

DESIGN & ACCESS STATEMENT

Land South of Romsey Road
Whiteparish, Salisbury

BARGATE

PROJECT PARTICULARS

PROJECT DETAILS

- PROJECT NAME
Land South of Romsey Road

- POSTAL ADDRESS
SP5 2SE

- LOCAL AUTHORITY
Wiltshire County Council

- CLIENT
Bargate

- PROJECT STATUS
Planning

- DATE
2025

PROJECT TEAM

- ARCHITECTS
KSA Architects LTD

- PLANNING CONSULTANT
Master Land & Planning

- ENGINEER/HIGHWAYS
MJA

- LANDSCAPE
LVIA Ltd

- ECOLOGY
ECOSA

- SUSTAINABILITY
JSP

- TREES
Barrell

- NOISE
24 Acoustics

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INTRODUCTION

BARGATE

Location: Whiteparish, Salisbury
Type of project: Residential

This document has been prepared by KSA Architects LTD on behalf of our client, Bargate. In support of an application for the approval of Reserved Matters (internal access, appearance, landscaping, layout and scale) following Outline Planning Permission PL/2022/09532 for up to 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage. With the design in response to the existing outline applicaiton.

Since 2006, Bargate has been driven by a simple yet powerful idea: to be the home-builder that puts people and quality first. They believe in being better, not bigger.

To set the benchmark in high-quality, community-focused home-building within a 45-mile radius of Southampton. Their goal is to build homes annually, consistently delivering distinctive, tailored developments that stand out for their design, craftsmanship, and commitment to enhancing the local landscape. Being the gold standard for those seeking a truly differentiated home-buying experience.

Their house types differ site by site, looking to reflect the local area, with further differentiating finishes of brick, render and hung tiles, set in landscaped spaces with areas to relax and play. With a shared sense of duty to give back to the communities in which they develop, they genuinely leave a positive legacy for future generations.



Images of Hawthorn Grove and Hornbeam Road developments at Forest Road, Waltham Chase

VIVID are one of the largest housing associations in the south operating across Hampshire, Surrey, Berkshire and West Sussex, with 31,000 homes and delivering services and support to 72,000 customers. VIVID have one of the strongest development programmes amongst housing associations in England, ranked 8th in Inside Housing's Top 50 Biggest Builders 2020 and with ambitious plans to deliver 17,000 homes by 2030. They provide homes across a wide range of tenures to meet the different needs and circumstances of people in the region.



Birchwood, Romsey - Bargate



O2

SITE CONTEXT

Location: Whiteparish, Salisbury
Type of project: Residential

The site is located in Whiteparish, a large village surrounded by inhabited countryside in southern Wiltshire. It sits on the border of the New Forest National Park, between Southampton and Salisbury. The site is located on Romsey Road, towards the eastern end of the village.

Consisting of a grassy field, which gently slopes downwards in a south-westerly direction. It borders Romsey Road to the northeast, with adjacent residential properties located in the north-western and eastern corners. Contained within the site are a small number of trees and areas of dense scrub. A low voltage electric line passes from north to south through the site.



SITE LOCATION

Wiltshire

The site lies within the ceremonial county of Wiltshire in Southwest England. It borders Gloucestershire to the north, Oxfordshire to the north-east, Berkshire to the east, Hampshire to the south-east, Dorset to the south and Somerset to the west. It holds the city of Salisbury and the towns of Swindon, Trowbridge and Chippenham.

Chalk downlands characterise much of the county, with the Marlborough Downs to the north and the Vale of Pewsey and Salisbury Plain to the south. Wiltshire is most known for Stonehenge, and the Avebury stone circles, UNESCO World Heritage Sites located in the county.

Whiteparish

Whiteparish, a civil parish located along the A27, in the south-east corner of the county just 7.5 miles southeast of Salisbury. The village is strategically located within 2 miles of the Hampshire border, and within 15 miles of the major cities of Winchester and Southampton. The village is serviced by bus links and can utilise the larger public transport networks of both Salisbury and Southampton.

Whiteparish also covers the local hamlets of Cowesfield Green and Newton which are both part of the civil parish. Hosting a population of around 1,500 people, the village would benefit from further careful development to utilise the potential of the area.

It sits on the border of the New Forest National Park, between Southampton and Salisbury.

The site

The site is located to the south-eastern end of the village, along Romsey Road and opposite the exiting Meadow Court. Consisting of a grassy field, which gently slopes downwards in a south-westerly direction. With adjacent residential properties located in the north-western and eastern corners.

The unique location of the site, with easy access to both road and pedestrian routes into the local village and situated next to existing rights of way. The site has significant potential.



County Location



Village Location



Site Location

PLANNING CONTEXT

The Approval of Outline Planning Permission (Some Matters Reserved) with Conditions after amendments to outline planning application, is currently the only planning history within the site.

Whiteparish is identified in the Core Strategy (2015) as a sustainable 'Large Village' in the spatial strategy. A settlement boundary has been drawn to define the built-up area of the village. The site abuts this boundary, which extends to include Bushy Cottages to the south east.

Wiltshire Council cannot demonstrate a 5-year housing land supply and the Core Strategy is out-of-date without a sufficient supply and mix of housing sites, including beyond the 5-year period. Suitable land should therefore be released in sustainable locations to deliver new homes to boost significantly supply to meet Government policy.

- Several development management policies are relevant to setting design and access parameters for the scheme in conjunction with the project team:
- Policy CP41 states new development will be encouraged to incorporate design measures to reduce energy demand.
- Policies CP43 and CP45 requires the type, mix and size of both market and affordable housing (40% provision) to be designed to address local housing needs to create mixed and balanced communities.
- Policy CP50 requires all development to protect features of nature conservation and seek opportunities to enhance biodiversity.
- Policy CP51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character with impacts mitigated as far as possible.
- Policy CP52 requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network which should be read in conjunction with the local green space standards in Policy R2.

- Policy CP57 requires a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- Policies CP60, CP61 and CP64 CP61 require development to be designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- Policy CP67 supports a sustainable approach to surface water drainage and development will be expected to include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground.



Approved Land Use Plan - PEGASUS Group



Illustrative Masterplan - PEGASUS Group

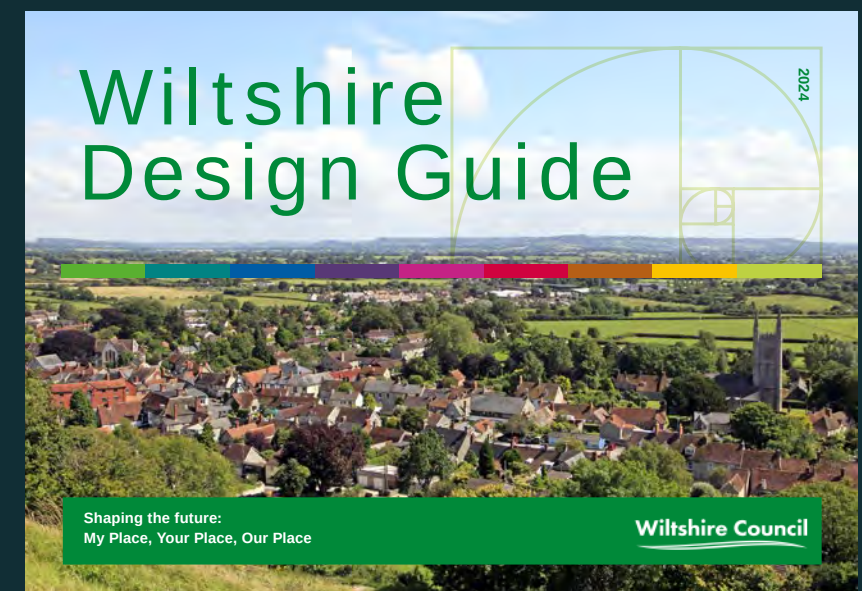


Housing Land Supply Statement

Base date: April 2024

Published: June 2025

Wiltshire Council



HISTORICAL CONTEXT

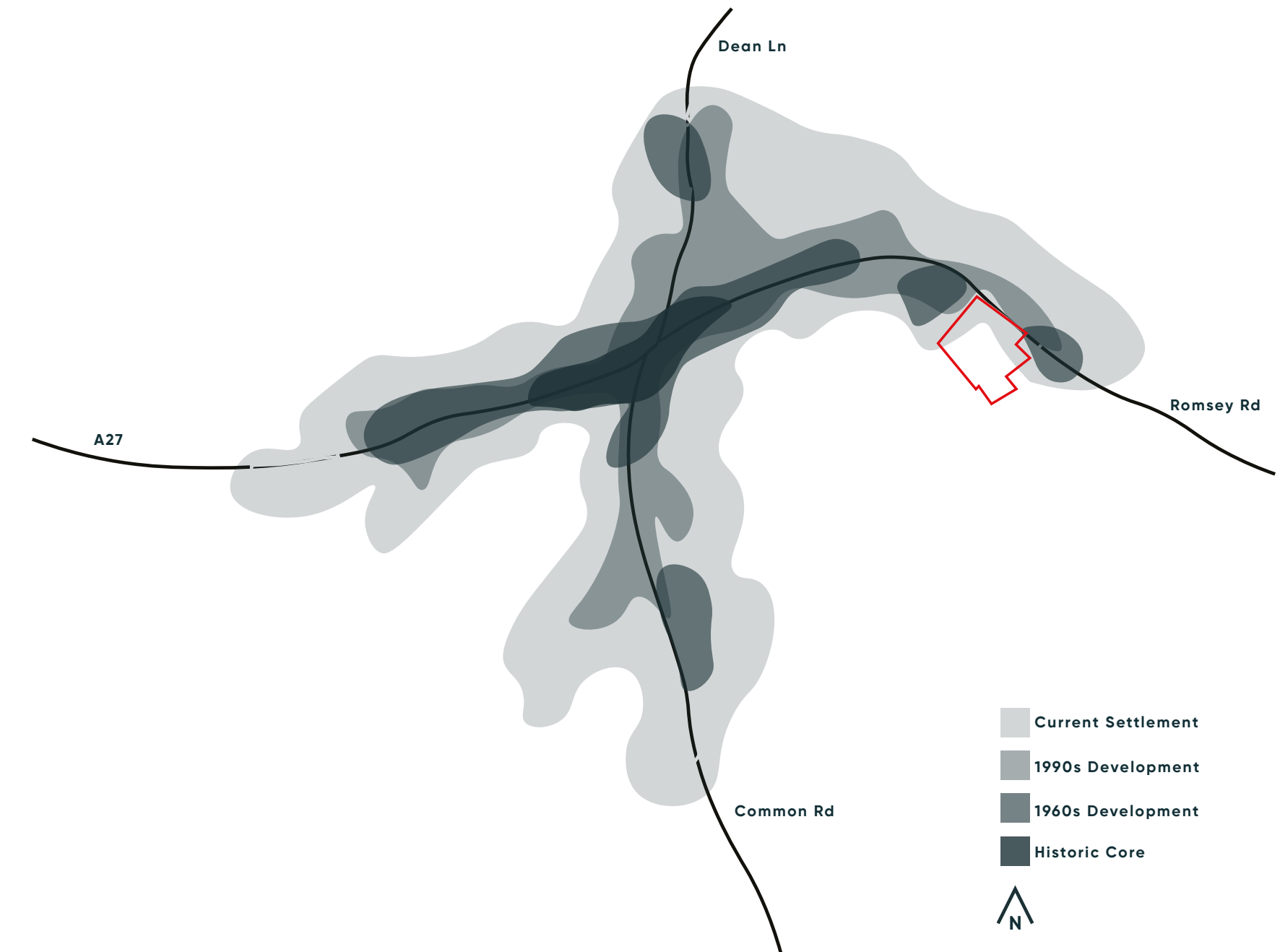
Any design-led development of this site must be informed by the historic development and story of how Whiteparish was formed. A contextual approach is best practice when creating a proposal which respects the existing settlement and adds value to a village rich with history.

Whiteparish is a large village with Saxon origins. Early notes of what was to become Whiteparish mention two settlements, Frustfield and Cowesfield, both named after an area of open agricultural land. These acted as the centres of this area until the early 10th century. What is now known as All Saint's Church, situated at the main village intersection, was built around 1190.

Whiteparish has always primarily been an agricultural village, with many large farms, such as Abbotstone, Young's and Chalkpit farms still standing today. These buildings were the first in the village. In the 18th century the local brick and tile industry prospered. As a result of new work opportunities, the population began to increase from 700 in the 1700 to 800 in 1800, and then 1,350 in 1851. All subsequent buildings were now built in red brick, with existing homes also rebuilt in brick, dramatically altering the physical appearance of the village.

The village began as two main settlements. The first is the historic core which stretched along part of The Street and eastwards along Romsey Road towards The Green. The church was the main draw and later where the local village shop was located. There was a smaller settlement to the south which was centred around the local school. The historic maps show that this core was maintained up until the early 1900s, with the town spreading out along the roads, and joining the two individual settlements, thereafter.

Whiteparish did not see the same post-war building boom as other areas experienced, and it was only around the 1990s that The Green triangle was developed and the estate to the north was built. After this, newer development continued along Romsey Road and The Street to what can be seen presently.



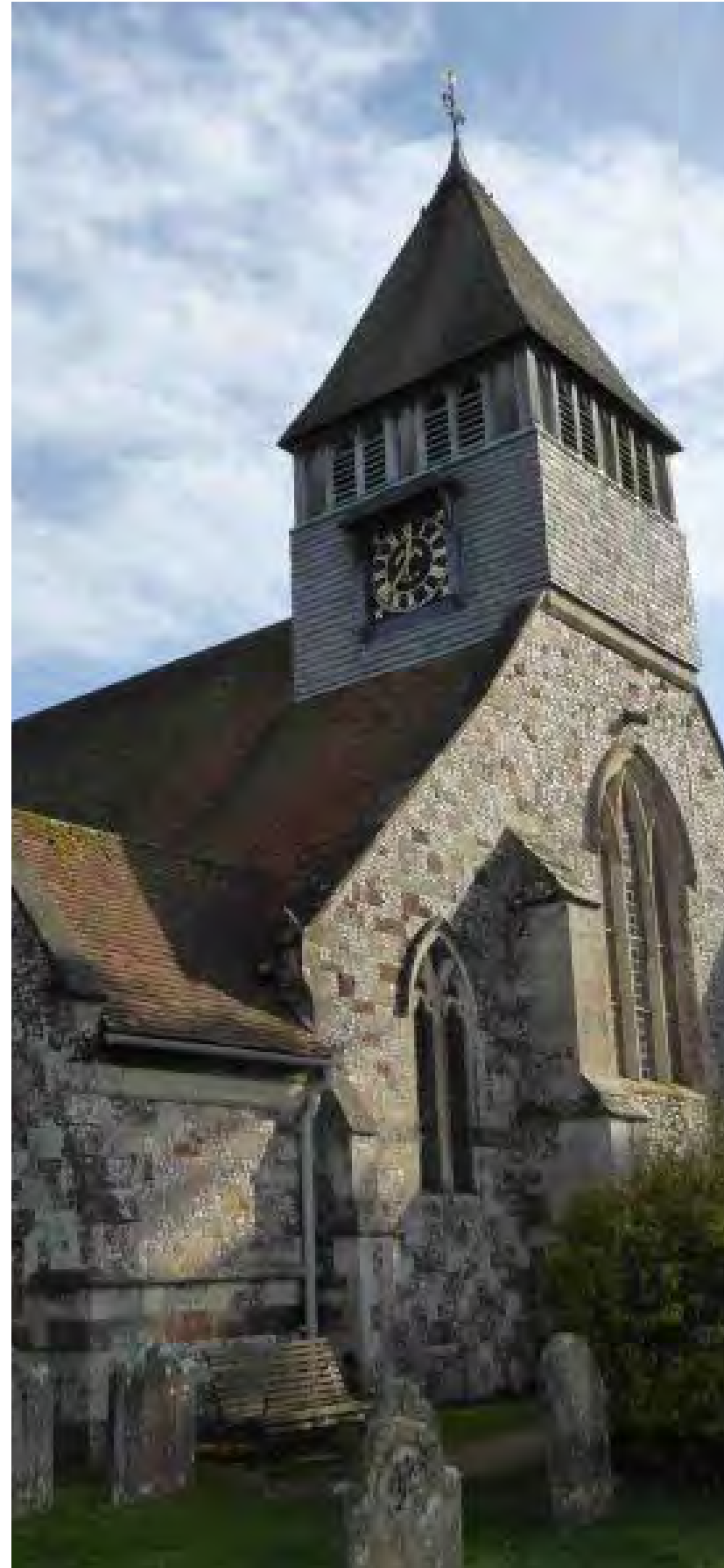
Historic Development



Map of Listed Buildings

LISTED BUILDINGS

- 1 - Chalkpit Farmhouse
Grade: II
- 2 - Abbotstone House
Grade: II
- 3 - The Kings Head
Grade: II
- 4 - Ivy Cottage
Grade: II
- 5 - The Lynches
Grade: II
- 6 - Ashmore House
Grade: II
- 7 - Wisteria House
Grade: II
- 8 - Rabbit Cottage
Grade: II
- 9 - Gates, Gate Piers and Front Walls to The Lynches
Grade: II
- 10 - Church of All Saints
Grade: II*
- 11 - Pair of Eyre Monuments in the Churchyard
Grade: II
- 12 - Wayside
Grade: II
- 13 - Dairyhouse Farmhouse
Grade: II
- 14 - The Maltings
Grade: II



10 - Church of All Saints



1 - Chalkpit Farmhouse



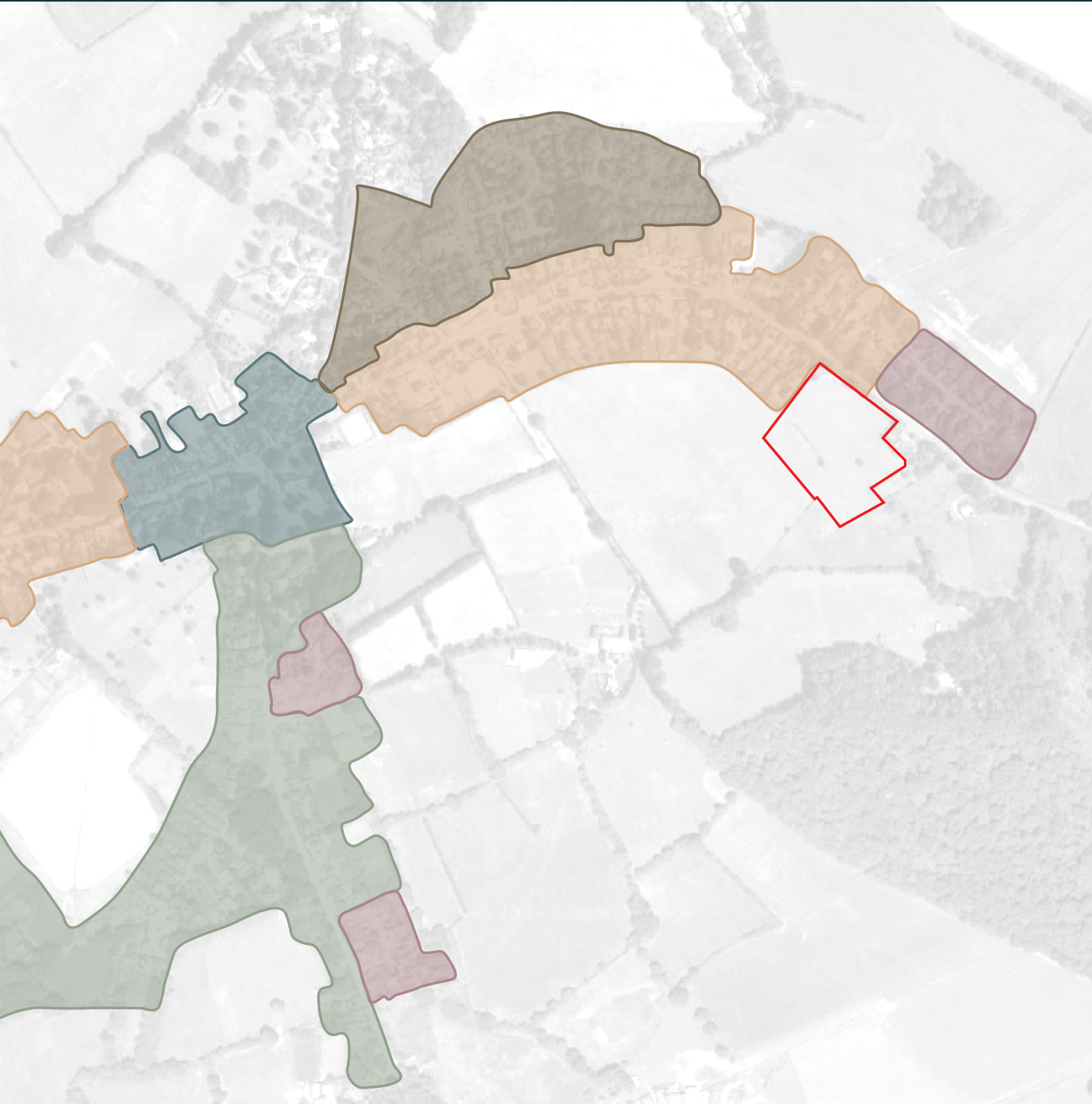
3 - The Kings Head

CHARACTER AREA ASSESSMENT

The assessment has identified 5 character areas which share similar landscape, townscape and architectural features.

The character areas build on the historic understanding of Whiteparish and examine how the village feels today. These are illustrated on the adjacent plan and are described on the following pages.

-  SITE BOUNDARY
-  HISTORIC CORE
-  SUBURBAN LINEAR
-  RURAL EDGE
-  GREEN CLOSE EXTENSION
-  ENCLOSED INFILL DEVELOPMENT



HISTORIC CORE

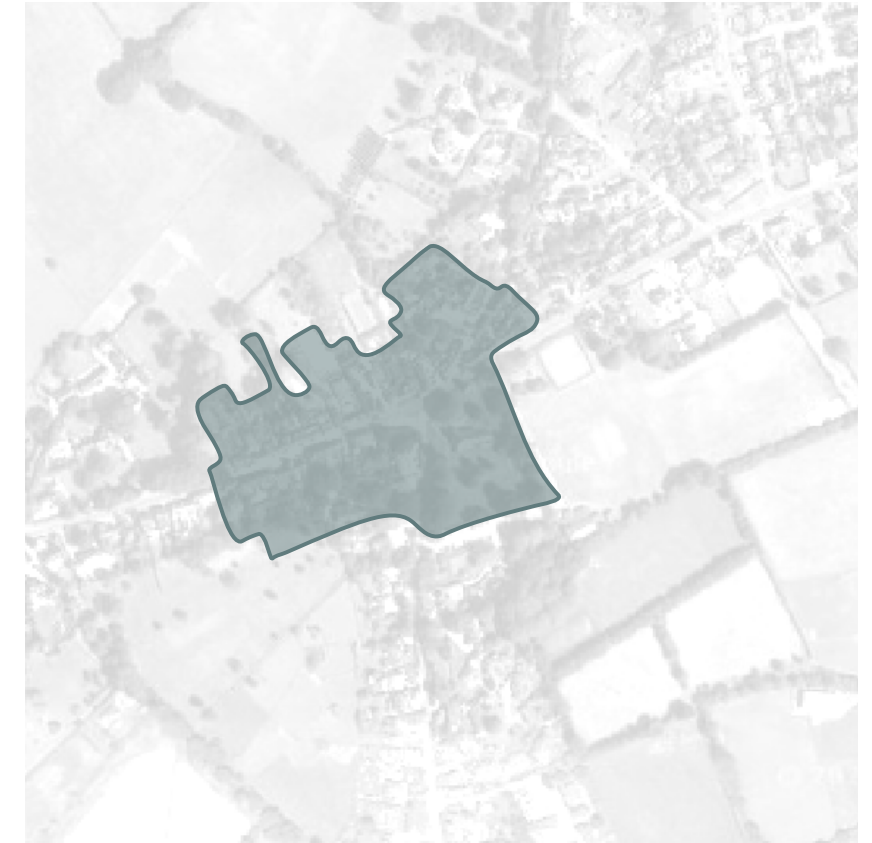
The Historic Core is where the village originated from. Many of the buildings here are from the 18th century, with All Saint's Church dating back to the 12th century. It is the centre of activity in Whiteparish as the church and local shop are located here, with the recreation ground and local surgery close by.

The area can be defined by these main characteristics:

- The building line is augmented with terraced housing and close-knit semi-detached cottages. Where there are gaps between buildings they are small.
- There is a narrow street environment, exaggerated by some buildings fronting directly on to the road with no pavement. Where there is pavement, there is no set back or front garden space.
- A relatively high density frontage compared to the rest of Whiteparish, however the area has a low density overall as plots on the northern edge have long plots extending to the rear.
- Pastel rendering can only be found in this section, with other character area predominantly red brick.
- The historic core is placed within the conservation area and is where the majority of the Grade II listed buildings can be found.
- There is no space for street vegetation, however the church has a large surrounding green space.



WHITEPARISH METHODIST CHURCH



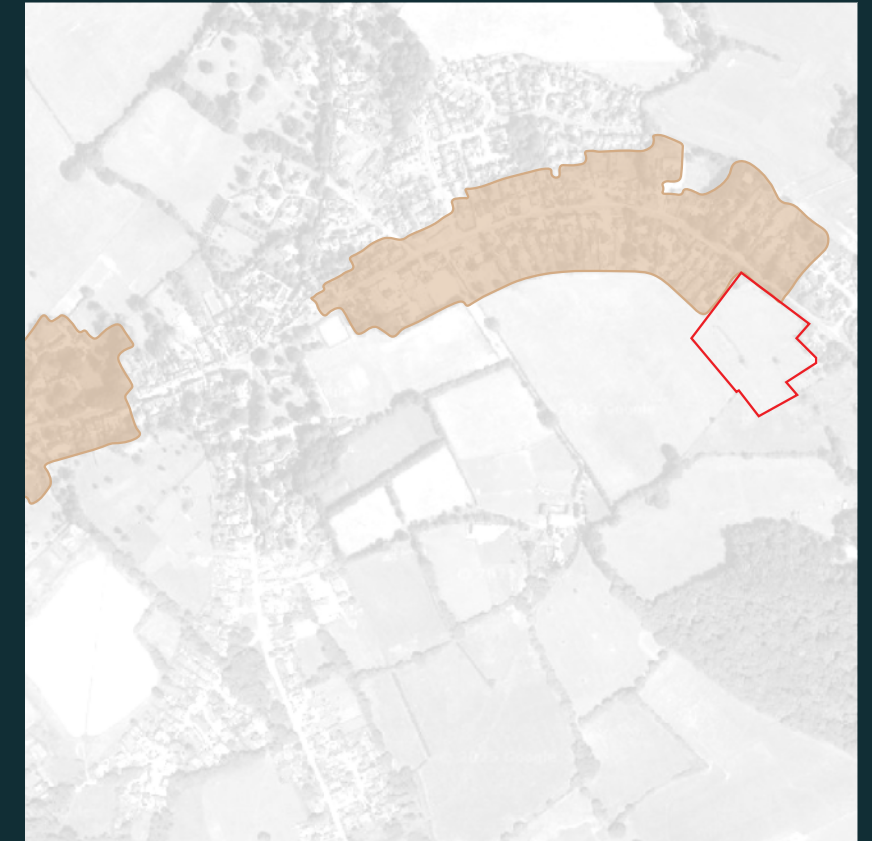
IVY COTTAGE

SUBURBAN LINEAR

This section grew along the Southampton-Salisbury road, now known as The Street and Romsey Road. As the population increased in the mid-1900s, the surrounding fields were used to build large brick cottages. This development created the linear village pattern seen today.

The area can be defined by these main characteristics:

- Closed and open frontages with varied set backs, which creates a more diverse street-scene.
- The building typologies follow the general cottage trend, with wide fronted detached homes. Most of the buildings in this area were built in the late 1900s and are more architecturally diverse with materials and shapes.
- Some chalet bungalows are also evident, particularly in the eastern part of the village.
- The plots are long with large back gardens.
- Verdant planted green verges dominate many of the front gardens.
- Housing boundary treatments are generally large hedges or low picket fence lines.



RURAL EDGE

The rural edge was a smaller settlement which originated at a similar time to the historic core. The school and a few surrounding buildings can be traced back to the early 17th century. The move from the core to the rural edge is characterised by a thick tree canopy after the surgery and wide open spaces, with little relation to the centre of activity nearby.

The area can be defined by these main characteristics:

- The plot sizes here are similar to the Suburban Linear development, in that they are long, with large back gardens.
- Building forms are characterised by large detached cottages, however the buildings here are more modern in construction methods having been built in the late 1900s.
- The frontages follow a more sustained building line, especially along the western edge, where the buildings have uniform front gardens. On the map, the buildings look fairly close together however, the street experience is different as the eastern building line is staggered and uneven in places.
- This area has a rural feel with more open spaces. Adjacent to the school is an open green space and wooded area. Between the housing there are open views to the surrounding fields.
- The street scene moving from more central village areas to rural is shown through the heavily planted road boundary.

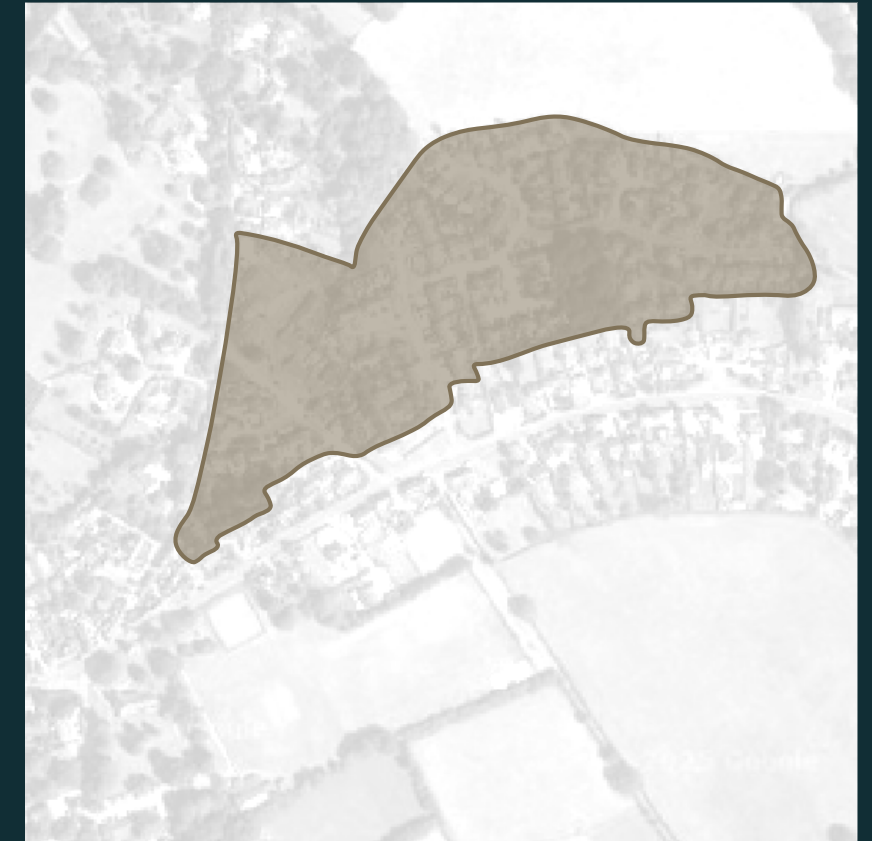


GREEN CLOSE EXTENSION

Historic maps show that this area was developed between 1970 and 1990. The area follows one spine road with cul-de-sacs branching from it. As a nod to the historic woodland of Whiteparish, a squared off portion of land has been left as a wild green space.

The area can be defined by these main characteristics:

- The building lines are fairly straight, with rows of 3 – 5 semi detached and detached homes in one block. Housing follows post-war vernacular, with a mixture of one and two storeys.
- Buff brick is used on many of the buildings in this area, interspersed with the characteristic red brick of the village.
- There are minimal boundary treatments between houses, with much of the space left open. Compared to the Suburban Linear area, the front gardens are short and have not been treated to the same level.
- The roads are curvilinear, ending in private cul-de-sac drives.
- Generally, the plots in this area have shorter back gardens, and the general feel is more dense than other parts of Whiteparish, excluding the Historic Core.
- Much of the street planting comes from private gardens with no trees planted in the highway domain.



ENCLOSED DEVELOPMENTS

These smaller developments have been selected separately as they are modern developments, which whilst drawing details from the main materials and forms of the village, follow their own trends and have a more homogenous building character.

The areas can be defined by these main characteristics:

- Generally well defined boundaries from the road and surrounding housing. This is achieved through high hedgerows and fencing.
- Built in the late 20th/early 21st century in small in-fill plots on the outskirts of the village.
- Figure and ground plans show that developments are enclosed with little relationship to the street. The houses directly adjacent to the street are usually angled with the back gardens facing the street.
- Existing building lines have not been followed, with priority given to the most efficient use of space.
- The amount of vegetation is similar to that of the surrounding Rural Edge character area. There are grassy verges with young street trees.
- Housing follows the overarching cottage style of Whiteparish with red brick buildings, gable and barn hip roofing and casement windows. There is a mix of larger detached and semi-detached homes.





Site Photo Locations



Site Image 3



Site Image 4



Site Image 5



Site Image 6



Site Image 1



Site Image 2



Site Image 7



Site Image 8



Site Photo Locations



Site Image 11



Site Image 12



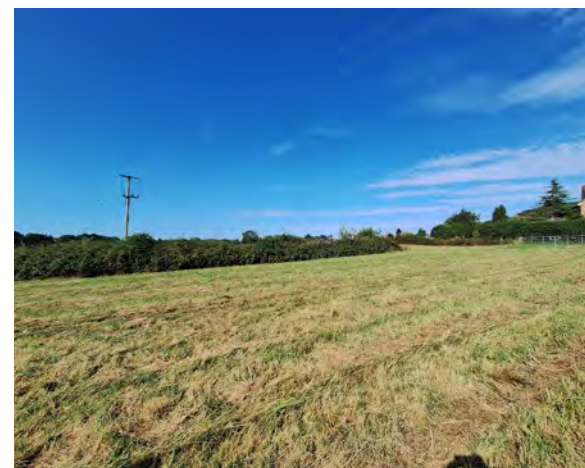
Site Image 13



Site Image 14



Site Image 9



Site Image 10



Site Image 15



Site Image 16



Site Photo Locations



Site Image 19



Site Image 20



Site Image 21



Site Image 22



Site Image 17



Site Image 18



Site Image 23



Site Image 24



Site Photo Locations



Site Image 27



Site Image 28



Site Image 29



Site Image 30



Site Image 25



Site Image 26



Site Image 31



Site Image 32

THE VISION

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.

The Reserved Matters (internal access, appearance, landscaping, layout and scale) (REM) has been brought forward in accordance with the Outline Application response.

Key Features:

- Vehicular access from Romsey Road.
- Improved pedestrian links along the northern Site boundary for better walkability into the local centre.
- A proposal which respects the existing residential character and buildings lines evident in Whiteparish.
- Retention and enhancement of existing trees and hedgerows bordering and within the Site.

