

90A WOOD LANE, CHIPPENHAM SN15 3DY.



Residential Development

Outline Planning Application

Design and Access Statement

Submission to Wilshire County Council for Outline Planning Permission



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4. Summary

Introduction : Location

THE SITE– 90a Wood Lane, Chippenham SN15 3DY

The site was subject to a granted planning permission (**PL/2022/00586**) which has now lapsed. This application is a submission to grant an outline planning permission for the same application with updated highways access. The applicant also owns the adjacent properties of 90 and 92 Wood Lane and Leonora Care Home. These will be subject to separate planning applications. This application has a revised highways access to facilitate the subsequent planning applications for the other sites.

The site is a four-bedroom detached bungalow constructed in the 1950s. Access to the property is via a gated driveway off Wood Lane, providing both pedestrian and vehicular access. The property has two single garages, one attached to the side of the property to the east and another older detached garage to the west. The property benefits from gardens to the front and the rear alongside a garden room to the front elevation.

It is well located, approximately 0.6 miles South East of Chippenham town centre in the ward of Hardens and central. Access is provided via Wood Lane and also via London Road, making it an extremely well connected site.

The site itself is in a predominately residential area with a primary school directly opposite off Wood Lane. London Road has a residential character but also has a mixed character with a commercial car dealership directly opposite to the north.

The site lies just outside Chippenham conservation area but can take cues from the general character of the buildings and townscapes of London Road. Adjacent to the property is the empty Leonora Care home which has a utilitarian appearance with a mixture of gable mid-20th Century buildings and flat roofed 1970's buildings. None of the buildings are listed or considered to be heritage assets.

CHIPPENHAM

Chippenham is one of the largest towns in Wiltshire and is identified in Wiltshire Core Strategy as a Principal settlement. This makes it a strategically important centre and primary focus for development, including the sustainable provision of community facilities and infrastructure. Chippenham also acts as an important centre with good access to services and facilities for the villages within the Chippenham community area.

Chippenham has excellent transport links. It is 4 miles south of the M4 and on the mainline route from the West Country to London Paddington. It is 10 mins by train to Bath, 15min to Swindon and under 30min to Bristol.

Wiltshire, as with the rest of the country has an aging population. As such Bristol's core strategy aims to provide a range of extra care facilities for the elderly in sustainable locations particularly in Principal settlements.



CHIPPENHAM CONSERVATION AREA

While the site lies just outside the Chippenham conservation area, development guidelines for London Road as identified in the Chippenham Conservation Area Statement are useful and relevant.

Area 18 refers to the London Road area.





View from public footpath looking north to 90a Wood Lane

Introduction : Site Photographs



Aerial view looking north at site

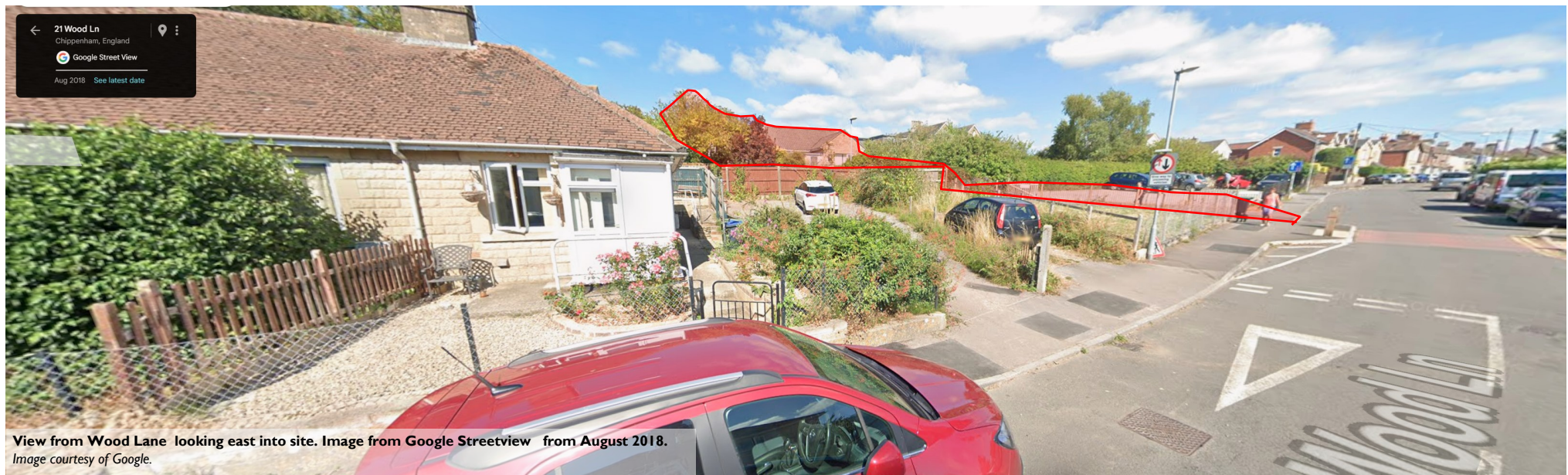


Aerial view looking south at site



View from Wood Lane looking north into site. Image from Google Streetview from August 2024. Image courtesy of Google Streetview.

Introduction : Site Photographs



Introduction : Site Photographs



View from 94 Wood Lane at site entrance looking south west down Wood Lane.



View from 95-115 Wood Lane at site entrance looking south down Wood Lane.



View from bungalows 7-10 Wood Lane by site entrance.

Wood Lane is a residential area with a suburban character. The houses tend to date from the early –mid to late twentieth century.

The pattern of development is lower density and looser grain with housing tending to be set further back from the highway behind a small landscaped garden area.



View from Wood Lane at site entrance looking northwest up Wood Lane. Image courtesy of Google Streetview



View opposite site entrance looking east at school entrance of Wood Lane. Image courtesy of Google Streetview

Our focus is on providing complimentary and sustainable architecture that adds quality and a sense of purpose to it's immediate environment.

The aims and aspirations for the project will include:

- To honour and contribute to the Genius Loci, the "spirit of place", of South Chippenham
- Create a building and landscape that relates in to the heritage & history of the area
- To provide housing types to cater for the local housing need.
- Enhance the biodiversity of the site with a carefully considered landscaping strategy
- Careful position massing to mitigate overlooking of neighbouring properties by maximising distances to boundaries.
- Provide a quality private amenity space for residents, enlivened with quality landscaping.
- Provide landscaping to the site that enhances & enlivens the public realm.

Brief and Proposal

The brief for this application is to submit an Outline Planning Application for a residential development that closely follows a previously approved, but now lapsed, planning permission. The key objective is to revise the existing access arrangements to ensure compliance with current highways standards and to facilitate future development of adjacent sites at 90 and 92 Wood Lane, which are also under the applicant's ownership.

The proposed scheme remains fundamentally the same as the original approved development, with the following minor amendments:

- Realignment of the access road to meet highways requirements and provide future access to neighbouring plots.
- Minor adjustment to the route of the existing public right of way to accommodate the revised access.
- Minor revisions to the landscaping layout.

Summary of the Proposed Development:

- A semi-detached pair and a terrace of three dwellings (total of five units).
- Each dwelling will comprise three bedrooms, arranged over three storeys, with the third storey located within the roof space.
- Reconfigured access road from Wood Lane.
- Provision of 10 off-street parking spaces (two per dwelling).
- Secure cycle storage for two bicycles per dwelling, located within private rear gardens.
- Each dwelling will benefit from a private rear garden.
- The development will be designed to be sustainable and energy-efficient, in accordance with current local planning policies.



Analysis : Historic Development

HISTORIC DEVELOPMENT

The historic development and 'urban grain' of the area can be revealed by studying the historic maps. The now, London road, was historically a Roman Way linking London to the South west.

1773 The 1773 map shows how the Roman way became a turnpike road, with turn pike gates immediately south of the site and how it continued to be an important archery. The scale and character of the buildings lining the road reflect this.

1886 The 1886 map shows the start of incremental development along both sides of London road,, To the south, No. 87-105, the 3 storey terrace of listed cottages, is already in place as is the brick terrace immediately north of the site. No. 80-82, also listed, is also shown to the North of London Road.

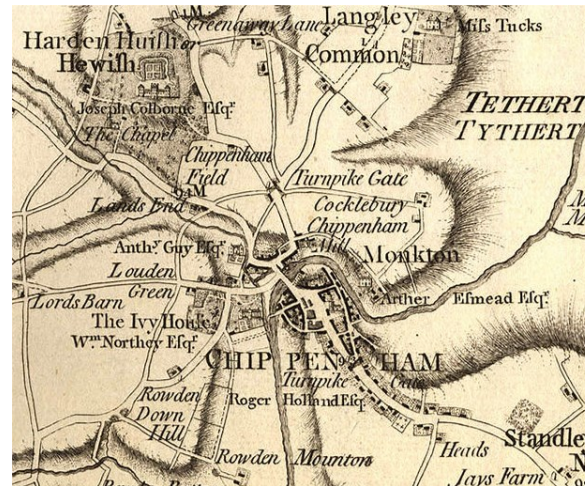
The land to the south of the side is predominantly farmland but there is the start of linear development addressing Wood lane

1924 & 1938 The 1924 and 1938 map shows considerable development along London road, particularly the housing with front gardens & long rear gardens to the south of the site. It also identifies considerable development of housing addressing Wood Lane with long garden to the rear.

Oakleigh house (Leonora Home) is a stone Victorian building and is first shown on the 1886 map. It is not listed on the National heritage list. It was extended to the front and rear and was converted to a care home in 1974, under the name Leonora Home. It provided 19 residential care bedrooms and 11 self contained apartments up until its closure in 2021.

Recent development Recent development along London Road has seen infill housing & apartments with varying success in responding to the scale and proportions of the existing listed buildings. There has also been a series of back land residential developments off London road, namely Larkham Rise & Phoenix Close built circa 2010.

The linear development along Wood lane has also continued with a mixture of post war housing and 1980's bungalows.



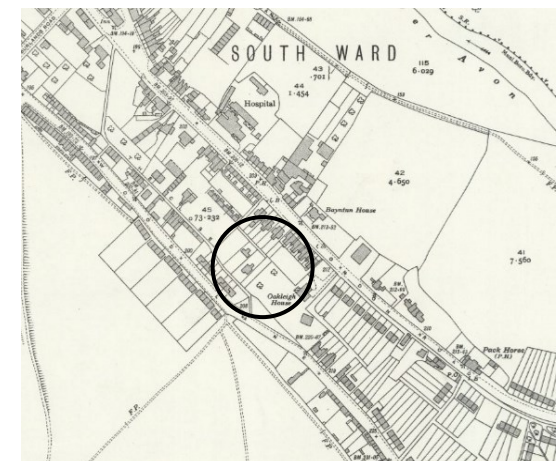
Andrews and Dury's Map 1773



Wiltshire Ordnance survey map 1886



Wiltshire Ordnance survey map 1924



Wiltshire Ordnance survey map 1938

Analysis : Routes, Connectivity & Access

- **Vehicular access:**

The site is accessed off Wood lane. The Causeway, is just three miles south of the M4's junction 17. The site is 40min drive from Bath town centre and 20min from Devizes.

- **Rail:**

Chippenham Rail station is within 20min walk from the site. There are regular services to Bath Spa, (15mins travel time) and Bristol Temple Meads (30 mins travel time). Chippenham is on the main rail line serving London from the South west, with The service to London Paddington taking just over 1hr 15mins.

- **Bus:**

There is a bus stop just north of the site on London road, which serves Chippenham town centre via the 55 route and takes just 10mins. The bus station serving the wider area is just 10mins walk from the site.

- **Cycle:**

While there are no designated cycle lanes, the site can be accessed by bike via London road and Wood Lane.

- **Pedestrian:**

The site is serviced with good pedestrian links which give easy access to Chippenham town centre. It can be accessed via Wood Lane and a footpath that leads onto London Road.



URBAN GRAIN

Wood Lane:- Wood Lane is suburban in character, comprising housing that are mostly two storeys in height. To the south west are modern single storey bungalows.

London Road:- The historic nature of London road as a turnpike route, characterises the grain of it's development. No. 119 - 133, immediately north of the site, is a two story brick Victorian terrace with long narrow plots and short front gardens addressing London Road..

No. 37-105, further north of the site, is a three storey listed terrace of townhouses with a shallow depth & and distinctive painted brick fronts. The terrace fronts directly on to the footpath with entrances to the rear. No. 80-82 is another three storey listed terrace, with front door opening directly off the footpath, this time on the north of London Road.

A series of 1920's semi-detached two storey houses, occupy the area immediately south of the site. They are characterised by larger front gardens and mark a change in relationship with London road from those further north.

The Ford garage opposite the site with it's large forecourt and how height, offers little to the edge or grain of London Road.

Summary

The buildings are set back from Wood lane so have minimal impact.

PROPOSED BUILDING FORM

The proposed buildings are commensurate with the adjacent buildings which are all two to three stories.

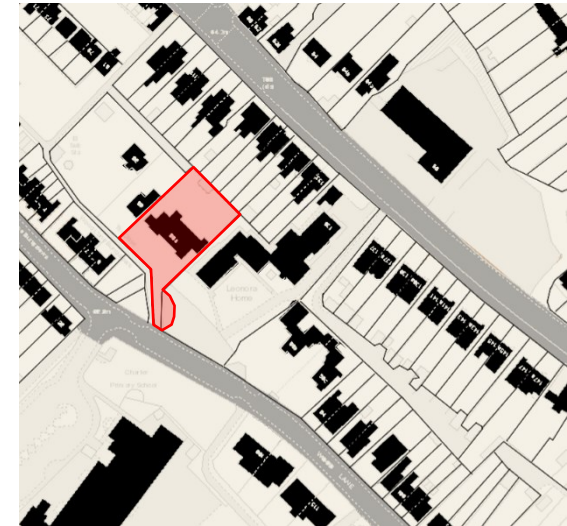


Figure & ground diagram showing Existing plot relationships with London Road & Wood Lane.

MATERIALS

With the many listed buildings along London road there are fine examples of the use of squared and coursed limestone rubble with ashlar architraves, platbands and quoins as can be seen on No. 78, 80, 83 & 87. Rubblestone was mostly rendered, now exposed with some painted facades as with no. 87 - 105.

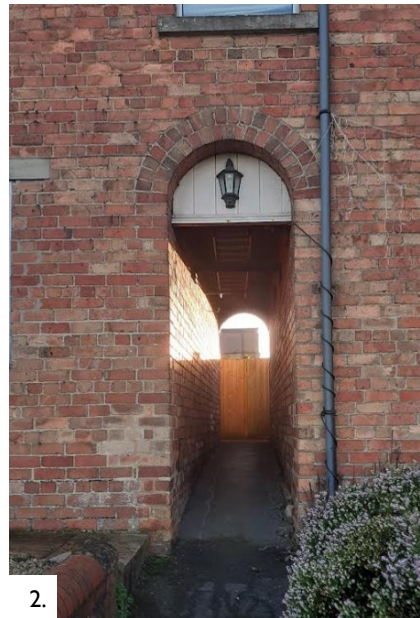
There is limited use of brick, it is most prominent in the Victorian terrace to the west of the site on London Road. Render is used extensively on the houses on Wood Lane and the late 19th C houses on London Road.

Roofs are a predominantly slate and double roman tile, with the more modern houses using concrete tiles. They are typically pitched or mansard.

The pairing of windows and long vertical proportions typical to the area can be reflected in the scheme. The scheme can also draw on the historic use of dormer window and mansard roofs.



1.



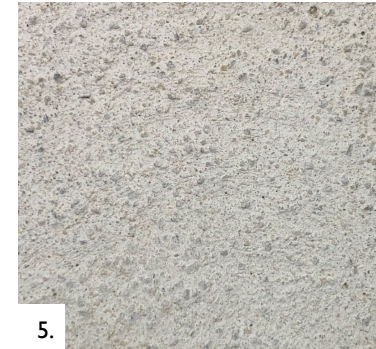
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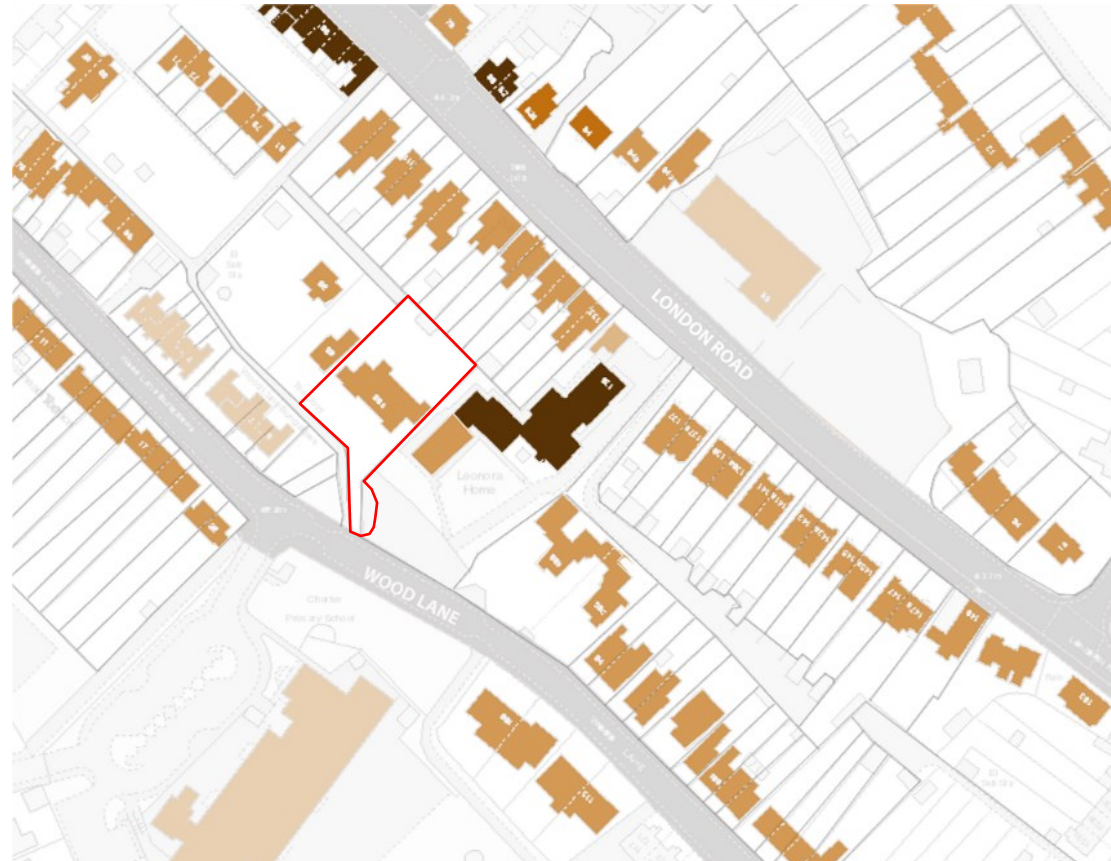
Analysis : Building heights

The current buildings on the site range between two and three storeys in height. This reflects the upper limit of the character of buildings on London Road which are period buildings up to 3 storeys in height with steeply pitched roofs.

Existing buildings facing onto Wood Lane tend to be lower in height with the dominant character being two storeys with 45 degree roof pitches.

The relationship between the scale of new buildings has the opportunity to reflect the street hierarchy and provide a sense of containment (e.g. massing and variation in scale along key frontages) In this case we recognise that the site is a background site and the proposal is to provide buildings that are 2.5 storeys in height to make the most efficient use of the site whilst reflecting the dominant characteristics of the area.

It is proposed to utilise a mansard roof design to articulate the roof and to provide some variation and modulation of roof form onto Wood Lane.



No. 87-105 - 3 storey terrace



The Pack Horse, - two & half storey

Single storey	
Two storey	
Two & half storey	
Three storey	

HOUSING NEED:

90a Wood Lane is a single 4 bed bungalow.

The 2016—2036 development plan proposes a requirement of 9225 homes for the plan period. With the number of houses already built and those in the pipeline deducted it leaves a further 5100 homes to be accommodated by 2036.

The Chippenham neighbourhood plan identifies 7 areas in which to accommodate the further development, sites 1 & 2 lie immediately north and south of the site.



The new strategy 2016-2036



The current strategy 2006-2026

Additional new homes

0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

Excerpt for Chippenham local area plan

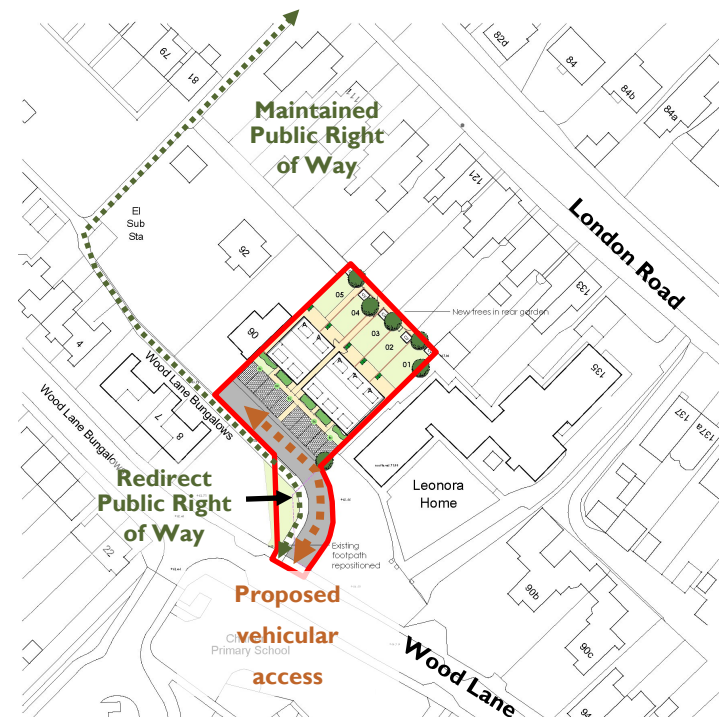
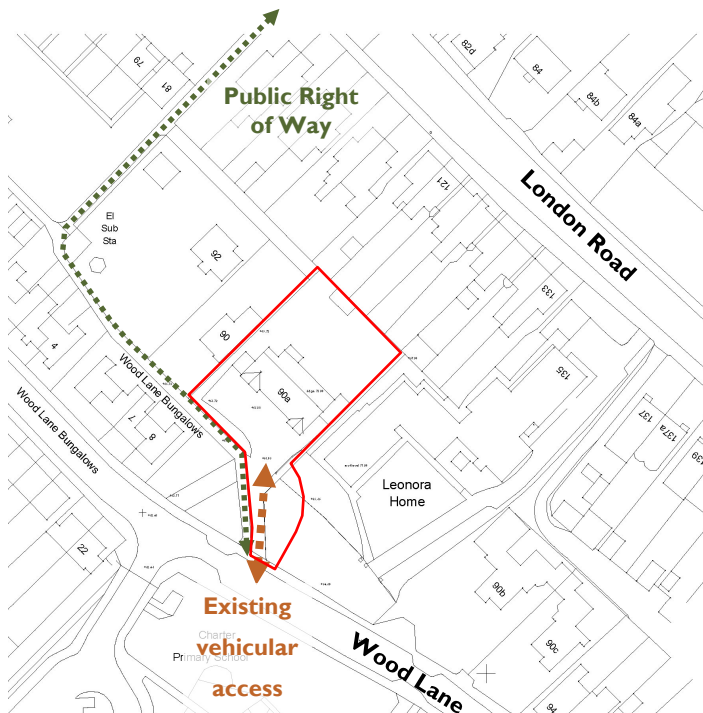


Analysis : Access & Routes

Access to the site is currently taken from Wood Lane, where there is space to accommodate parking for up to three vehicles. A public right of way also runs through the site, providing a pedestrian link between Wood Lane and London Road.

The proposed development will retain vehicular access from Wood Lane, with a slight realignment of the access point to accommodate future development of the adjacent plots at 90 and 92 Wood Lane, which are also under the applicant's ownership.

To facilitate this revised access arrangement, the existing public right of way will be marginally redirected at the site entrance. This will ensure continued pedestrian connectivity between Wood Lane and London Road while integrating safely with the new vehicular access layout.



VIEWS AND OVERLOOKING

The nearest direct residential neighbour is the north west which is a detached house. To the rear (north east) are terraced homes located directly onto London road with long rear gardens facing onto the site.

To the east of the site is the empty Leonora Care Home.
To the south west, is a patch of overgrown scrub which leads onto Wood Lane. 8 Wood Lane slightly overlooks the site.

This allows for a good open aspect to the north east looking onto private amenity space and south west generally overlooking Wood Lane.

ORIENTATION

The site offers the opportunity for south west and north east facing amenity space. Living spaces are predominantly south west facing with bedrooms facing north east.

NOISE

Being in a largely suburban residential area there is no issue with noise and no necessity for noise mitigation measures.

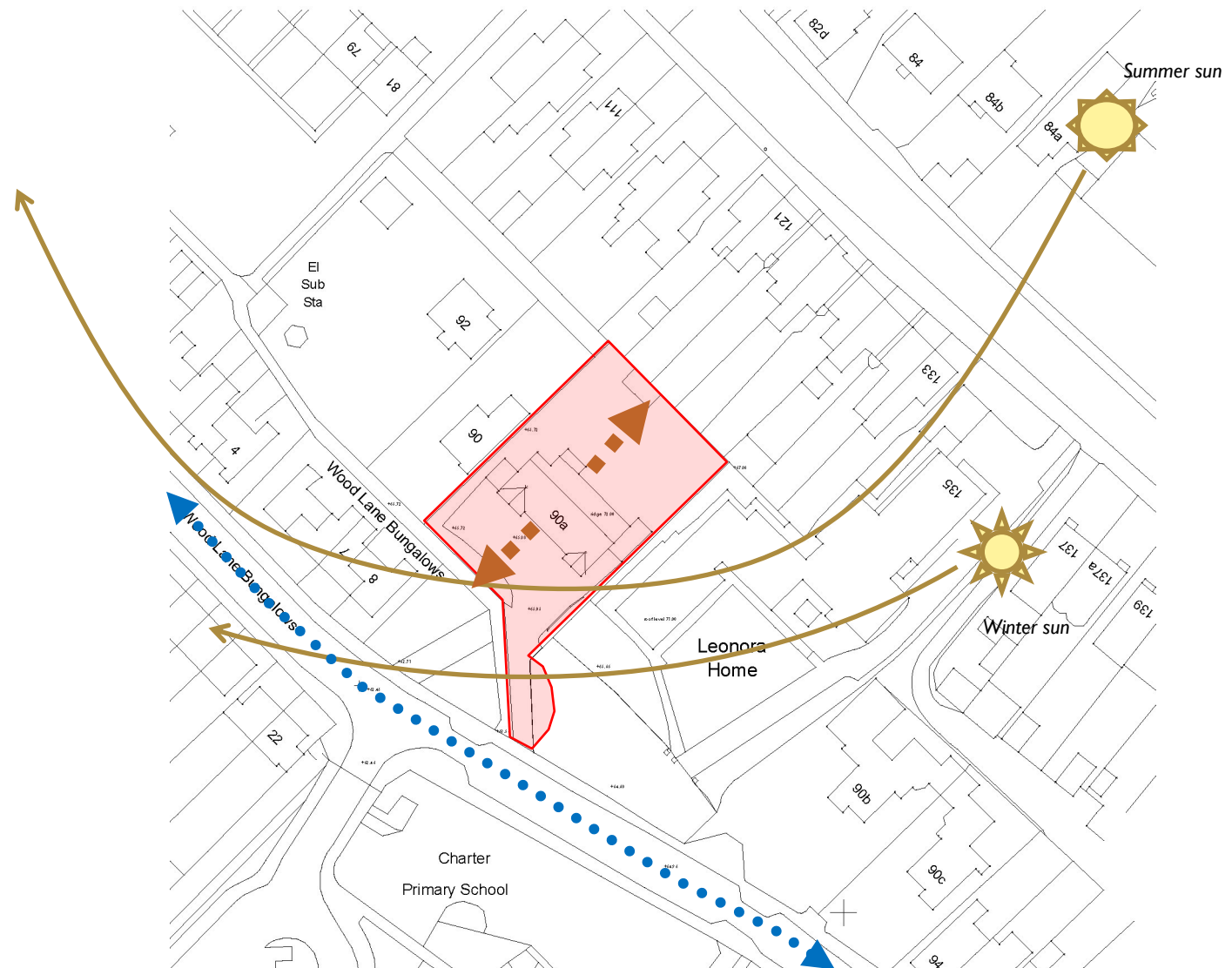
Quality aspect



Roadways



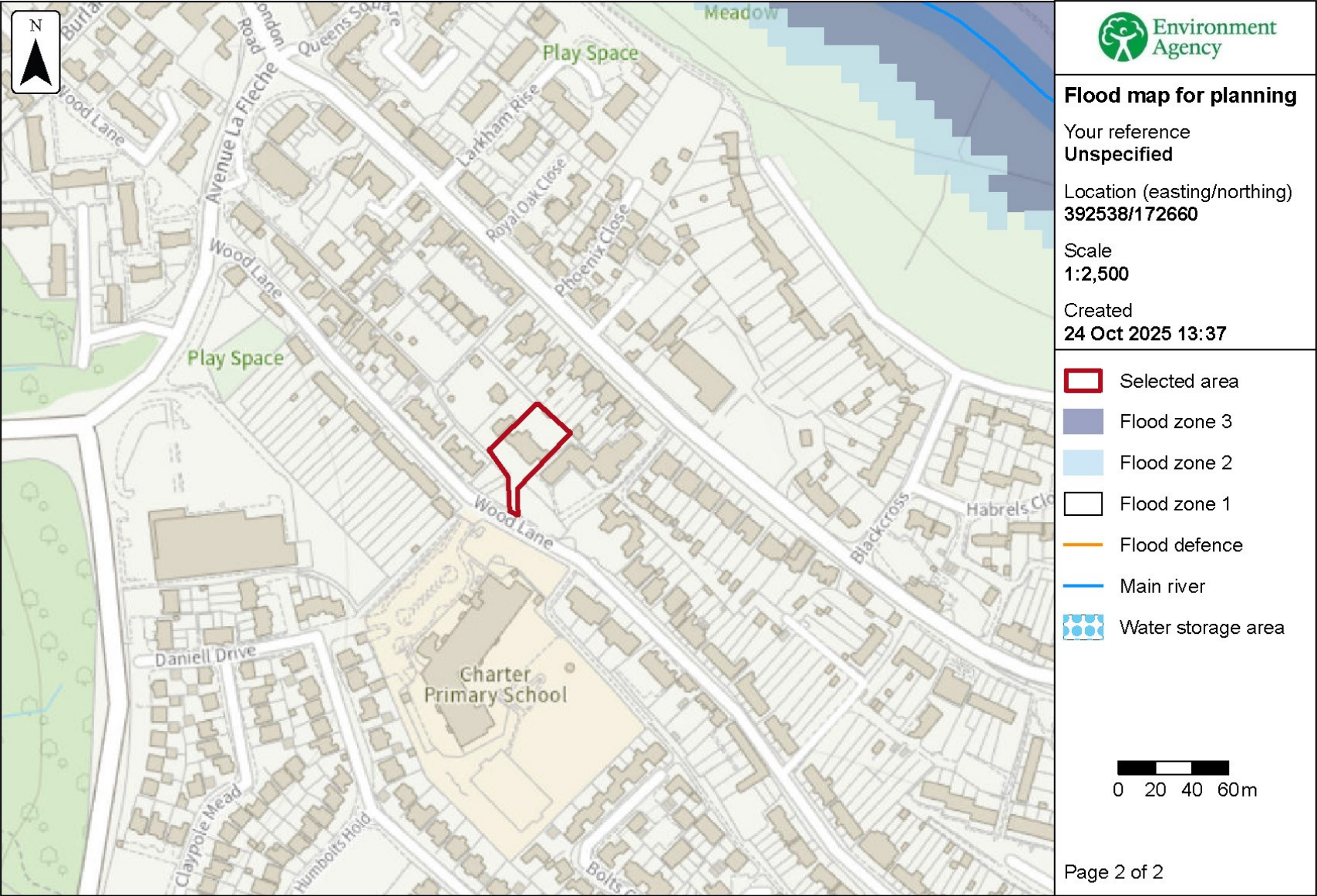
Sun path



Analysis : Flood Risk

FLOOD RISK

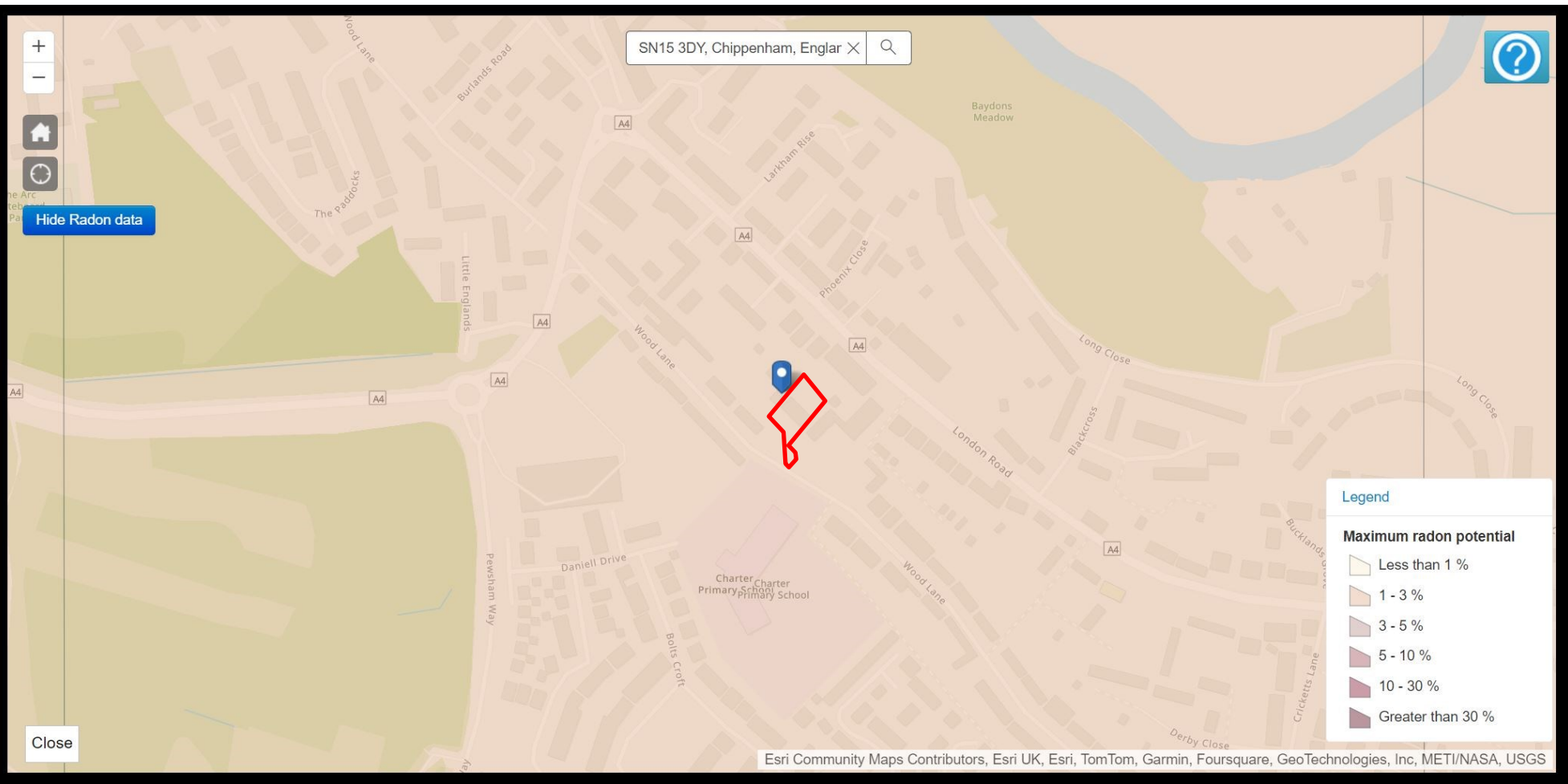
The site sits in Flood Zone I (low risk).



Analysis : Radon Risk

RADON RISK

The site sits in a 1-3% ZONE which requires basic Radon protection.



Analysis : Planning History

PLANNING HISTORY

Based on a desk top study of the Wiltshire Planning Portal, there are a number of historic application on and adjacent to the site (see extract of Wiltshire Planning Portal Map). There are 4 applications for the site listed below.

Reference	Description	Status	Determination Date
N/07/02643/FUL	Erection of four dwellings following the demolition of the existing bungalow. (revision to 07/01458/FUL)	Approved with Conditions	12/12/2007
N/81/0973/F	Extension to dwelling	Approved with Conditions	11/06/1981
N/07/01458/FUL	Erection of Four Dwellings Following the Demolition of The Existing Bungalow	Refused	25/07/2007
PL/2022/00586	Erection of 5no. dwellings with associated works.	Approved with Conditions	20/05/2022

Directly adjacent to the site at 90 & 92 Wood Lane

Reference	Description	Status	Determination Date
N/78/0331/FUL	Installation of lift.	Approved with Conditions	08/05/1978
N/80/0107/FUL	Extension to kitchen.	Approved with Conditions	25/03/1980
N/81/1769/FUL	Erection of garage extension for domestic use.	Approved with Conditions	01/12/1981
N/97/00575/FUL	Installation of bay windows.	Unknown	21/03/1997
PL/2023/01228	Outline planning permission for the erection of 7no. dwellings following the demolition of No 92 Wood Lane with associated works (all matters are reserved apart from access)	Withdrawn	24/11/2023
PL/2025/04121	Outline planning permission for the extension to No.90 Wood Lane to form an additional attached house, and the erection of 3no. houses within the side garden of No.92 Wood Lane, with associated work.	Live	

Leonora Care Home.

There is currently a Pre-Application (**ENQ/2025/01230**) submission with Wiltshire District Council for the redevelopment of the redundant and empty care home on this site.

Analysis : Planning History

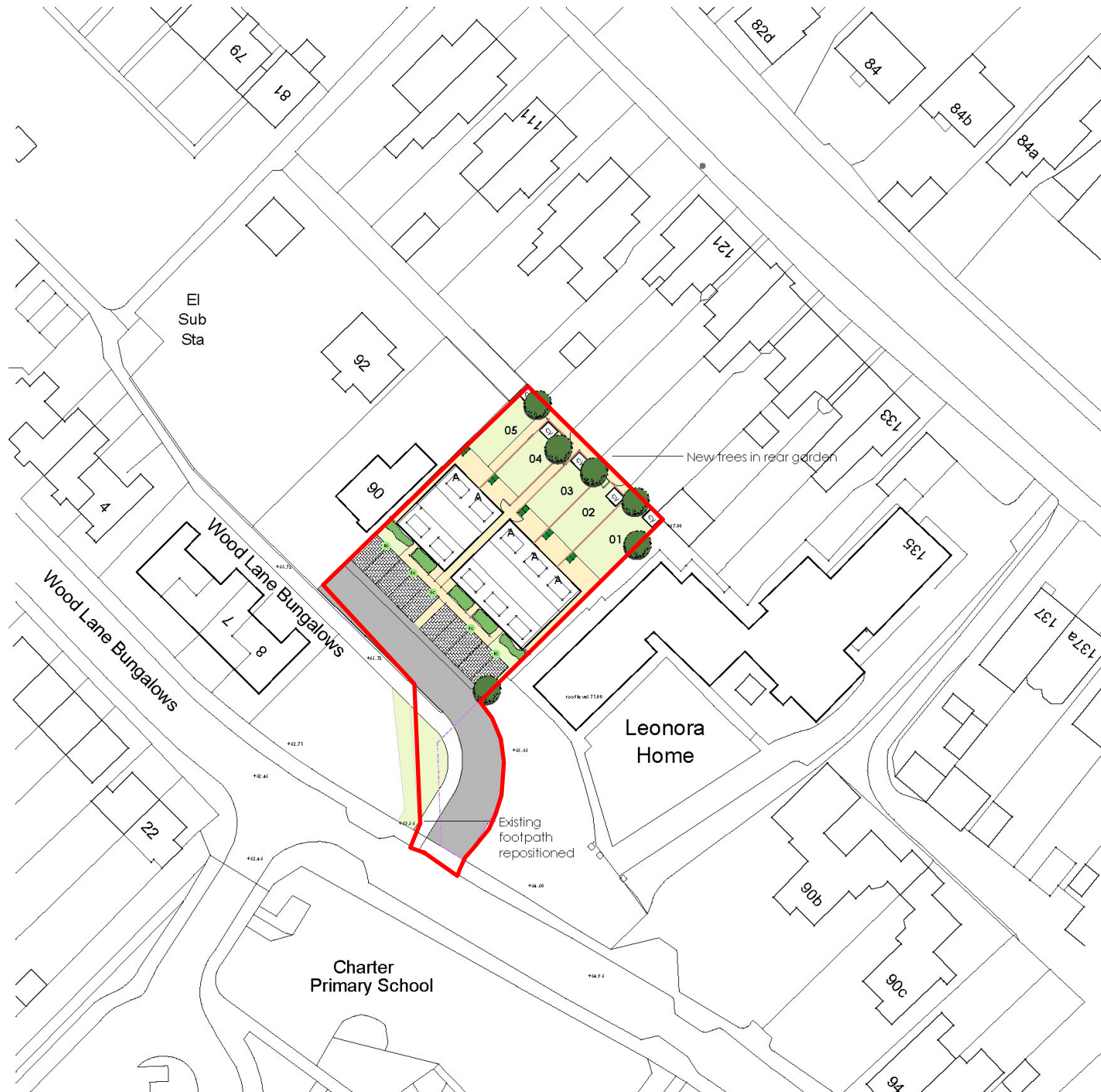
There are 4 application to 90 Wood Lane.

Reference	Description	Status	Determination Date
PL/2025/04121	Outline planning permission for the extension to No.90 Wood Lane to form an additional attached house, and the erection of 3no. houses within the side garden of No.92 Wood Lane, with associated works (all matters are reserved apart from Access)	Under Consultation	
PL.2023/01228	Outline planning permission for the erection of 7no. dwellings following the demolition of No92 Wood Lane with associated works (all matters are reserved apart from access)	Withdrawn	30/06/2023
PL/2022/00586	Erection of 5no. dwellings with associated works.	Approved with Conditions	20/05/2022
PL/2025/04121	Outline planning permission for the extension to No.90 Wood Lane to form an additional attached house, and the erection of 3no. houses within the side garden of No.92 Wood Lane, with associated work.	Live	

NOTE:

The applicant now owns the site and the adjacent plots of 90, 92 Wood Lane and eh Leonora Care Home. The new proposal now allows for a revised highways access that will accommodate high-ways issues for all plots

Section 3 : Design



Design : Amount & Use

USE

The housing responds to Wiltshire the development plans requirement of 5100 new homes to be accommodated by 2036.

AMOUNT

The exiting provision on the site is 1.no 4 bed bungalow.

The proposal replaces it with **5.no 3 bed** houses each with their own private rear garden and small front garden. The proposal accommodates **10.no. car parking spaces** and each unit has secure storage for 2 cycles with there being **10 secure cycle spaces** in total.



Existing



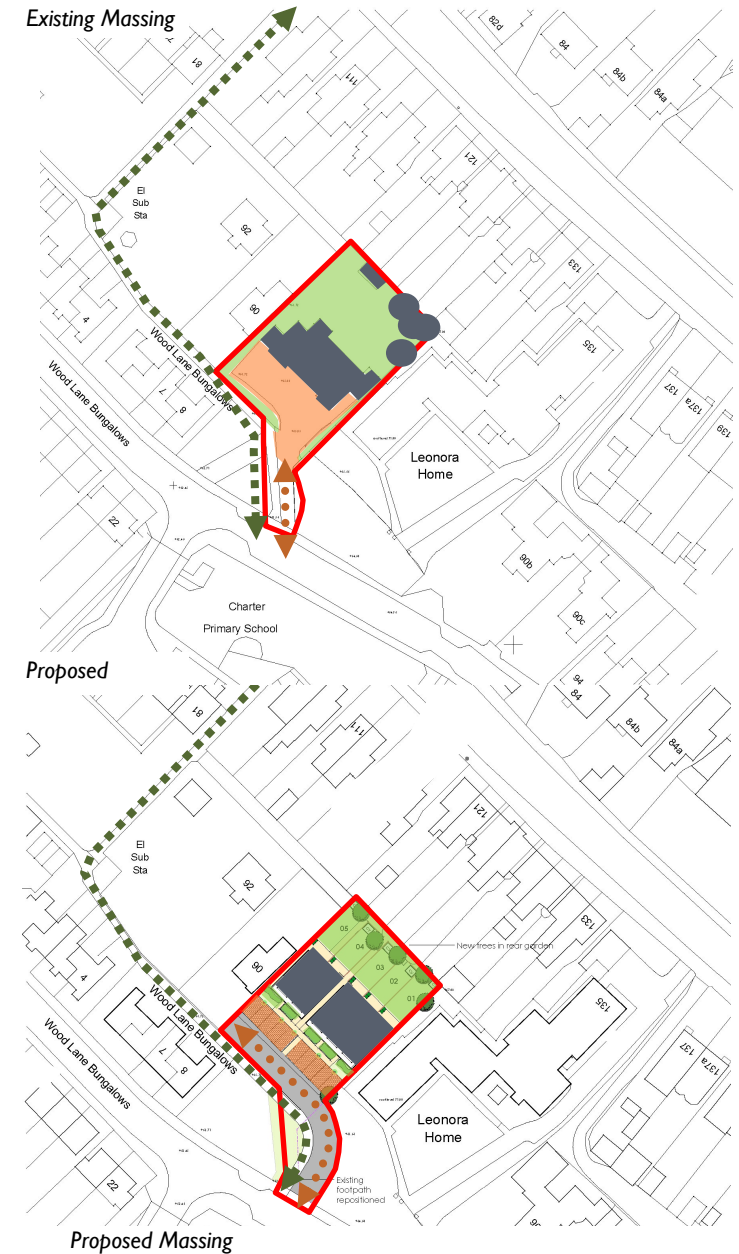
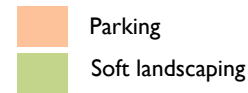
Proposed

- Housing 
- Retail / garage 
- Community facility 

MASSING DECISIONS

Overall

The scheme breaks the massing into 2 distinct blocks in linear form, making it legible and easy to find the way around, promoting safety & accessibility.



Current site layout

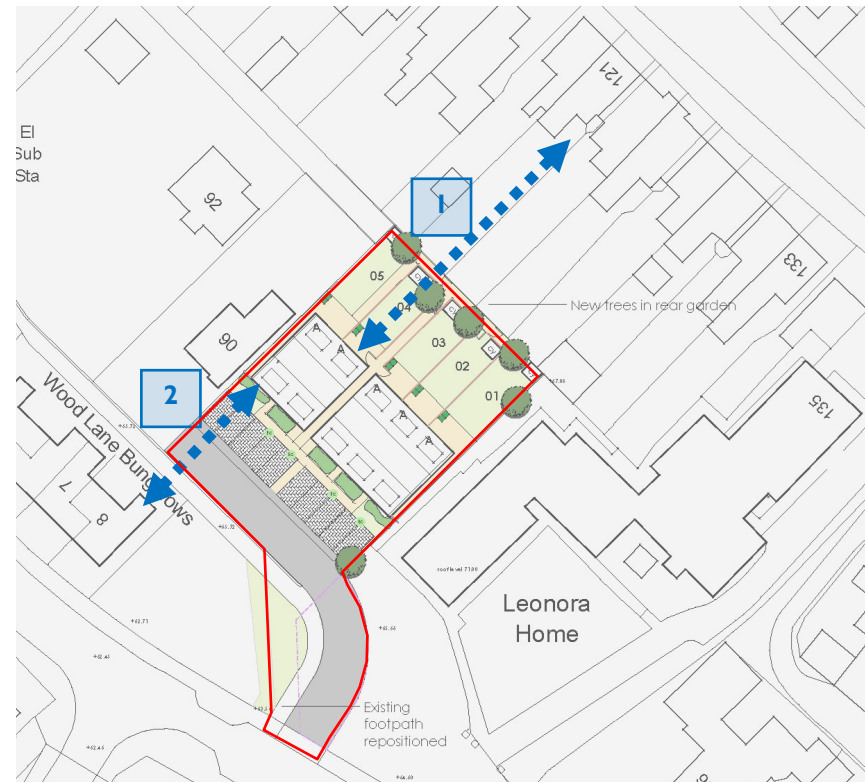


EXISTING ASPECT & OVERLOOKING

The existing house overlooks 8 Wood Lane to the front and is 17m away from the rear 8 Wood. The rear of terrace of houses to the north on London road are over 21m away.



Proposed site layout



PROPOSED ASPECT & OVERLOOKING

The proposed development at 90a Wood Lane has been carefully designed to respect the privacy and amenity of neighbouring properties. The rear elevation of the proposed building is situated over 21 metres from the existing dwellings on London Road, ensuring a substantial separation distance that mitigates any potential overlooking.

Similarly, the front elevation of the proposal maintains a distance of approximately 21 metres from the rear of No. 8 Wood Lane, again providing an appropriate buffer to preserve residential amenity.

It should be noted that the adjacent plots at 90 and 92 Wood Lane, as well as the Leonora Care Home, are under the ownership of the applicant. These sites will be subject to separate planning applications. The design of these future proposals will be developed with full consideration of the aspect and overlooking relationships with the proposed development at 90a Wood Lane, ensuring a cohesive and context-sensitive approach across the wider site

Design : Access & Parking

EXISTING VEHICULAR ACCESS & PARKING

Existing vehicular access is from Wood Lane with parking to the front.

Pedestrian access is via the public highway which provides access via Wood Lane or London Road.

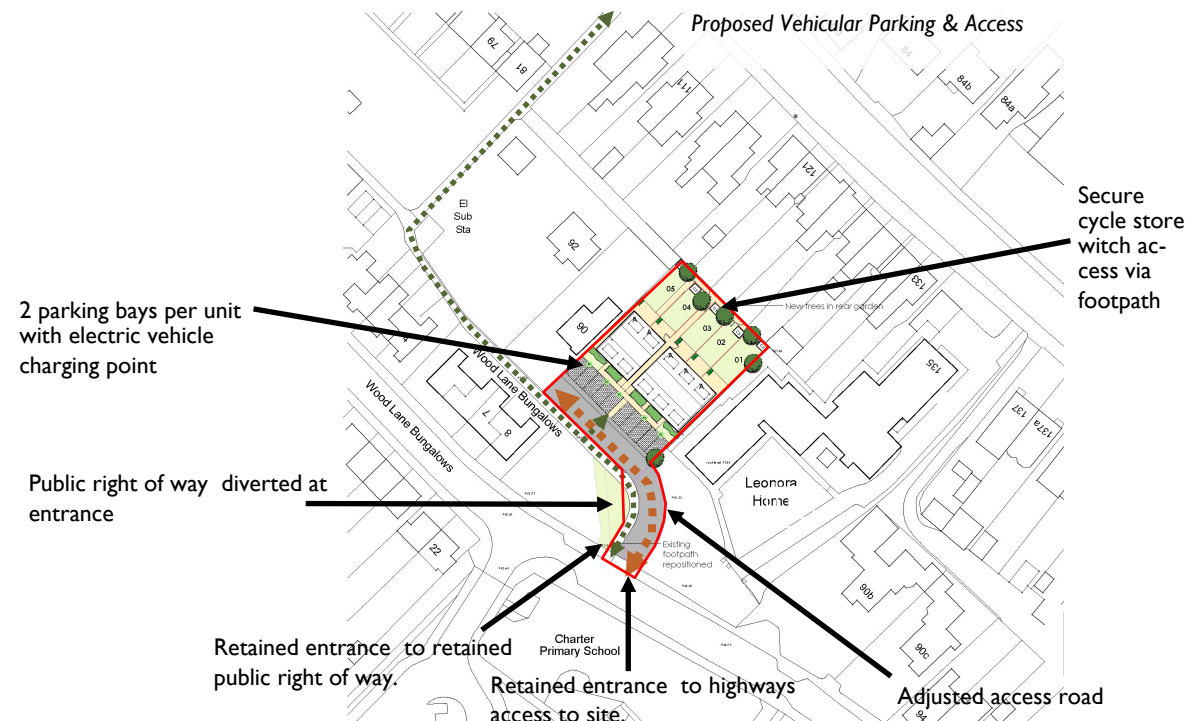
PROPOSED VEHICULAR ACCESS & PARKING

Vehicular access to the site will be retained via the existing entrance from Wood Lane. The internal access road has been designed with a compliant curved turning radius to facilitate safe and efficient movement. This layout also anticipates future redevelopment of adjacent plots at 90 and 92 Wood Lane, as well as the Leonora Care Home site, all under the applicant's ownership. The road geometry ensures that access to these future developments will meet highway standards.

Pedestrian access will continue to be provided via the existing public footpath network. At the site entrance, the footpath will be redirected to offer clear and safe pedestrian routes connecting both Wood Lane and London Road.

In line with the previously approved (now lapsed) planning permission, each residential unit will be allocated two parking spaces, resulting in a total provision of 10 spaces across the development. Each pair of parking bays will be served by a shared electric vehicle (EV) charging point, supporting sustainable transport initiatives and future-proofing the development.

In addition to vehicular parking, each dwelling will be provided with a secure cycle store located within the private garden area, accommodating two bicycles per unit. This provision supports Wiltshire Council's sustainable transport policies and encourages active travel by offering safe and convenient facilities for residents who choose to cycle.



AMENITY SPACE

Each property will have a secure private north east facing rear garden with external access via a footpath. This will also allow access to the cycle store located in the rear gardens.



Design : Scale & Height

SCALE /HEIGHT

The existing building is a bungalow. However, the replacement scheme is a two and a half storey structure. This places it in scale to the buildings adjacent at 90a, 92 and Leonora Care Home. These are all either two storey (90a & 92 Wood Lane) or three storey (Leonora Care Home)

Proposed 2 1/2 storey elevations



Aerial view showing adjacent property massing.

Design : Appearance & Materials

APPEARANCE & MATERIALS

The appearance of the proposed development draws on features characteristic of the area

Standard pitched and mansard roofs with slate appearance reflect local forms and materials. There is many examples of the use of dormer windows in mansard roofs in the listed buildings on London road.

The windows proposed reflect the traditional grouping on windows in two and threes and long vertical proportions.

Amongst the predominant materials used locally are stone and render with stone banding

Local features including, dormer windows & long vertical windows, paired with stone/render surrounds..



Design : Orientation & Overshadowing

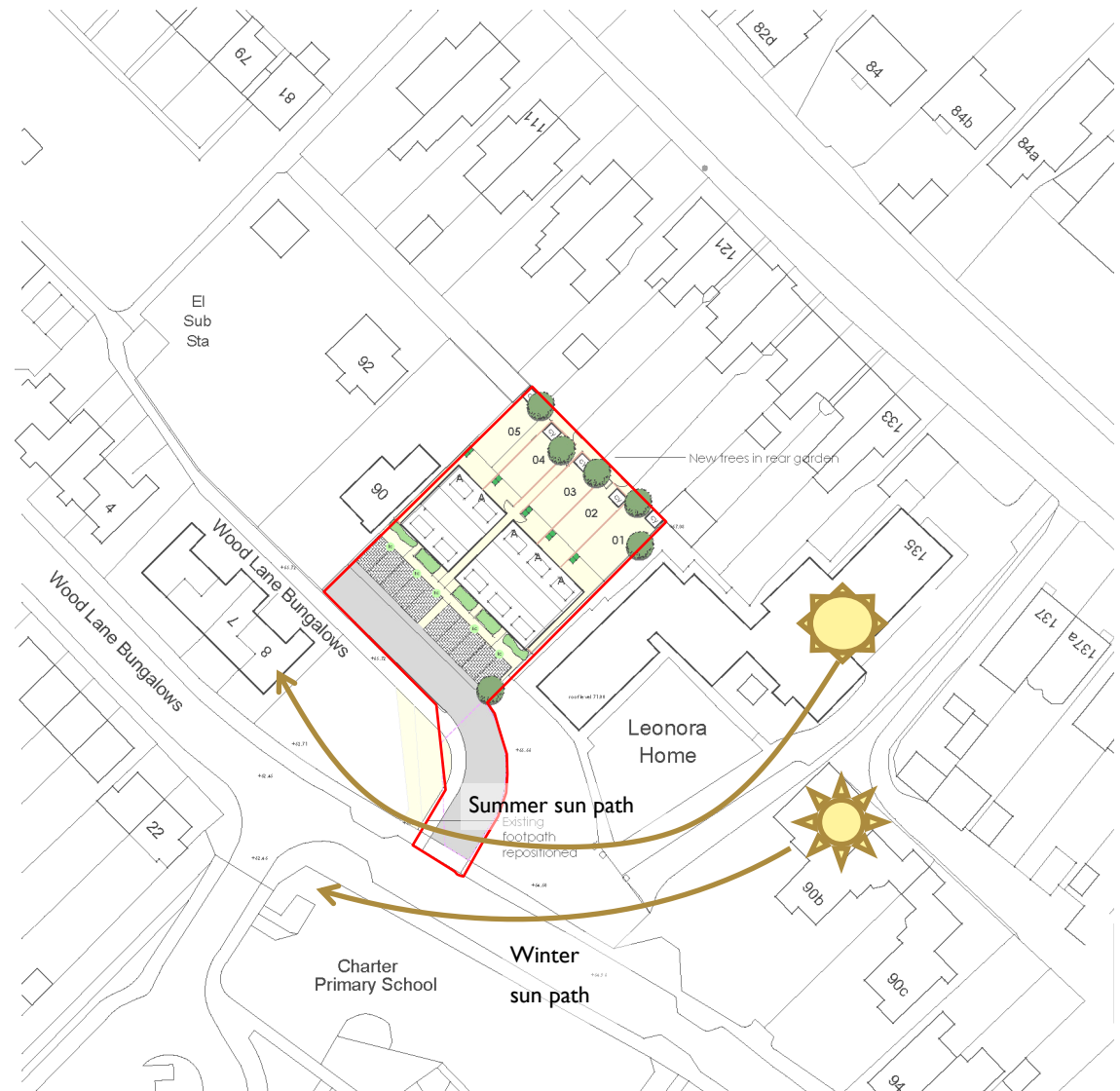
DAYLIGHT & SUNLIGHT

The majority of residence are orientated north east and southwest which will provide a good level of natural daylight through the day.

The private amenity space to the north east of the site benefits from sunlight in the morning to early afternoon.

OVERSHADOWING

The site layout has been designed to minimise overshadowing of neighbouring properties and onsite amenity spaces.



Design : Refuse management

REFUSE COLLECTION

Refuse collection for dwellings accessed from Wood Lane will be from two refuse collection points located to the west of the access road

The strategy adopted ensures that the refuse collection vehicle will not be required to enter the site.

REFUSE & RECYCLEING STORAGE

Each property will have a refuse store designed in accordance with Wiltshire Councils design guidance. The store will be located in the rear garden which has access to the front via a footpath.



EXISTING SITUATION

The site is currently comprised of existing single buildings a hard surfaced carpark with rear garden. It is of neutral ecological value.

OPPORTUNITIES

The redevelopment of the site provides an opportunity to enhance the ecological value of the area.

This building has been designed to be as sustainable as practically possible, to meet **Wiltshire** Council's energy requirements and to improve local biodiversity as set out in its document *Wiltshire Draft Climate Strategy 2022-2027. August 2021*

DESIGN AND LAYOUT

The development has been designed so as to make efficient use of land whilst also maintaining a pleasant setting for the development, with the opportunity to develop a landscape design demonstrating careful use of both hard and soft landscaping.

A "User guide" will inform residents about the building, about environmental issues in general, and about the facilities available in the local area.

ENERGY

Refer to Energy Statement by Fenton.

With regards to energy use, three main objectives for a sustainable building are proposed and listed by importance.

- Reduction of demand
- Reduction of emissions from energy provision as a whole
- Design domestic water heating process to be as efficient as possible and the consumption of hot water minimised where possible.

It is important that the energy use for heating is minimised by the utilisation of high levels of insulation to generate low U values and to minimise any cold air infiltration. U-values are controlled by Building Regulations, however, to maximise the efficiency of the building, it is important that these are improved upon.

It is proposed that the following are considered to reduce the heating requirements:

- Use of enhanced insulation
- Use of zone controlled heating
- Energy efficient boilers
- Energy efficient underfloor heating
- Any radiators to be fitted with TRVs
- Temperature controlled taps (max 43°C)
- Enhanced technologies to improve SAP calculations

High levels of natural light will be provided where possible to reduce the need for artificial light. Minimisation of electrical usage will be achieved by:

- The provision of low energy lighting throughout
- LEDs will be used
- Low energy, PIR operated lighting to communal areas, WCs, store rooms, staff only areas, corridors and bike and bin stores.

WATER

The design aims for water consumption in line with Construction Excellence's key performance indicator. The use of Greywater has not been considered because of the problems of high levels of bacteria like E Coli that it can contain. The minimisation of water usage will be achieved by:

- Utilisation of low volume, twin flush WCs in conjunction with aerated low-flow taps and restricted flow showers.
- Use of water butts where appropriate

MATERIALS

Significant energy can be used in the manufacture of materials. In addition, where materials are not of natural origin or require significant processing, emissions and substances may be generated which are harmful to the global environment. Where appropriate, materials shall be selected from the Green Guide to Housing and locally sourced where possible.

Where suitable, natural materials will be employed in preference. The design aim is to utilise materials that do not come from depleting natural resources, using material and components from

local sources and those with a lower energy requirement in their manufacture wherever possible.

TRANSPORT

- Refer to the Transport and Travel plans by Highgate.
- Electric car charging points
- Secure cycle storage facilities.

SUDS

Refer to the Drainage report by Cole Easdon.

WASTE

The applicant will appoint a building contractor who has an environmental policy that requires them to produce project and site specific Environmental Management Systems. These address waste handling, dust and noise suppression amongst other matters.

All general recycling and refuse will be collected from within the development by the appropriate persons and separated into the correct receptacles prior to collection by the appointed waste collection company

OTHER

- High speed broadband to encourage home working to minimise travel¹

¹ Wiltshire draft climate strategy 2022-2027. August 2021 - Transport-Objectives "Avoid unnecessary travel - reducing the need to travel through digital options, "

EXISTING SITUATION

The site is currently built upon and a hard surfaced car park and teh gardens are laid to lawn with some semi mature hedgerows and trees..

OPPORTUNITIES

The development of the site offers an opportunity to enhance the ecological value of the area and provide a significant increase in the biodiversity of the site.

New trees, permeable surfaces and perimeter planting are proposed. A full landscaping plan will be developed using trees and plants that blend and enhance the resident and ecological environment. This will be provided at reserved matters stage.

Tree planting within the site will comprise native species selected for specific characteristics or form and size.

The hard landscaping will include destinations and opportunities for social interaction between residents

At detailed design stage there will be opportunities for incorporating solutions for enhancements for birds, bats, insects and invertebrates.

Bird, bat and insect boxes will be installed in appropriate locations as follows:

BAT BOXES

There are many self-contained bat features available with bespoke / common brick facing so can be integrated seamlessly.

Location: as high as possible, at least 4m from the ground. Avoid placing above windows due to a potential light pollution/ disturbance.

Example boxes include Ibstock Enclosed Bat Box 'B'
<https://www.nhbs.com/ibstock-enclosed-bat-box-b>

INSECT BOXES

There are a variety of options available, both integrated and mounted, eg bee bricks <https://www.nhbs.com/bee-brick> (targeting non stinging non aggressive solitary bee species).

These are best placed south facing at least 2m up, near vegetation (but not immediately behind it), but can be higher.

BIRD BOXES

These are similar to those for bats in terms of brick integration. They provide self-contained nesting areas and will be located a minimum of 5 metres above the ground, or any roof/ terrace below.

We also propose boxes for house sparrows. These will be lower (approx. 2-4m) to target more than just swifts. Both are Bristol Biodiversity Action Plan species.

Example bird boxes include <https://www.nhbs.com/ibstock-eco-habitat-for-swifts> and <https://www.wildcare.co.uk/habitat-sparrow-terrace-bespoke-faced.html>



This proposal represents a resubmission of a previously approved scheme, with the principal amendment being the introduction of a highways-compliant access road. This revised access has been carefully designed to enable future development of the adjacent plots at 90 and 92 Wood Lane, as well as the Leonora Care Home site — all of which are under the applicant's ownership and will be subject to separate planning applications.

The current scheme remains fundamentally the same as the previously approved (but now lapsed) application, with the following minor adjustments:

- Realignment of the access road to ensure highways compliance and to serve future adjacent developments.
- Minor diversion of the existing public footpath to accommodate the revised access layout.
- Minor updates to the landscaping strategy.

Given that the changes are modest in nature and fully compliant with current planning policy and design standards, we respectfully request that the application be considered positively and approved. The scheme will contribute to meeting local housing needs in a sustainable and well-connected location.