



Land at

SOUTHWICK COURT FARM

Trowbridge

STATEMENT OF COMPLIANCE

Erection of 180 residential dwellings with
associated infrastructure and open space

November 2025

Produced by
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On behalf of
Wain Homes Severn Valley

0844 LAND AT SOUTHWICK COURT FARM, TROWBRIDGE			
Design and Access Statement			
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01 | Introduction



1.1 Purpose of the Document

This Statement of Compliance forms part of the Reserved Matters Application for 180 residential dwellings, parking, garages, public open spaces and infrastructure on land at Southwick Court Farm in Trowbridge.

This application follows the granting of Outline planning permission, ref. 20/00379/OUT, which was approved by appeal on 20th March 2024 for:

'Outline planning application for the erection of up to 180 dwellings, site servicing; laying out of open space and associated planting; creation of new roads, accesses and paths; installation of services; and drainage infrastructure'

Prepared by Focus on Design on behalf of Wain Homes Severn Valley, this Statement of Compliance will demonstrate compliance with the design principles of the approved parameter plans listed under Condition 4 and general accordance with the design and layout principles of the plans under Condition 5.

Where non compliance is sought, a brief justification is provided.

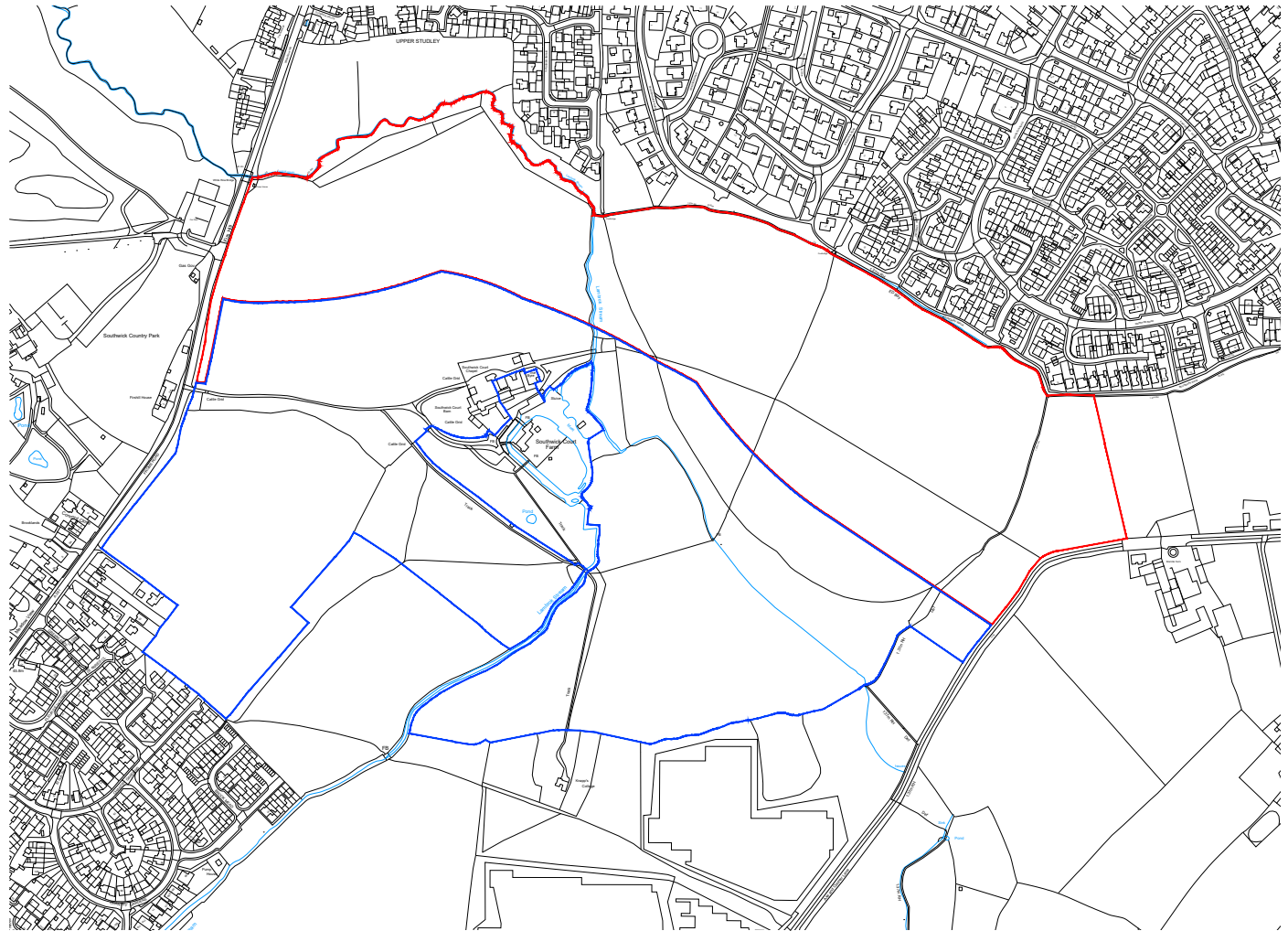
1.2 Description of the Site

The site lies on the southern edge of Trowbridge, with direct access onto the A361. It adjoins residential areas on Silver Street Lane, Spring Meadows, Sandringham Road and Marston Road to the north with Southwick Court - which includes a number of listed buildings - to the south.

The land is relatively flat and comprises multiple fields enclosed mainly by existing vegetation and split by low post & wire fencing.

The site is accessed from the A361 (Firs Hill) with an emergency access connecting into Westmead Crescent.

The application site is circa 18.80ha.



0844-101 Location Plan

02 | Assessment



2.1 Constraints

The site was assessed at outline stage which identified a variety of constraints which remain relevant at this stage of the detailed design and included technical elements such as:

- Flood Zones and associated flood risk
- Access opportunities
- Existing vegetation
- Ecology
- Grade II* Listed Building - Southwick Court Farm
- Public Rights of Way
- Existing utilities including gas & water mains

All of the constraints have been adhered to in the development of the detailed scheme.



CONSTRAINTS PLAN SUBMITTED AS PART OF THE OUTLINE APPLICATION

Heritage	Flood risk and drainage	Ecology, trees and vegetation	Site access and transport	Utilities and services
- Grade II* listed buildings - Farmhouse, Gatehouse and bridge - Moat	- Flood zone 2 (1:1000 chance of flooding) - Flood zone 3 (1:100 chance of flooding) - Surface water flood risk	- Existing hedgerows - Existing trees - Grassland 15-30m for buffer zone to wildlife corridor - Wildlife and habitat connections - Post and wire fence	- Public Right of Way (PRoW) - Bus stops - Potential vehicular access	- High voltage overhead power cables + poles - Underground high pressure water supply with 10.4m & 12.5m easement/standoff - Pipe diameter - Underground utilities - Gas main with 6m easement/standoff

03 | Design Evolution



3.1 Design Evolution

Extensive discussions were held with Wiltshire Council and key stakeholders during the progression of the outline application as well as a website providing opportunities for public comment.

The consultations helped to shape the Parameter Plans for the outline submission stage and these were refined further during the application in direct response to statutory consultee comments.

A Design Principles plan was produced to support the outline application and which should be used as guidance to shape the detailed scheme which should be in *general accordance* with it.

With due regard to the plans approved and those aspirations from the outline an early sketch was produced to adhere to the identified constraints and reflect those key design principles.

The initial sketch was reviewed in detail by a team of expert consultants before evolving into a Planning Layout that as a team we felt would be supported.



INITIAL SKETCH LAYOUT - SK01

**Design principles establishing a design framework for future detailed proposals. Variations to these principles shown on this plan may be agreed through the reserved matters stage.*



Legend

-  Application boundary
-  Key character area boundary
-  Proposed development blocks
-  Key development frontage
-  Key corner turning buildings
-  Gas main and easement
-  Swale corridors

- A** Frome Road (A361)
- B** Axe and Cleaver Lane
- C** Sandringham Road
- D** Westmead Crescent
- E** Boundary Walk
- F** Southwick Court (Grade II* Listed bridge, farmhouse and gatehouse)
- G** Lambrook Stream
- H** Southwick Country Park

-  Existing bus stops
-  Existing PROW
-  Primary access
-  Secondary access
-  Tertiary access and private drives
-  Pedestrian / cycle link
-  Footpath links with proposed new crossing point to extend recreational opportunities to Southwick Country Park

- 1 Vehicular access from Frome Rd
- 2 Crossing over Lambrook Stream
- 3 Potential connections to existing areas
- 4 Proposed pedestrian / cycle crossing (Frome Road)
- 5 Emergency access - Westmead Crescent
- 6 Sensitive designed rural access road with no or minimal lighting and signage

- 7 Green links including swales
- 8 Landscape buffer to existing development
- 9 Attenuation pond features
- 10 Land retained in agricultural use
- 11 New planting designed to provide a strong landscaped edge to the developed area
- 12 Public Open Space
- 13 Wildlife and ecology buffer
- 14 Central open space inc childrens play area

Land South of Trowbridge			B
Design principles			DCC/DC
150202 PP05	1:2,000 @ A2		Aug 2021

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DETAILED PLANNING LAYOUT - CLOSELY REFLECTS THE ASPIRATIONS OF THE DESIGN PRINCIPLES PLAN

04 Proposed Layout

The proposed layout represents a combination of an understanding of the site and its context through developing the principles from the outline approval. The site wide layout comprises the following key features:

ACCESSIBILITY

- 01 Vehicular access from A361
- 02 Pedestrian & cycle access from A361
- 03 Emergency access onto Westmead Crescent
- 04 Pedestrian access from PRoW or newly formed into existing infrastructure
- 05 Primary Street with pedestrian footpath on both sides and tree-lined
- 06 Secondary street with informal pedestrian footpath on one side
- 07 Tertiary shared surface street
- 08 Private Drive to serve a limited number of properties

URBAN STRUCTURE

- 09 Linear and structured layout for an efficient design and that works with the parameters & constraints
- 10 Creation of a positive street scene facing onto all streets and areas of newly formed public open space
- 11 Creation of green edges and corridors to retain existing vegetation, pedestrian routes and provide a strong landscaped outlook

- 12 Streets forming key visual links between elements such as new links, green spaces and feature spaces

- 13 Siting of buildings to form and frame the central green

- 14 Key views within the site terminated by focal buildings, dual aspect corners or soft landscape features - existing or proposed

- 15 Creation of a central green at the heart of the development

- 16 Green corridors formed to provide movement and safeguarding of important ecological features

- 17 Attached units predominate along middle of the site

- 18 Detached units predominate along site edges

- 19 Higher storey buildings utilised at key nodal point and along the Primary Street

- 20 Dark corridors created along existing vegetation for bat movement

- 21 Mix of parking typologies to provide interest and variation whilst reinforcing the street character

LANDSCAPE

- 22 Retention of existing vegetation along boundary edges where possible to maintain landscape enclosure, protect site character and habitats

- 23 New tree planting to enhance the street and aid legibility when moving in, through and out of the development

- 24 Proposed hedges as front boundary treatment to provide a strong landscape character

- 25 Open space for informal activity, play & socialising

- 26 Local Area of Play (LAP)

- 27 New Woodland planting

- 28 Drainage swale

- 29 Attenuation basin

OTHER

- 30 Electricity sub station

- 31 Foul pumping station



05 | Land Use & Lighting





5.1 Land Uses

The application site provides a mix of land uses which are briefly identified as:

- Residential Development - land utilised for residential development and its associated streets/infrastructure and areas of incidental open space and play
- Green Infrastructure - mix of green corridors, attenuation basins and swales and play zones

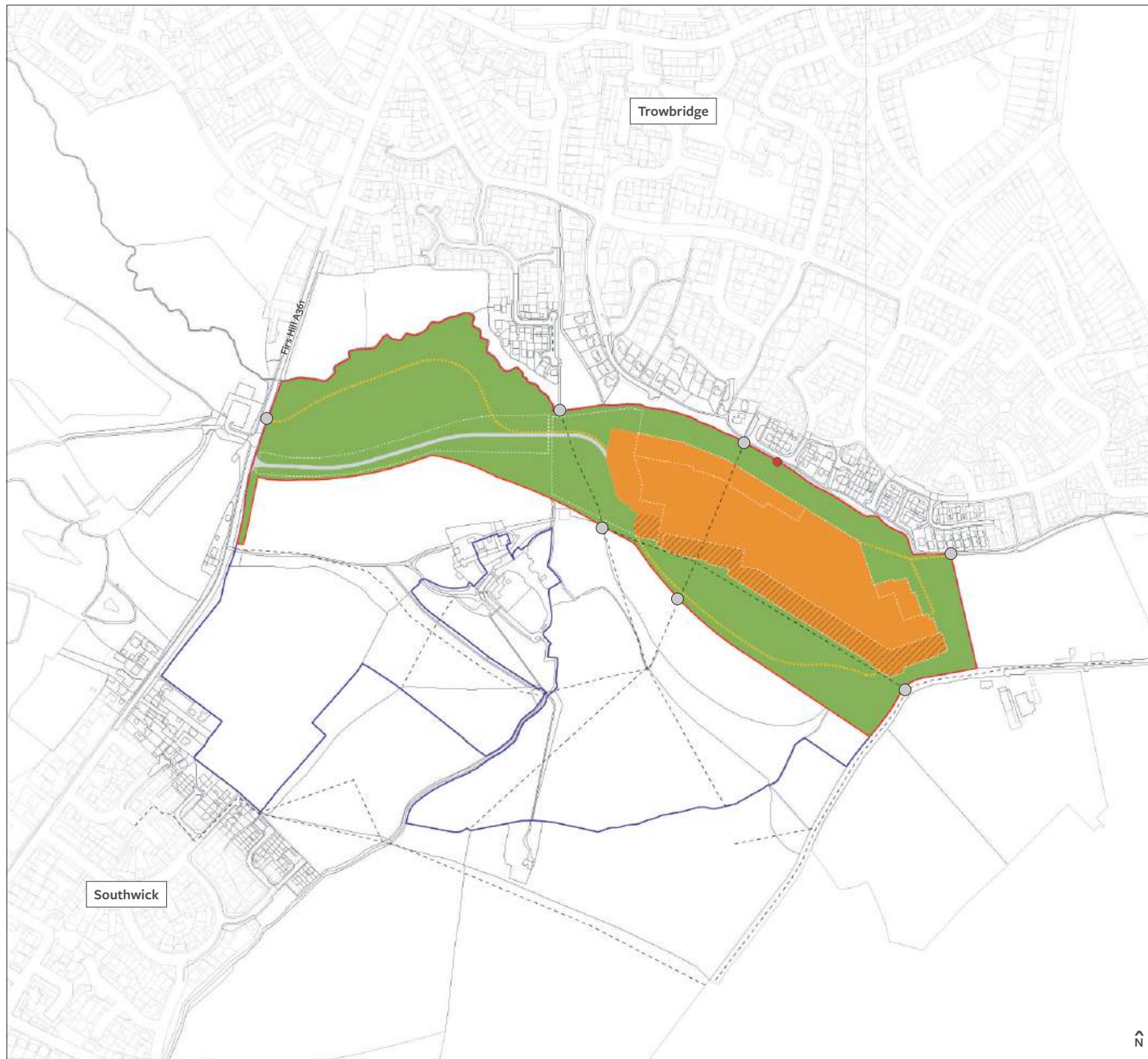
These uses were shown on the approved Access, Land Use & Building Heights Parameter Plan from the outline permission and the proposed scheme adheres to the plan with very minor adjustments to the peripheral edges.

5.2 Lighting

The outline permission approved a Lighting Plan which identified some limitations, mainly based on ecological sensitivities to the edges of the site and which are briefly described as:

- Residential Development - land utilised for residential development and its associated streets/infrastructure and areas of incidental open space and play
- Green Infrastructure - mix of green corridors, attenuation basins and swales and play zones

These have been added to the Planning Layout to show adherence to the Lighting Parameter Plan.



- Application boundary - 18.80ha
- Land under applicants control
- Proposed publicly accessible open space - 12.84ha
Inclusive of necessary infrastructure
- Proposed residential development - 5.96ha
Inclusive of incidental open space, attenuation, infrastructure and play
- ■ Key character areas
See design parameter plan PPO5 for detail
- Proposed access road
- - Existing Public Right of Way (PRoW)
- - Indicative alignment of proposed footpaths and cycleway
- Proposed pedestrian, cycle and emergency access to Westmead Crescent
- Connections to existing Public Right of Way, Bridleway and/or footpath network
- Building Heights:**
 - Development heights up to a maximum of 25 storeys. (Maximum 9.5m height)
 - ▨ Development heights up to a maximum of 2 storeys. (Maximum 8.5m height)

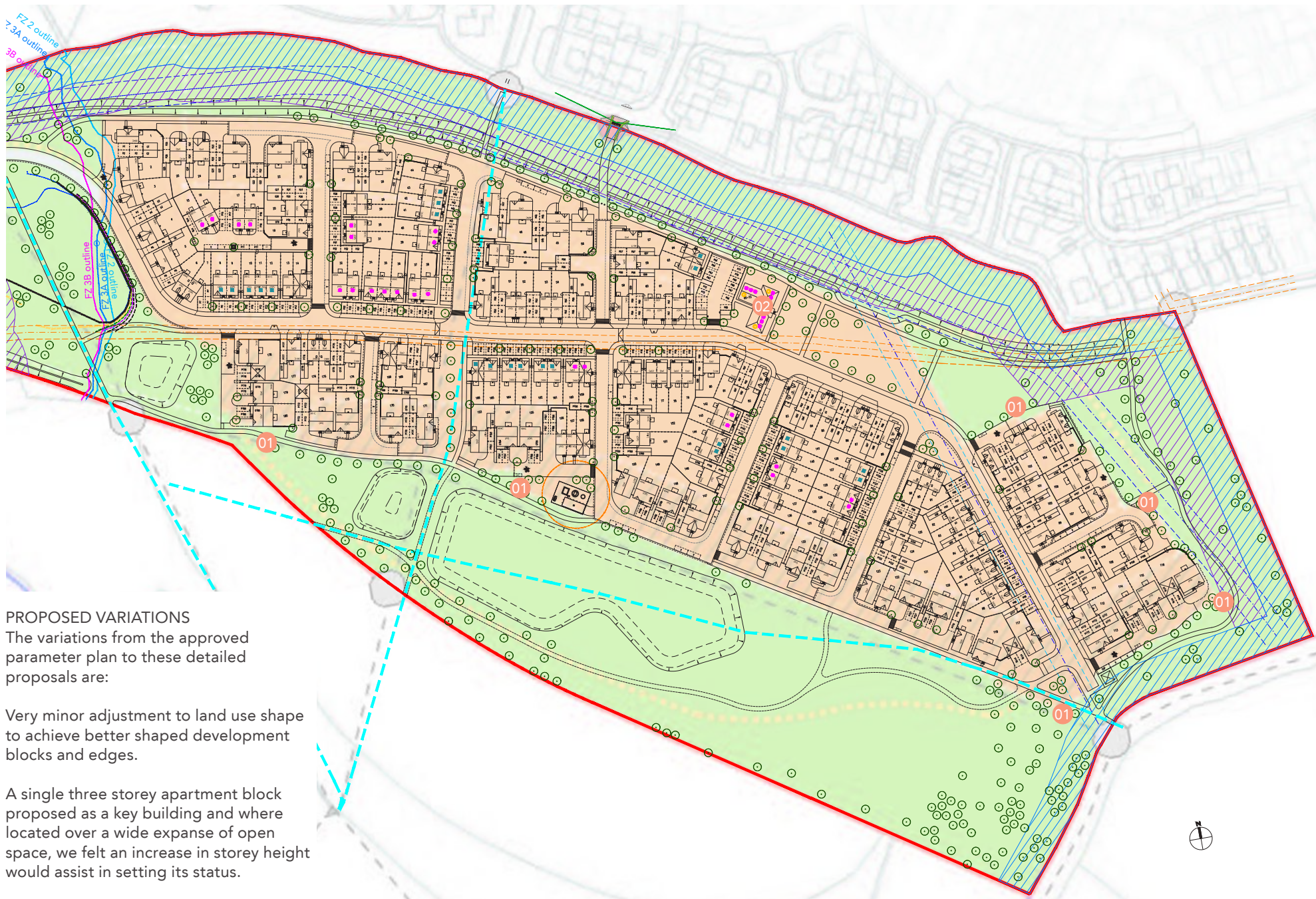
Land at Southwick Court, Trowbridge Access, land use and building heights		Q
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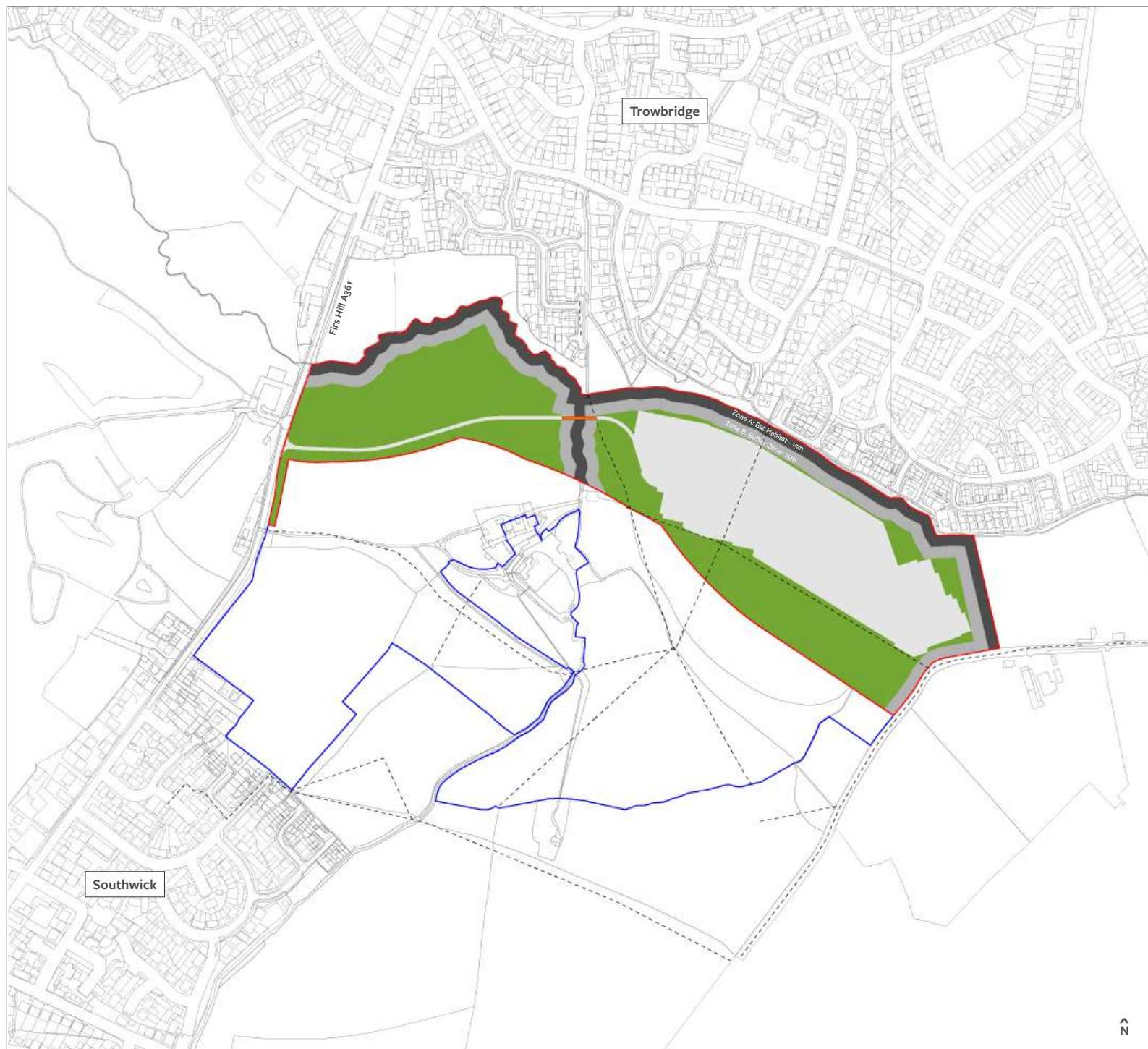


PROPOSED VARIATIONS

The variations from the approved parameter plan to these detailed proposals are:

- 01 Very minor adjustment to land use shape to achieve better shaped development blocks and edges.
- 02 A single three storey apartment block proposed as a key building and where located over a wide expanse of open space, we felt an increase in storey height would assist in setting its status.

PROPOSED - OVERLAY OF APPROVED PLAN WITH PROPOSED LAYOUT



- Application boundary - 18.8oha
- Land under applicants control
- Zone A: Bat Habitat.
Eg. bat commuting corridor or foraging area. Lux levels less than 0.2 on the horizontal plane and below 0.4 on the vertical plane. 15m width
- Zone B: Buffer Zone.
Light levels reducing from maximum of 1 Lux at edge of development. 15m width
- Sensitively designed road crossing
In accordance with the design and ecological principles set out in the Design and Access Statement
- Proposed residential development
Inclusive of incidental open space, attenuation, infrastructure and play

Note.
Zones A & B to be enhanced with additional landscape planting.

Land at Southwick Court, Trowbridge		R
Lighting		CV/DCC
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PROPOSED - OVERLAY OF APPROVED PLAN WITH PROPOSED LAYOUT

06 | Amount



6.1 Residential Development

The application comprises of 180 residential properties which are made up of open market dwellings of 2, 3, 4 and 5 bed houses, with the affordable housing mix being of 1 bed apartments and 2, 3 and 4 bed houses.

6.2 Green & Blue Infrastructure

Green infrastructure is retained along the site boundaries to maintain the enclosure of the site and its landscape character to the fringes.

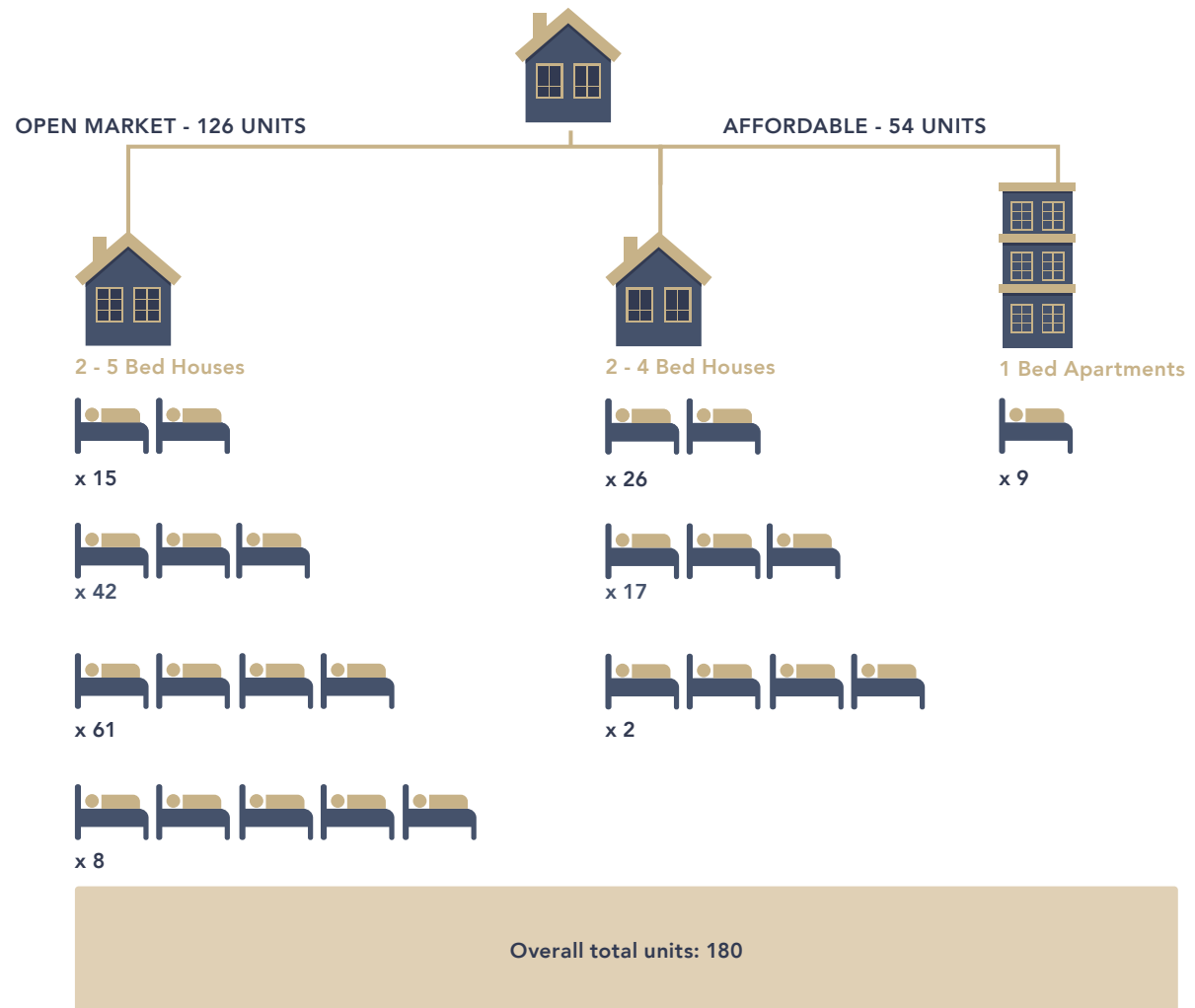
A vast area of green infrastructure is provided at the site entrance/to the west of the residential development area, within which will be the access road and attenuation basins. This area wraps long the northern and southern edges overlooked by properties with swales and a large attenuation basin included as part of the SuDS strategy.

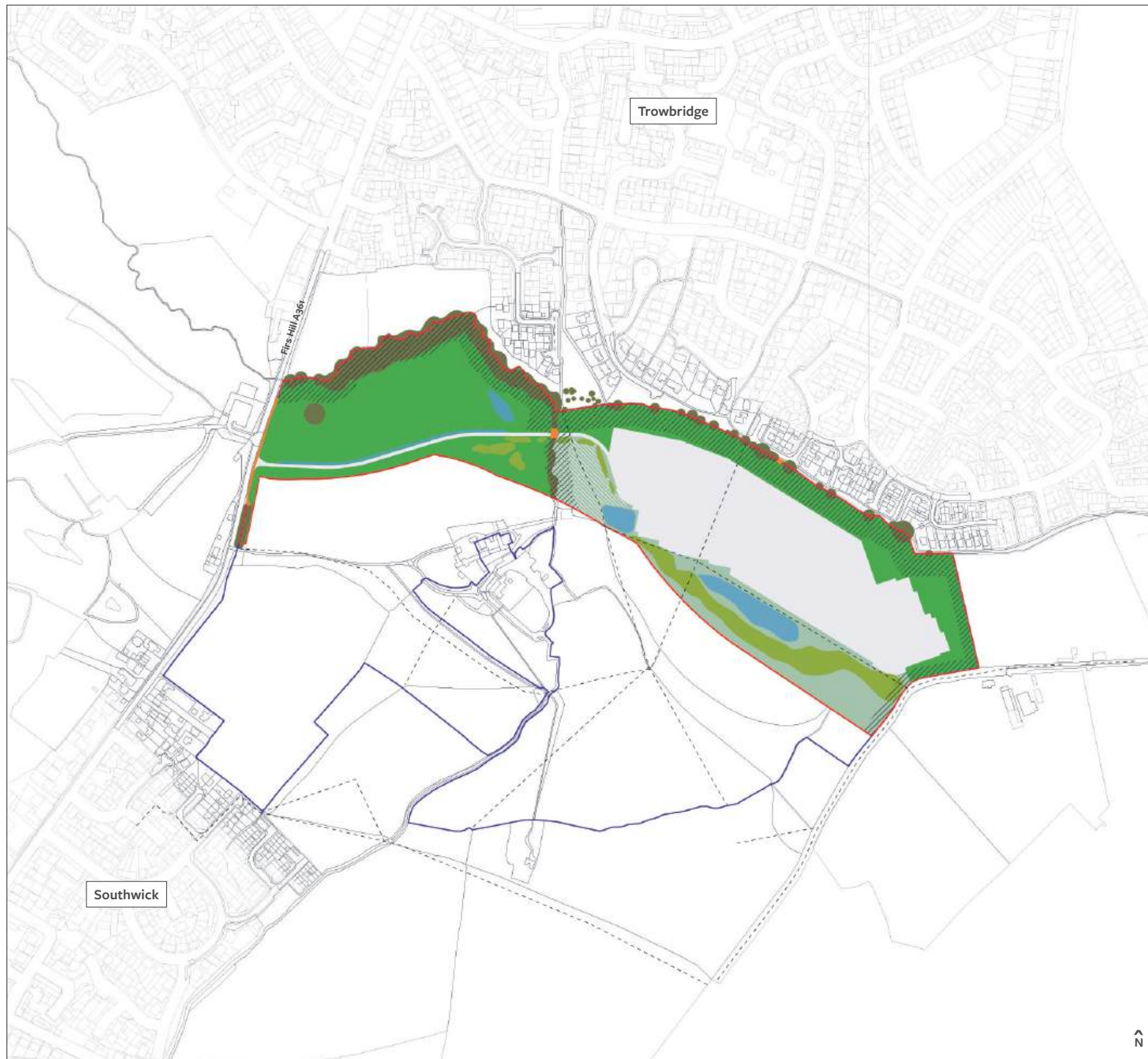
Extensive newly proposed trees are proposed throughout the development, notably forming a treed main street linking the open spaces to the east and west - and also a green corridor long the proposed realigned public right of way which runs north to south, linking the public open space with the existing residential area.

The GI proposed for this application encompasses an array of functions including:

- 30m wide boundary landscape buffer
- Public Open Space including southern woodland belt with specimen trees and surface water attenuation features
- Public Open Space including northern boundary landscape buffer and surface water attenuation features
- Southern Woodland Belt
- Managed Wetland

This is in line with the expectations of the approved Green Infrastructure Parameter Plan.





- Application boundary - 18.8oha
- Land under applicants control
- Existing trees/ tree groups
- Existing trees & hedgerows to be removed and/or translocated
- Proposed residential development
Inclusive of incidental open space, attenuation, infrastructure and play
- Existing Public Right of Way (PROW)
- ▨ 30m boundary landscape buffer
See lighting parameter plan PPO4 for detail
- Proposed Public Open Space (POS)
Including southern woodland belt with specimen trees and surface water attenuation features
- Proposed Public Open Space (POS)
Including northern boundary landscape buffer and surface water attenuation features
- Proposed indicative southern woodland belt
Including specimen tree planting
- ▨ Proposed area of managed wetland
- Indicative surface water attenuation features
Outside of residential development parameter boundary

Land at Southwick Court, Trowbridge		U
Green Infrastructure Plan		DH/DC
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APPROVED - GREEN INFRASTRUCTURE PARAMETER PLAN



PROPOSED - OVERLAY OF APPROVED PLAN WITH PROPOSED LAYOUT

07 | Access & Movement



SECONDARY STREET

This street forms a short loop from the main street and is designed at 7.5m in width with a single 0.5m grass verge on one side.

Built form will front directly onto the street, providing natural surveillance, but be of a slightly varied build line and parking strategy.

The landscaping will comprise low amenity shrubs, hedgerows and informal tree planting within front and side gardens where space allows.

Parking will be on-plot to the side or front with visitor parking within the wide carriageway of the street.

SHARED SURFACE/TERTIARY STREET

These streets will be shared surface spaces, designed like urban mews streets for vehicles, pedestrians and cyclists. They will be 7m wide overall with a carriageway of 6m and a 0.5m wide verge to both sides of the street.

Built form will front directly onto the street, providing natural surveillance and a sense of enclosure creating more intimate tight urban streets and edge lanes with varying width front gardens, notably deeper to the fringes.

The landscaping will comprise low amenity shrubs or hedges and tree planting set within the street/gardens and/or amongst parking spaces to ensure visually the street is not dominated by extensive runs of parking.

Parking will be on-plot side or front with visitor parking within the street.

PRIVATE DRIVES

These will provide access to a small number of properties and will be narrow in design. Some may be built to adoptable standard to facilitate refuse or emergency vehicles.

PEDESTRIAN/CYCLIST ROUTES

Cycle access will enter the site to the west via a new dedicated access from Firs Hill. A second access, utilised for cycles, pedestrians and to act as an emergency link, is provided to the north, linking into Westmead Crescent.

The existing public right of way which diagonally crosses the site close to Lambrok Stream, will be upgraded and retain its points of connection and the general alignment.

Pedestrian connections are also provided into Westmead Crescent and the footpath of Boundary Walk, both to the north. The east-west public right of way will be realigned to meander through the newly formed public open space to the south, linking current points of connection by Lambrok Stream and the track to the southeastern edge, the latter being linked by a cyclepath.

Pedestrian footpaths also circulate around the site through the extensive areas of open space in addition to running alongside the main highway infrastructure. Cyclists are able to easily connect to the proposed highway network in a direct and legible east-west alignment.

Within the shared surface streets, pedestrians and cyclists will share the street where traffic volumes and speeds will be low.

EMERGENCY ACCESS

An emergency access was approved as part of the outline permission but the design for this is proposed to be slightly different. Following a detailed review of the tracking for the emergency vehicle an adjustment to widen the point of access from the existing highway is proposed to improve vehicular movement.

EMERGENCY & REFUSE VEHICLES

The development has been designed to provide ease of movement for refuse and emergency vehicles, and both private and adoptable areas have been designed to provide adequate turning facilities for service and emergency vehicles.

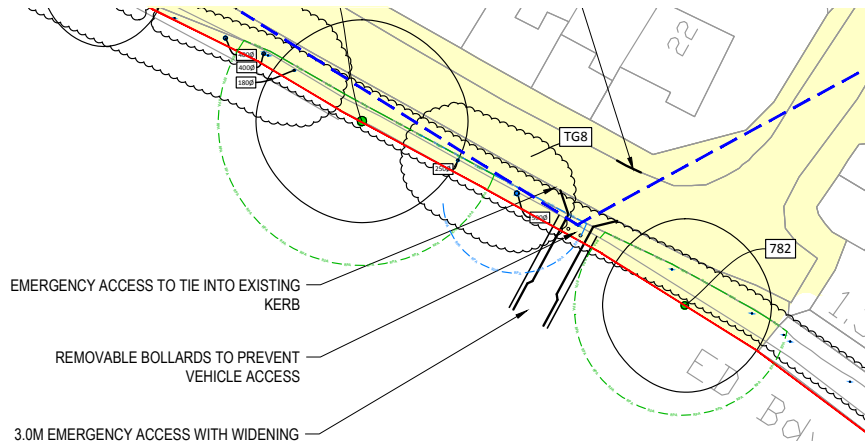
All internal rooms in dwellings are within 45m of adoptable highways for access of fire vehicles.

TRAFFIC CALMING

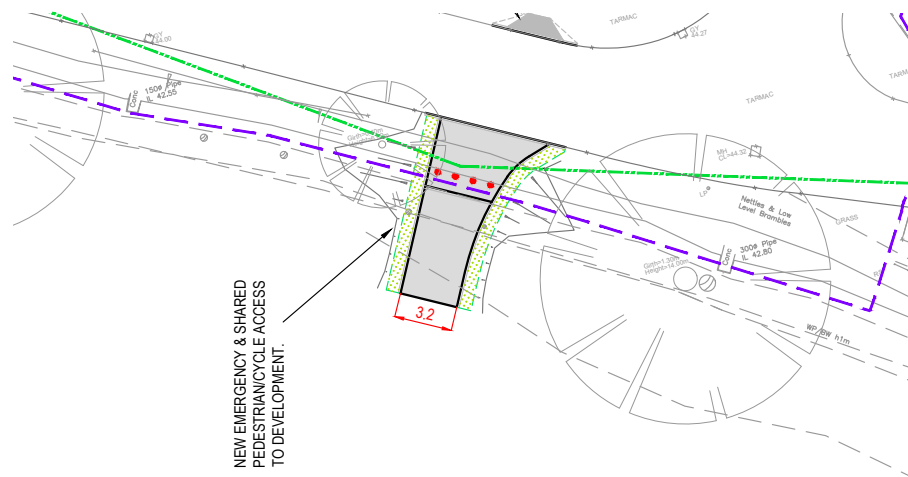
Traffic calming has been provided throughout the development by a mix of short road lengths, road narrowings and raised platforms with contrast surface treatments, all of which is reinforced with building form and landscape treatment.

INCLUSIVE DESIGN

The streets have been designed to ensure they are fully accessible and give priority to pedestrians and cyclists be it via a dedicated footpath or as a shared surface, designed to keep speeds at a low level.



APPROVED EMERGENCY ACCESS INTO WESTMEAD CRESCENT



PROPOSED EMERGENCY ACCESS INTO WESTMEAD CRESCENT

7.3 Parking

CAR PARKING

Car parking will be provided at typically 1 space per 1 bed apartment, 2 spaces per 2 & 3 bed house and 3 spaces per 4 & 5 bed house.

Parking will be provided on plot as surface parking and or in garages and in a communal courtyard for the apartments.

Visitor parking is spread across the site and generally on the shared surface streets adjacent areas of open space.

CYCLE STORAGE

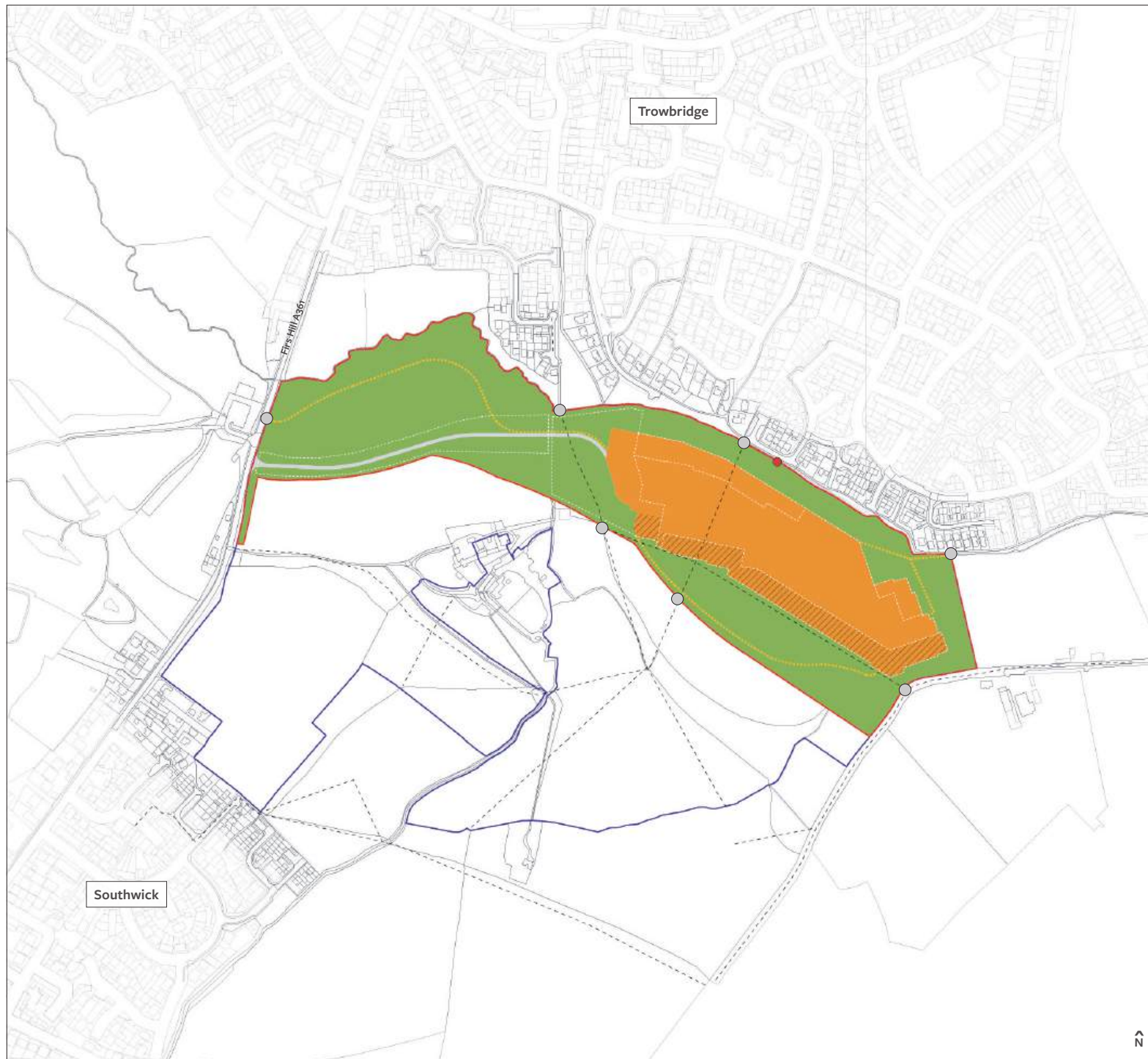
Cycle storage for the houses will be provided in garages or lockable cycle sheds located in private rear gardens and within a dedicated cycle store for the apartments.

7.4 Waste and Recycling

Storage for refuse and recycling bins will be provided within rear gardens, with gated access providing access to the front of the properties. Occasional front bin storage areas are provided where distances are too far for residents to move their bins.

The apartment block will have communal bin and cycle stores close to the ground floor of the blocks.

Where required, bin muster locations have been identified within 20m of an adopted highway and within 30m from the storage position which is in line with both County and Building Regulation requirements.



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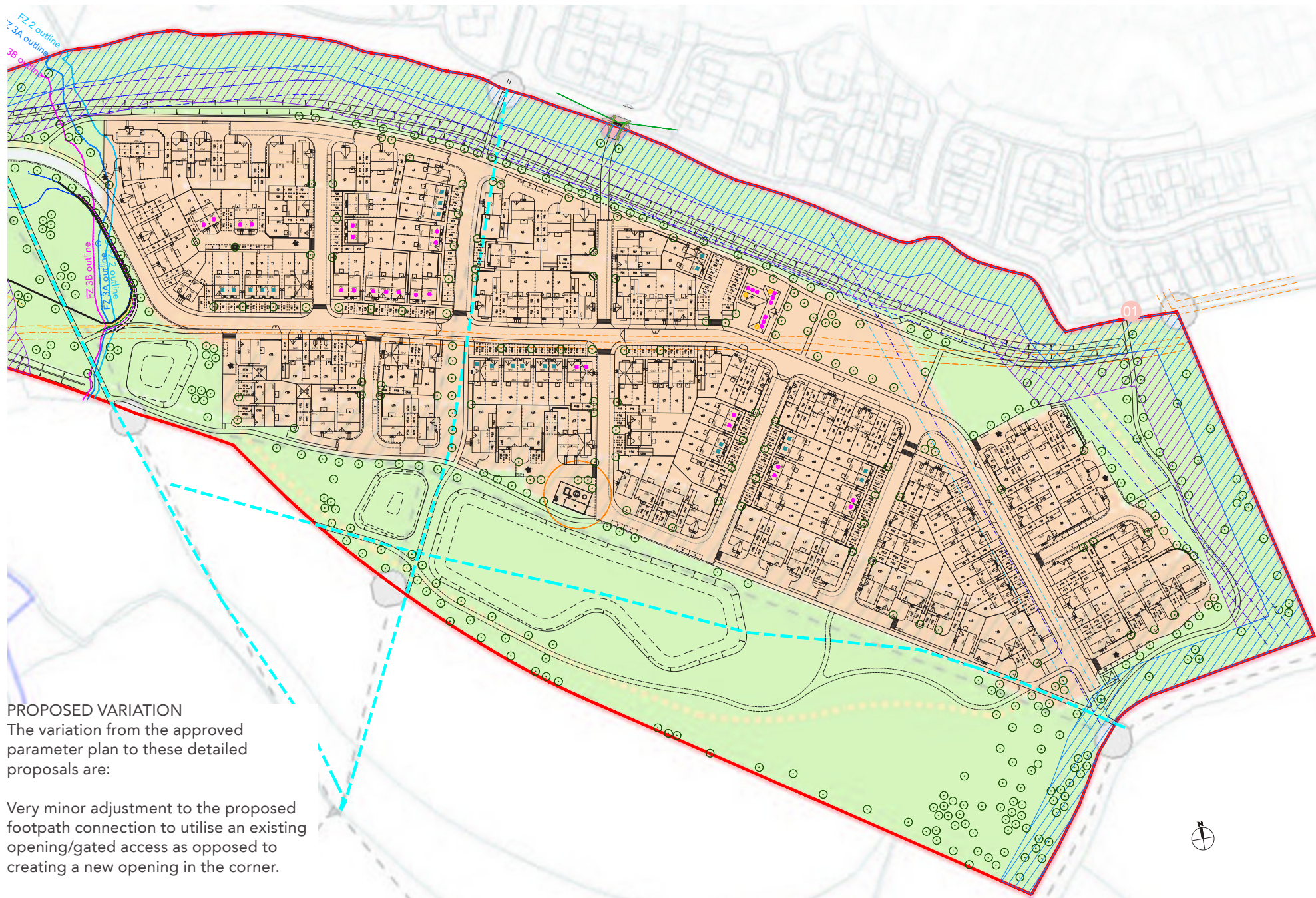
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PROPOSED VARIATION

The variation from the approved parameter plan to these detailed proposals are:

- 01 Very minor adjustment to the proposed footpath connection to utilise an existing opening/gated access as opposed to creating a new opening in the corner.

PROPOSED - OVERLAY OF APPROVED PLAN WITH PROPOSED LAYOUT

08 | Scale



8.1 Density

The application site achieves a net density of circa 34 dwellings per hectare but it does include for a large amount of incidental green infrastructure within the development block.

The overall density for the site was approved in the granting of the outline approval which was for up to 180 dwellings, so the proposal is in line with the permission.

The density is higher through the middle of the site, with a notable reduction in density through the use of larger detached dwellings to the outer edges to the north, south east and entrance approach from the west.

This approach is consistent with the intentions of the outline application.

8.2 Building Form

Buildings will be a mix of detached, semi-detached and occasional terraced forms reflecting the traditional housing typologies and simple form of the wider area.

Terraced form is more prevalent along the middle of the site with a rhythm of semi-detached predominating along the east-west street and detached more evident to the outer edges.

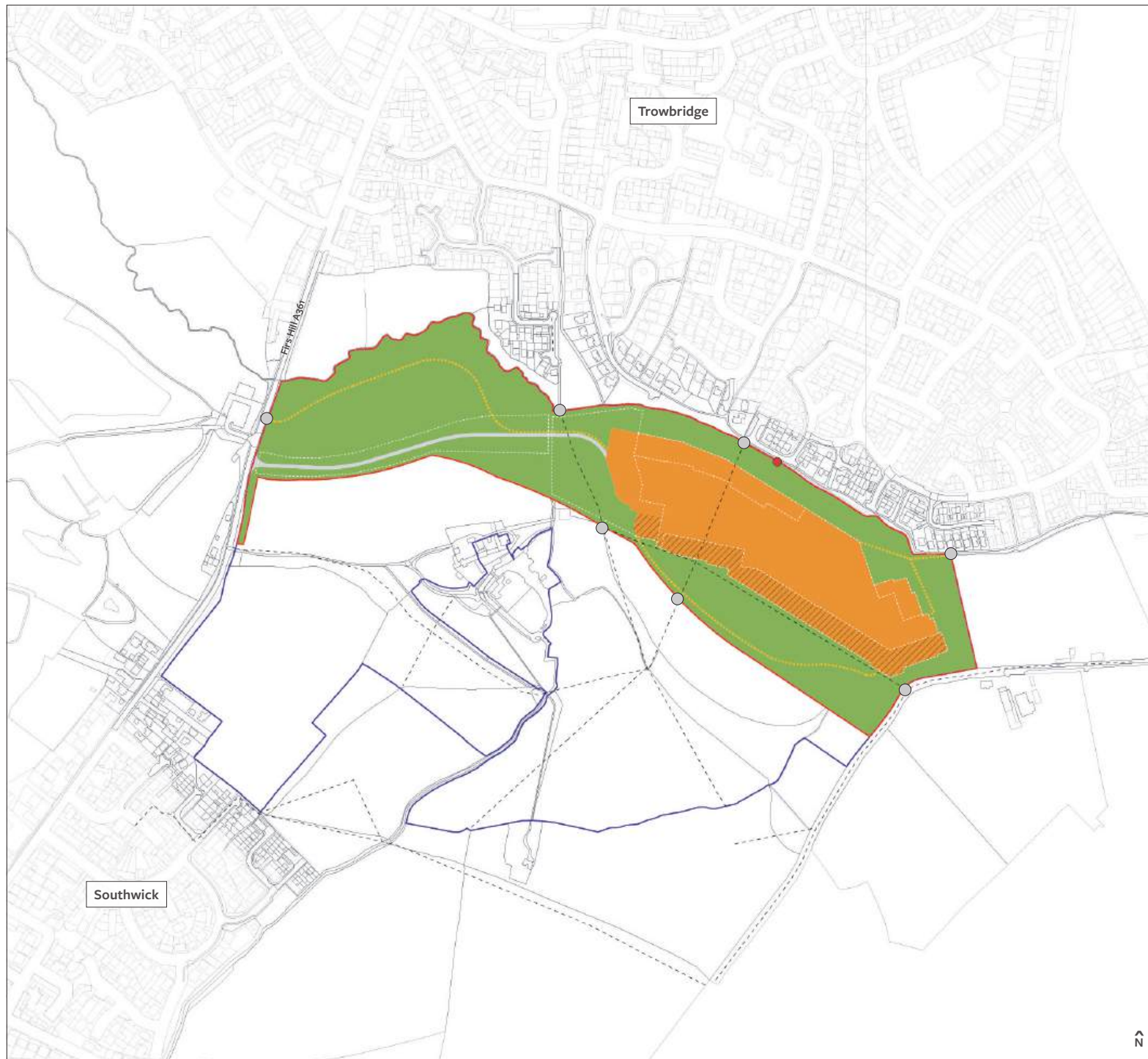
Buildings are designed to 'turn the corner', providing frontage to both streets, ensuring blank gable ends to the public realm are avoided or minimised.

All streets and public spaces such as open space are overlooked to ensure good levels of natural surveillance.

8.3 Building Heights

The development will be predominantly 2 storey dwellings with a single 3 storey apartment building located as the backdrop to the 'central green'. There are also some 2.5 storey dwellings and these are positioned around the 'central green' or in prominent vista locations away from existing properties and the edges of development.

All cycle/garage buildings are single storey.



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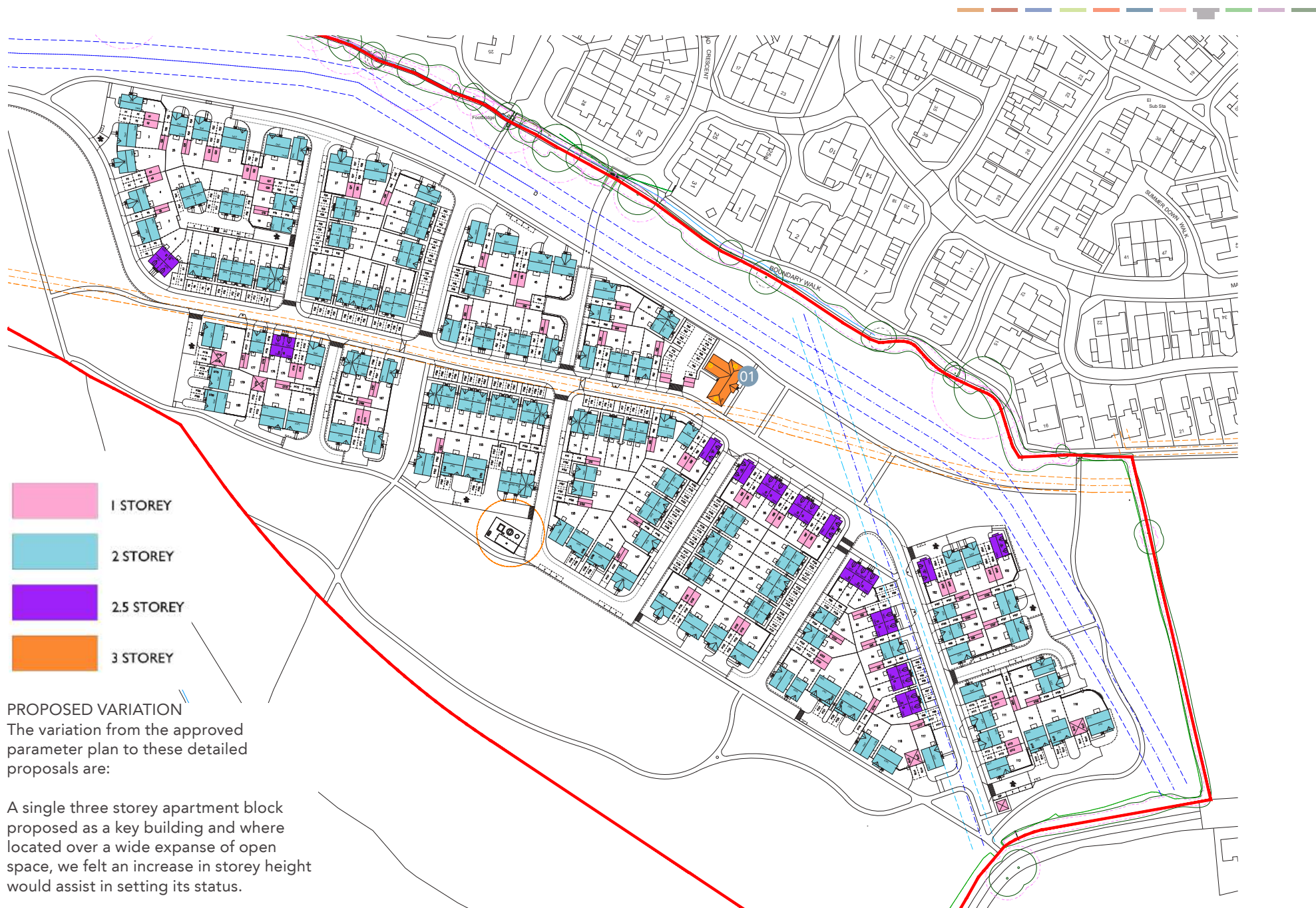
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PROPOSED BUILDING HEIGHTS

09 | Landscape & Ecology



9.1 Landscape Proposals

The landscape strategy follows the principles established within the outline application to retain, protect, and enhance the key landscape features of the site. Existing boundary trees and hedgerows will be largely retained, providing a natural buffer between the development and the surrounding countryside while supporting local biodiversity and maintaining the area's rural character. Where small sections of hedgerow are removed to facilitate access or service connections, compensatory planting will be undertaken to reinforce green corridors and secure their long-term ecological value.

The primary street and site entrance will form a tree-lined avenue through the development, establishing a green framework that connects key spaces and provides visual continuity. This route will promote permeability and create a pleasant, well-landscaped environment for residents.

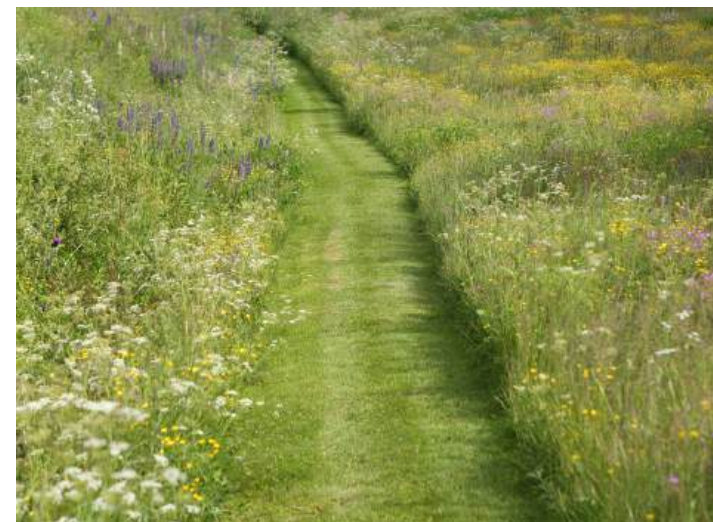
A Central Green, defined by large-growing specimen trees and framed by surrounding dwellings, will form the heart of the development. The layout has been designed to ensure natural surveillance and a sense of enclosure, creating a safe and attractive communal space for recreation, play, and social interaction. A Local Area for Play (LAP) will be located within the Central Green, providing a safe and accessible play space for children at the heart of the community.

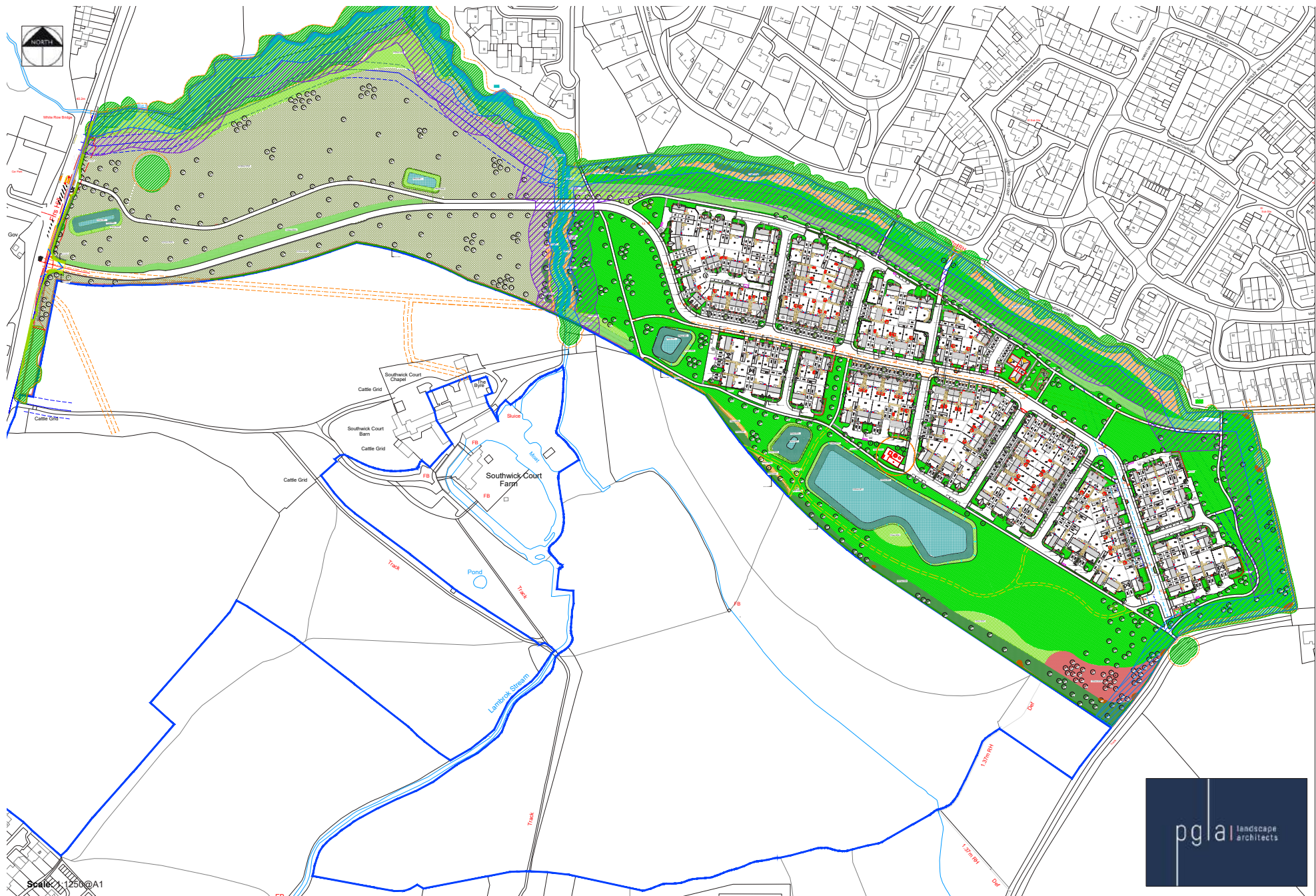


Properties fronting the main streets will feature evergreen hedge boundaries and ornamental shrub planting to add colour, structure, and year-round interest. Secondary streets and areas adjoining public open space will adopt a softer, more informal planting character. Across the site, species selection will prioritise pollinator-friendly and wildlife-supportive species to enhance biodiversity and strengthen ecological networks.

New woodland planting to the southern and eastern edges of the development will create a strong green backdrop that integrates the scheme into the wider landscape. The woodland belts will comprise a mix of native tree and understory species to provide seasonal diversity, enhance habitat connectivity, and offer long-term visual screening. These areas will establish over time into valuable ecological buffers, supporting local wildlife and reinforcing the rural setting of the development.

Landscape treatments associated with the SuDS along the southern boundary will incorporate wet meadow grassland to soften the drainage features and deliver further biodiversity benefits. The large public open space to the west and south will provide a multifunctional parkland for the community, promoting healthy living and wellbeing. Seating areas along footpath routes through wildflower meadows will provide resting places and encourage residents to engage with the landscape.





10 Community Safety

SECURED BY DESIGN

Secured by Design - Homes 2025 is a police initiative to guide and encourage the adoption of crime prevention measures within the specification, design and build of new homes.

The references within the National Planning Policy Framework (NPPF) and the accompanying National Planning Practice Guidance (NPPG) have sought to reinforce the need and importance of a safe and secure external environment and contain specific references to Police service advice.

This development follows guidance set out in Section 1 of the Secured by Design document which provides guidance on proven crime reduction methodologies for the external environment. Section 2 of the guidance refers to physical building security and will be dealt with through Building Regulations Part Q - Security, Dwellings.



10.1 - SECTION 1

Development Layout and Design

The key features of the development which address designing out crime and designing in community safety are summarised below:



Roads and footpaths

All movement routes will be visually open and direct with a clearly defined street hierarchy and are located in areas that are clearly identified as public realm.

Excessive permeability has been avoided through the use of cul-de-sac arrangements and well defined routes.

Pedestrian routes are integrated with the road network and located to the front of dwellings.

Planting adjacent to footways will be designed to avoid places of concealment and unnecessary maintenance and will allow the footways to be open to view.

Public footways immediately adjacent to doors or windows have been avoided.



Communal areas and play spaces

Communal areas are designed and located to allow natural surveillance over them from nearby dwellings.

The amenity spaces are clearly defined, easily accessible and make a valuable contribution to the quality of the development.



Dwelling Boundaries

Dwelling frontages will be open to view with formal hedgerow planting providing a clear definition between public and private realm.

Side and rear gardens to be protected by high quality 1.8m closeboard fencing. All rear garden access gates to be 1.8m high and lockable.

Sub-divisional fencing between neighbours will comprise 1.8m horizontal timber panel fencing.



Layout and orientation of dwellings

Dwellings have been designed to face each other to allow overlooking of neighbouring surroundings.

The development contains a mix of dwellings enabling the potential for homes to be occupied at different times of the day.



Gable end walls

Gable ends to dwellings overlooking the public realm will contain at least one window at ground level. Some dwellings will also have a window at first floor level.



Rear access footpaths

Rear garden access paths have been minimised other than to mid-terraced properties.



Dwelling identification

Dwellings will be clearly numbered.



Climbing aids

The development has been designed to minimise the risk of features such as boundary walls and bins being used as climbing aids.



Vehicle parking

Parking has been provided on plot in lockable garages or on hard standings

Visitor parking has been provided on-street in areas overlooked by neighbouring properties.



Bicycle parking

The development does not provide specific visitor parking for bicycles but does for each resident.



Planting in new developments

New tree and shrub planting has been chosen to create an attractive residential setting and has been designed to ensure it can be properly managed and maintained. Dependant on location, planting has been chosen to allow good visibility, to avoid obscuring doors, windows or lighting, to avoid acting as climbing aids or potential hiding places, and to help deter graffiti.



Street lighting

All street lighting for both adopted and unadopted highways, footways and parking areas will be to BS5489:2013 or latest British Standards and carried out in consultation with Local Authority guidance.

Light pollution will be minimised and low energy light sources will be used where possible. Lighting will be designed in conjunction with the landscaping and tree planting design to ensure a compatible approach.

11 Sustainability



11.1 Why is sustainability important to Wain Homes?

Sustainability is a core priority for Wain Homes, as we recognise that our business operates within a rapidly evolving environment. Embracing sustainable practices enables us to meet the increasing challenges and expectations facing the housebuilding sector. For instance, we must address growing risks to construction and supply chains arising from changing climate conditions, extreme weather events, and the depletion of natural resources. We are also required to comply with new and emerging policies, as well as with our own science-based carbon reduction targets, against which our shareholders hold us accountable. Furthermore, we are committed to tackling social inequalities intensified by the cost-of-living crisis, helping to make home ownership more accessible to a wider range of people.

We believe Wain Homes has a vital role to play in both the UK's economic recovery and its transition to a low-carbon future — through innovation that reduces emissions, enhances biodiversity and wellbeing, and supports the development of essential skills. Our Sustainability Framework is aligned with the Government's 2050 net zero greenhouse gas emissions target and the 2025 Future Homes Standard, which promotes low-carbon heating and high energy efficiency. At the same time, it drives us to maximise our positive impact and continually raise the ambition of our sustainability goals.

11.2 Protecting the environment & responding to climate change

In February 2019, an increasing number of local authorities declared a climate emergency, urging the Government to take stronger action on climate change at the local level. Wiltshire Council has committed to ambitious carbon reduction goals through its Climate Strategy 2022–2027, including an 80% reduction in carbon emissions by 2050.

Wain Homes shares this commitment to tackling climate change and has established its own targets for the same period, ensuring that both our operations and the communities we create are sustainable, attractive, and practical.

Approximately one-third of our carbon footprint comes from homes in use — the electricity and heating consumed by residents once they move in. The key drivers for reducing emissions in this category include:

Fabric First Approach

We aim to design homes and places in a way that supports our customers to reduce their annual heating and electricity running costs, lead lower-carbon lives, and help lower the UK's green-house gas emissions that contribute to global warming. This 'fabric first' approach is about designing homes that are not only energy efficient and low-carbon, but are comfortable and economical to run.

Smart techniques in a home's fabric include air tightness, high levels of insulation and high performance windows and doors. Air source heat pumps will also be utilised for energy generation.

Electric vehicles

We also recognise the market for electric vehicles, and the growing demand for charging points. All dwellings will be provided with charging for electric vehicles.

Working from home

The last five years have seen a large shift in the way our customers use their home, particularly in respect of working within the home. We have reviewed the homes we deliver to increase opportunities for home offices within the home. We also deliver high-speed broadband to all of our developments to support working from home.





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