into the centre of the village.

Footpaths and Bridleways

Local footpaths and rights of way (in red) extend from Whiteparish out into the surrounding farmland and woodland, providing a multitude of walking and hiking routes near the site. These routes are often unpaved, and cross over through local fields, providing alternative access to the Whiteparish and surrounding developments while also connecting pedestrians to natural amenities such as Bushy Copse, Whiteparish Common and Hayter's wood.

There are also several bridleways (in purple) that are near the site, with one connecting the site to Miles Lane and another connecting Whiteparish and West Grimstead.



Pavements

Certain roads around the village are equipped with pavements (in blue), or marked routes for pedestrians, with Romsey Road providing pavement from the edge of the site into the centre of the village. Additionally, some surrounding roads are similar providing additional means of access to local amenities. However there is not currently an existing pavement on the southern side of Romsey Road along the length of the site's frontage.

As approved in the outline application, an additional 2m wide footpath will be provided along the site frontage. This will provide a new footpath potentially connecting the two existing footways and providing additional uncontrolled pedestrian crossing points to the north and south of the site's frontage. Providing safer pedestrian access for residents, and new infrastructure for visitors and local residents of Whiteparish.



LOCAL BUS NETWORK

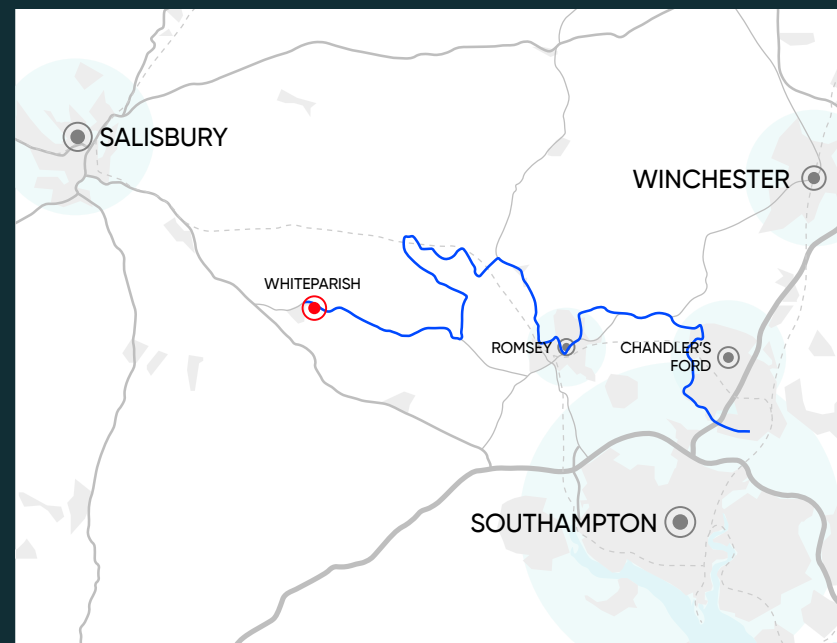
Whiteparish has one regular and two specialist bus routes which service the village. All three have multiple stops along Romsey Road, with the nearest stop just 59m from the site entrance. The existing bus network is vital for sustainable travel and ensures that all members of the public can be accommodated. This is a significant factor in the placement of the site in its current location, as it reduces overall reliance on cars and potential traffic on the local roads.

BLUESTAR 624

Bluestar operates the 624 between Whiteparish and Barton Peveril College, as a specialist service for students attending the school. Two services run each day, one departure and one return.

Departs – Whiteparish: 07:05
Arrives – Barton Peveril College: 08:20

Departs – Barton Peveril College: 16:10
Arrives – Whiteparish: 17:25



624 BUS ROUTE

RED 677

Salisbury Reds operate the 624 between West Wellow and South Wilts Grammar School, another specialised service to provide public transport for school children attending South Wilts Grammar School. Two services run each day, one departure and one return.

Departs – West Wellow: 07:20
Departs – Whiteparish: 07:44
Arrives – South Wilts Grammar School: 08:22

Departs – South Wilts Grammar School: 15:57
Arrives – Whiteparish: 17:29



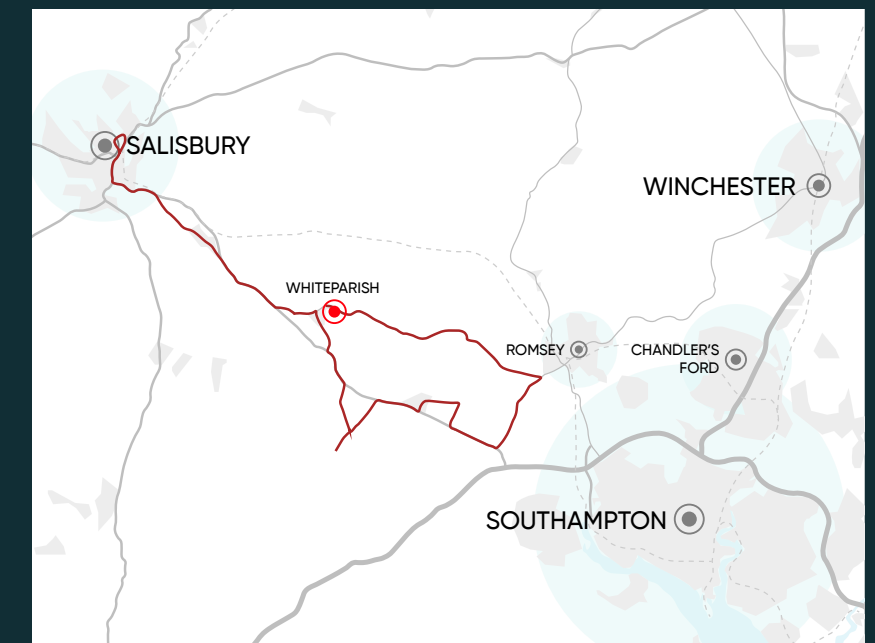
677 BUS ROUTE

RED X7/X7R

Salisbury Reds operate a single regular service through Whiteparish, between Salisbury and Southampton via Alderbury, Whiteparish, Wellow or Romsey, Ower and Totton. The service runs once an hour between, with the whole route serviced between 08:40 and 16:45, with additional services between Salisbury and Whiteparish also at 06:35, 17:45 and 18:45.

This service allows for connections to other public transport routes, with rail links in both Salisbury and Southampton, and ferry and airport links in the latter.

Additional 'on request' routes are also available for:
Red2, Red14, 25, 26, 27, 29, 37, 66, 101, 201, 217



X7/X7R BUS ROUTE

VILLAGE GATEWAYS

Romsey Road

The road from Sherfield English to Whiteparish is banked by fields and thick hedgerows. Upon entering Whiteparish from the east, there are cottages on the left which are fronting on to the road with an open fence boundary. On the right-hand side is the newer Meadow Court development. The buildings here are perpendicular to the main road and have high hedgerows and fences. The start of the village here doesn't hold much legibility and feels separate from the buildings on the left as they ignore existing building lines and architectural styles.

Common Road

There is less of a sense of arrival here as the buildings are hidden behind planting. The first large development is also enclosed and facing away from the road behind panel fencing. The road is first narrow, until the school where it opens to a small green space, after which it becomes narrower as you are drawn into the village centre. This variety is both suburban and rural but does not provide a legible gateway into the village.

Dean Lane

Dean Lane is a small country road with thick vegetation and trees banking the sides of the road. It's punctuated with openings for larger detached homes and farm access. The overall feel is very rural until it passes The Green, where the road leads into the village centre and immediately becomes dense with buildings. This change gives a sense of arrival into the village.

A27/The Street

In between the homes here there are glimpsed views of the surrounding fields which creates a rural setting from the outset. The buildings are distinct with the red brick, detached appearance and have varied setbacks. These characteristics continue along the road and provide continuity into the village centre as the buildings steadily become denser. Most of the buildings front on to the road.



Romsey Road



Dean Lane



Common Road



A27/The Street

MATERIAL KEY

RED BRICK

The majority of buildings found in Whiteparish have been built using red brick. Historical accounts note that with the advent of the brick industry, many of the older buildings were rebuilt using red brick. Newer developments have followed suit, creating legibility for the village and also ontological security.

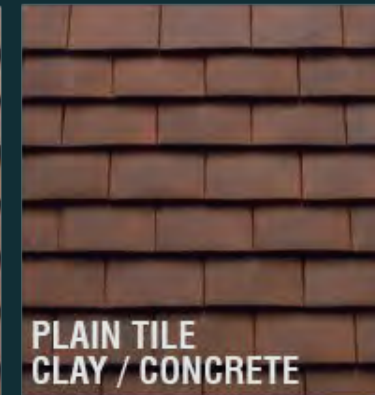
FLINT

Flint is used as a decorative material on fences and walls. This trend could have originated from the early 12th century when the All Saints Church was constructed. The church walls have a mottled design using a variety of local materials. Early architects may have utilised flint in this way as the rock is found in the upper divisions of chalk ground formations, of which Wiltshire is largely built upon.

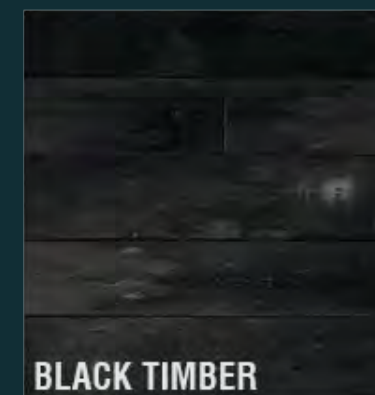
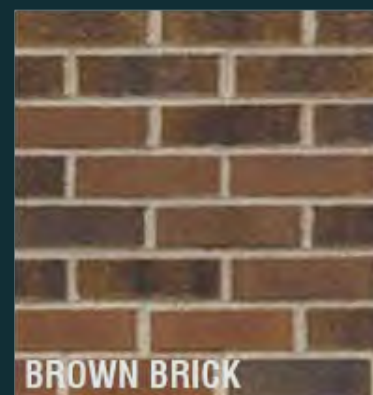
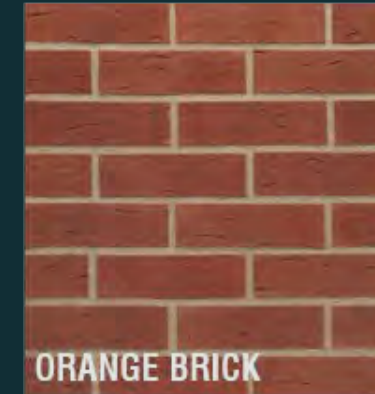
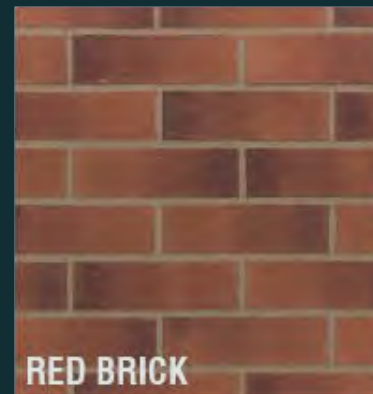
WOOD/SHINGLE PANELLING

This is a lesser used material throughout the existing buildings. However, historical records show that wood shingles were a widely used material before many of the buildings were rebuilt. Newer buildings use wood panelling accents, but these only account for a handful in the village.

ROOF



WALL



DETAILS



Materials Palette

DETAILS



CHIMNEYS



GABLE ROOFING



WIDE-FRONTED



SYMMETRY



BAY WINDOWS



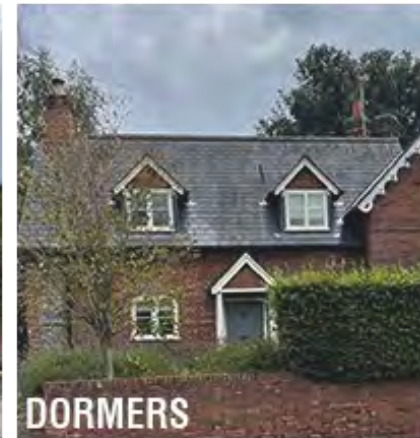
SPACE IN FRONT



CASEMENT WINDOWS



LOW EAVES



DORMERS



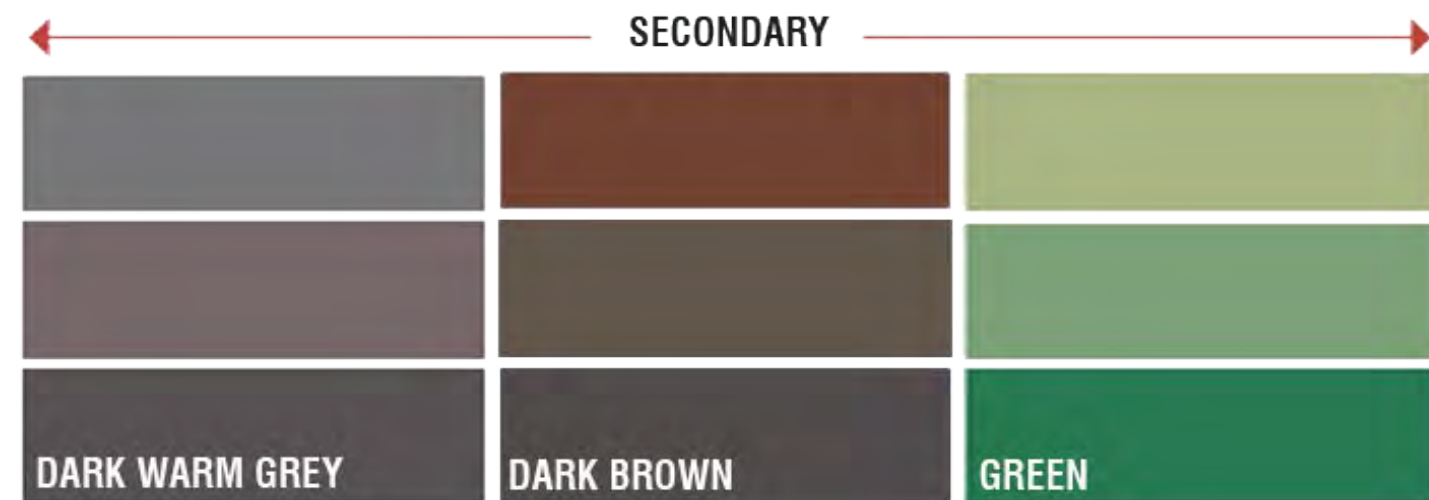
MIXTURE



VEGETATION



ENTRANCE + PLANTING



Colour Palette

BARGATE

LAND SOUTH OF ROMSEY ROAD, WHITEPARISH - DESIGN & ACCESS STATEMENT

LOCAL TYPOLOGIES

BUILDING TYPOLOGIES

DETACHED - SEMI-DETACHED

The greater part of Whiteparish is comprised of detached single family homes. These make up the biggest proportion of both new and old buildings. Semi-detached homes are generally found in the post-war architecture of the Green Close Extension, however there are a few exceptions such as buildings connected through a floor over the driveway and semi-detached terraces in the historic core.

HISTORIC - MODERN

Both historic and modern homes generally follow a cottage style of architecture or have a grand manor-like appearance. Newer building types which are found are the chalet bungalow, which use dormers to improve space efficiency.

RESIDENTIAL - COMMUNITY

Whiteparish consists mainly of residential properties which span the length of The Street, Romsey Road and Common Road. The only notable exceptions are the local shop, the All Saints Church and local surgery, which are all located in the village core. The surrounding buildings have taken cues from these historic community buildings, following the red brick cottage style and also the use of flint as a decorative wall material.



BUILDING FORMS

CHIMNEYS

Nearly all homes found in Whiteparish have a chimney. They are made from the archetypal red brick and feature stretcher bonds near the flue, with one or two flues present. The chimneys are typically situated on the side of the building, rather than the middle.

CASEMENT WINDOWS

Casement windows are hinged on one side. There is a variety of styling, however most have two panels which open outwards to create a large aperture opening. On the modern building work, the frames are generally uPVC, however on the older style buildings the frames are painted wood.

GABLE ROOFING

The majority of the homes found in Whiteparish have gable roof lines, with many older buildings from the 18th century following this form. Another notable roof form is the barn hip. This is common for more recent buildings and could be reflective of earlier thatched cottages in the village.

LOW EAVES

Low eaves are characteristic of classic architectural styles, and could be representative of the older thatched roofs, some of which still exist in the village. Newer buildings, like in the photo below, tend not to have such low eaves but will follow a similarly highpitched ridge line.



WIDE FRONTED

Housing tends to be wide fronted. This gives the appearance of a grand home which takes cues from Georgian style housing. The houses are not deep, however the plots are still long. Similarly, homes in the historic core, despite being in a terrace, still have wide frontages, with only a few being narrow.

DORMERS

Due to the low eaves and high-pitched roofs, many homes in the area use dormers to provide an extra room on the top floor. This detail is found on both old and new homes, but is more characteristic of the newer smaller homes, where a loft conversion provides more internal space.



SURROUNDING CONTEXT

Storey Heights

In the immediate surrounding area of the site, most of the built form is two-storey, detached or semi-detached buildings primarily arranged along Romsey Road. There are also some pockets of single-storey buildings, primarily contained to the northern side of Romsey Road in relation to the site.

The choices taken within the development will reflect the local context to not impose or damage the exiting typology of Whiteparish.

Building Typologies

The current uses of the site's surroundings are shown below. Most buildings along Romsey Road and opposite the site are residential, with the main commercial core of the village not visible. This will allow the new development to fit within the local context as it will be continuing the current typology of Romsey Road.

There is PROW access to one of several farms in the surrounding area, which forms one of the primary economic drivers of the area. These farms are also responsible for significant areas of farm and arable land to the south and east of the site.

Design Cues

The primary design cues for the development will be adopted from the village, primarily from built form along Romsey Road, and additional features from the historic core of Whiteparish.

Some of these design cues include:

- Local design typology e.g. brick chimneys, dormers, casement windows
- Planting and landscaping features
- Spacing and layout of streets and paths



O4

PROPOSAL DEVELOPMENT

Location: Whiteparish, Salisbury
Type of project: Residential

PRE-APPLICATION ENGAGEMENT

- 2017 - Submission of the site for residential development within the Wiltshire SHELAA (Reference S34).
- March 2019 - Engagement with the Parish Council concerning the release of part of the site for use as a burial ground in conjunction with a residential development.
- January 2021 - Submission of pre-app enquiry to Wiltshire Council prior to submission of an outline planning application for up to 25 dwellings and provision of a new burial ground.
- January 2021 - Representations to the emerging Wiltshire Local Plan Review consultation to promote the availability of SHLAA Site S34 to meet housing needs.
- January 2021 - The Parish Council confirms it had purchased land for a cemetery at land to the south west of Doves Lane, Whiteparish. The burial ground proposals are withdrawn from the future scheme for SHELAA site S34.
- September 2022 - A written request is provided to Whiteparish Parish Council to present revised proposals for the development of SHELAA Site S34 at a public meeting of the Parish Council. Unfortunately, the request was declined.
- June 2024 - Approval of Outline Planning Permission (Some Matters Reserved) with Conditions after amendments to outline planning application.
- February 2025 - Pre-Application Document submitted by COOPER BAILLIE LTD on behalf of Bargate.
- February/March 2025 - Public consultation was undertaken regarding the emerging REM proposals.
- 7th April 2025 - Land at Romsey Road, Whiteparish Pre-Application Enquiry Meeting.
- 17th April 2025 - Pre-Application Response Letter regarding the Enquiry received.



Approved Land Use Plan - PEGASUS Group



Illustrative Masterplan - PEGASUS Group

OUTLINE APPLICATION FEEDBACK

The initial outline planning application was approved with conditions on 10th June 2024 after amendments were made regarding feedback and comments including:

- The site falling outside the Whiteparish Development boundary.
- Potential isolation from core amenities.
- Issues surrounding affordable housing numbers.

Wiltshire Council stated it has worked proactively to secure the development to improve the economic, social and environmental conditions of the area. This will be with the understanding of conditions placed on the development with some key matters regarding design listed below:

- The development is permitted to be begun either before the expiration of three years from the date of this permission (10/06/2024) to comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- No development shall commence without the approval of listed details by the Local Planning Authority: Scale, layout, external appearance, landscaping.
- No development above slab level shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority.
- No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority.
- No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority.
- For the avoidance of doubt, the number of dwellings to be developed on the site shall not exceed 25 in number.

OUTLINE APPLICATION - PEGASUS GROUP

Consultation with local authorities and stakeholders dates back to 2017 when the site was first submitted to the Wiltshire SHELAA. Below is a summary of key dates through the pre-app engagement process. This process has underpinned the evolution of the masterplan to reach the application proposal.

- **2017** – Submission of the site for residential development within the Wiltshire SHELAA (reference S34).
- **March 2019** – Engagement with the Parish Council concerning the release of part of the site for use as a burial ground in conjunction with a residential development.
- **January 2021** – Submission of pre-app enquiry to Wiltshire Council prior to submission of an outline planning application for up to 25 dwellings and provision of a new burial ground. A copy of the response is provided within the Planning Statement.
- **January 2021** – Representations to the emerging Wiltshire Local Plan Review consultation to promote the availability of SHLAA Site S34 to meet housing needs.
- **January 2021** – The Parish Council confirms it had purchased land for a cemetery at land to the south west of Doves Lane, Whiteparish. The burial ground proposals are withdrawn from the future scheme for SHELAA site S34.
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The design has evolved significantly since this previous scheme from 2020
Scheme designed by Fowler Architecture

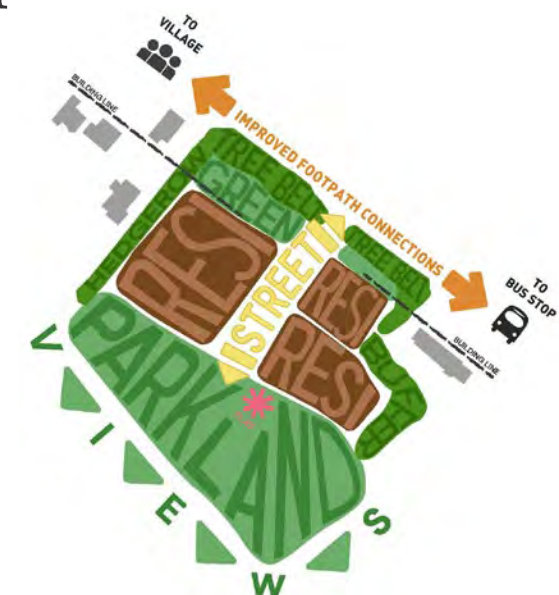
Excerpt from Outline Application Document –Pg.24 PEGASUS GROUP

Design Concept

The design concept has been determined by the desire to create a high quality, well connected new neighbourhood. The design process has adopted a landscape-led approach with the developable areas determined by the retained landscape features and existing extent of development in this part of the village. The building line of nearby and adjacent dwellings on Romsey Road defines this extent to the north, with the end of existing residential plots defining it to the south. This will improve the entrance to the village by creating a strong continued frontage.

The countryside parkland is a key feature of the design concept. This has been designed as a generous open space that reflects the development edge of the village. This softens views of the development from the south and maximises the attractive views from the site to the south and west.

The retention of the mature tree belt on Romsey Road is another key design concept. This helps to retain the existing character of the road, as well as being a key ecological feature.



Excerpt from Outline Application Document –Pg.25 PEGASUS GROUP

PRE-APPLICATION DOCUMENT

BUILDING TYPES

- A variety of building forms are found, with an emphasis on detached and semi-detached dwellings.

ROOF LINE & BUILDING HEIGHTS

- There is a mixture of roof forms across the area, predominantly gable fronted and front-to-back roof forms with the occasional hipped style. Building heights range from 1.5 to 2 storey.

MATERIALS

- An eclectic mix of bricks and render are commonly found across the area, with timber cladding, tile hanging and tudor boarding acting as features.

FENESTRATION

- Window forms are predominantly simple white uPVC casements. The occasional black uPVC casement is present.

DETAILING

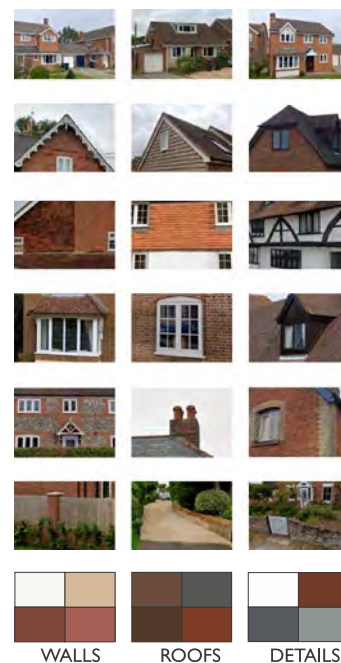
- Brick detailing is generally simplistic with features of cladding, tile hanging or render. More complex detailing is apparent in specific areas. These features include brick quoins and projecting features. Tudor boarding and flint is also present. Chimneys are common.

BOUNDARY TREATMENTS

- Front gardens are grassed areas with hard standing to cater for on-plot parking. The occasional dwarf brick wall, timber fences or hedge provide clear boundary definition.

TONES & COLOURS

- A wide range of tonal variations exist across the locality and stem from a range of colours across a few consistent materials.



WALLS ROOFS DETAILS

PRINCIPLES TO TAKE FORWARD

- The site will need to respond to the local setting, as well as a range of market and policy needs.
- All buildings are to be mostly 2 storey. A mix of roof forms should be part of any proposal relating to its context and legibility.
- Using the local materials palette will help integrate the scheme into the town setting and its immediate context.
- Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context.
- The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.
- Grass verges and hedges could create a softer boundary to the dwellings facing onto open space. Timber posts & rail fences could be used on focal areas to reflect the area's landscape.
- A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of buildings.

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Excerpt from Pre-Application Document –Pg.18 Cooper Baillie

3. DESIGN EVOLUTION

INITIAL SKETCH

3.1 The initial sketch layout for the site sought to take on board the principles established at the outline stage, but with a greater emphasis on views and permeability through the development based on future desired movements.

3.2 Strong frontages to the northern and southern edges of the site to provide natural surveillance and enclosure of the proposed streets and spaces in manner and in keeping with their respective landscape and built context.



FIGURE 3.1 THE ILLUSTRATIVE MASTERPLAN FROM THE OUTLINE PLANNING APPLICATION



FIGURE 3.2 SKETCH LAYOUT

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Excerpt from Pre-Application Document – Pg.19 Cooper Baillie

PRE-APPLICATION

3.3 A series of changes were made to the layout following the responses from the design team.

KEY FEATURES

- Site access to come from Romsey Road (A27).
- Existing trees utilised to create a focal public open space helping to create a mature setting.
- New connection to PRoW (WT|WHIT|7) providing a link into the site's public open space.
- Play area integrated within the proposed public open space, and located along key desire lines.
- SuDS to assist with management of surface water drainage and provide focal public open spaces.
- Wildflower and SuDS features to support on site ecology.
- Retained vegetation providing screening and privacy from Romsey Road and existing dwellings.

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Excerpt from Pre-Application Document – Pg.20 Cooper Baillie



FIGURE 3.3 PRE-APPLICATION LAYOUT

4. DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK

4.1 The proposed framework responds to the constraints and opportunities of the site, ensuring the existing landscape and vegetation is given prominence within the development. Residential homes are to be integrated within the landscape led setting, enabling the overall development to deliver a sequence of connected routes, streets, and spaces.



FIGURE 4.1 FRAMEWORK PLAN

Excerpt from Pre-Application Document – Pg.21 Cooper Baillie

PRE-APPLICATION FEEDBACK AND COMMENTS

Pre-Application Enquiry Meeting

Further to original Outline Planning Consultation, Bargate undertook additional Pre-Application in regards to reserved matters application. On the 7th April 2025, a Pre-Application Enquiry meeting was held on behalf of Bargate Homes by Master Land & Planning with the Case Officer in attendance. Key points and our design response are listed below.

General Notes:

- Natural England did not reply to the Pre-Application Enquiry.
- The emerging scheme is generally supported by the rest of the consultees.
- Overall, there are minor tweaks required to the layout based on the pre-application material received.

Housing:

- Concerns were raised regarding the Housing Officer's approach to clustering/distribution.
- The consultees did not see any concern regarding clustering as the affordable housing is dispersed into two groups.
- 1** While affordable housing units are at the front of the site, S106 requires them to be completed at an early phase.
- The Case Officer agreed that sites of this scale (less than 30) do not usually need pepper potting, and the Case Officer does not have any concerns from a planning perspective.
- Location of Affordable Housing units were not raised by members at outline stage.

Highways:

- Confirmation scope to review the visitor parking arrangement to achieve the 1 space per 5 dwellings standards.
- 2** A suggestion was made to replace the unfeasible lay by space west of plot 4 with 2 spaces opposite plots 1-4.

Landscape:

- The Case Officer agreed that the approach to the maintenance strip with narrow gravel path and planting to the site boundaries was sensible.

Urban Design:

- 3** Reference to plot 17 parking and differentiation between public and private spaces with potential for relocation of parking subject to client comments.
- 4** The Case Officer agreed that the 'Land Use Plan' is flexible to accommodate the optimum design arrangements for plots 10,11,15-18 and to ensure surveillance of the POS.
- 5** The Case Officer has considered the relationship between plots 17,19 and 25 to the two houses on the other side of the right of way and raises no concern subject to no windows in the side elevations overlooking gardens.

Pre-Application Response Letter

In addition to the Pre-Application enquiry meeting, further feedback was issued in the Pre-App Response Letter on the 17th April 2025. This additional information was compiled by the Case Officer and sent to the client. It must be reminded that the advice represents and officers' informal opinion based upon the information provided in the Pre-Application document. It is given without prejudice to any decision the Council may make on any subsequent formal planning application.

General Notes:

- It can be seen from plans that open space is being accommodated on site even though sizes are not given.
- Requirements have been met regarding the play provision of 285m2 of equipped play in the form of LAP.

Comments of Rights of Way Officer:

- 6** Make sure the footway from the site meets with the tarmac bell mouth at the start of the Public Footpath WHIT7 so that the footway has a continuous tarmac surface.
- 7** Suggestion for the hedge will need to be set back into the development so that it doesn't routinely grow out into the width of WHIT7.

Key Feedback includes:

- Location of the parking and garaging to serve the dwelling facing the open space to the south need to be amended to avoid conflict.
- 8** Avoidance of anti-social behaviour by re-locating the garage adjacent to Plot 11.
- 9** The re-location of the 3 visitor parking spaces within the area of open space to the north.

Key feedback is numbered and referenced on the current plans on the next page.

PRE-APPLICATION RESPONSE TO FEEDBACK



Pre-Application Planning Layout Cooper Baillie



Current Proposed Layout - Amended