

Wiltshire Council Planning Consultation Response URBAN DESIGN

Officer name:

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Application number : PL/2025/08543

Proposal: Approval of Reserved Matters (internal access, appearance, landscaping, layout, and scale) following Outline Planning Permission PL/2022/09532 for 25 dwellings with access to Romsey Road, parking, open space, landscaping, and drainage and approval for pursuant to conditions 10, 20 and 22 of PL/2022/09532

Site Address: Land at Romsey Road, Whiteparish,

Case Officer: Sarah Hill

Reference:

Drawings and documents indexed 27th October 2025 on application webpage including Proposed Site Plan PD110B; Boundary Treatment Plan PD126A ; Landscape Concept Proposals BAR1528-11: Design & Access Statement; and 1371 Material Schedule _Rev_B.

Policy and guidance:

Wiltshire Core Strategy Core Policy 57 'Ensuring high quality design and place shaping' (abbreviated CP57) ; Wiltshire Design Guide (Wiltshire Council adopted March 2024) (WDG) ;Building for a Healthy Life (BfHL) (Homes England 2021); National Planning Policy Framework (December 2024) (NPPF).

Objection

There are matters of detail which would not represent a high quality of design to accord with CP57. These would not fundamentally impact on the overall layout and design approach.

Layout :

- 1) The car parking provision shown would meet the Wiltshire Council minimum car parking standard in 7.3 Table 1 of the Wiltshire Council Local Transport Plan 2011-2026 with garages sized at 3m x 6m internal to count as a parking space, apart from Plot 2b maisonette where only 1 car space is provided. This would need to be two car spaces for what is a two-bedroom dwelling. The 6no visitor parking bays shown are appropriately distributed through the development.;
- 2) There is the potential for vehicle overrun and informal parking up encroaching on the public open space where this directly abuts the roadway with consequent damage and unattractive appearance. Measures to deter this are typically provided, for example such as a timber knee rail along the edge of the northern open space to the closes, opposite plots 1 to 4 and opposite plots 22 to 25 and returning across the ends of these closes. Similarly to the southern open space along the edge of open space in the gap across the turning head between the post and rail fence/hedge shown on the 'Boundary Treatment Plan' /Landscape Concept Proposals' plans, which otherwise appropriately prevents vehicle encroachment from the communal drives either side;

- 3) A side living room window of plot 8 gives into the gated maintenance access corridor which would appear illogical where this is not within that plot and has no appreciable outlook.

The proposed open space fronting Romsey Road would appropriately set back the proposed dwellings from the site perimeter to respect the general characteristic building line along this part of the road. This would accord with WDG expectation 4.5.6 'generally reinforce the predominant building line within a street'. Similarly, the plots /dwellings are appropriately set back from the site perimeter to the fields to respect the general existing property boundary line either side.'

Appearance :

- 4) There are two features of the proposed dwellings where it is not apparent these would accord with WDG expectation 4.5.8 i.e. avoid using items which are visibly artificial in appearance such as sheets of plastic roof tiles and plastic false chimneys :
- a) The sloping roofs to the: porches; bay windows; and dormers (shown on the elevations and illustrated in the Design & Access Statement) These should be as for their main roof plain tiling . This should be identified on the 'Material Schedule';
 - b) The chimneys which are included on some dwellings . WDG expectation 4.5.8 is that these '...should be of masonry construction and serve a practical purpose , continuing down as a stack with a flue serving a fireplace, vent or extract.' The Plans and drawings would suggest otherwise and with the chimneys set well inboard from and not continuing up from the gable end side façade or aligning with rooms below that they may purposefully serve. Unless they can be designed to meet expectation 4.5.8 they should be omitted. Suitable visual interest is achieved on the elevations with the variety in façade facings and other feature elements to these.
- 5) On the 'Boundary Treatment Plan' across the end of the close serving plots 8 and 9, and parking bays P5/P6, a 0.9m high post and rail fence timber fence /gravel strip is shown inside of a 1.8 m high timber fence to the site boundary. The timber fence in this public setting for robustness should be a high brick wall to maintain lasting appearance and longevity as for other boundary walls proposed facing the closes. The contained gravel strip would appear incongruous and visually poor in this street scene setting. This should be a shrub planted strip as for the other margins fronting the boundary walls in the street scene. This would be from the corner of plot 8 across to and continuing down the side of car bays 'P5' (allowing for the high gated security access at each end to the 'Maintenance Access' corridor) .(Re CP57 xii).
- 6) A planted and contained edge to the site alongside Romsey Road appears to be removed with the appropriate introduction of a pavement leaving two isolated lengths of hedgerow shown on the Landscape Concept Proposals Plan. This would appear incongruous in this street scene setting where the characteristic continuing boundary to neighbouring properties fronting this main road is hedging.

A mid height native hedge could be planted inside the proposed pavement which would also maintain an appreciation of the public open space created and backdrop of proposed dwellings beyond. Incorporating mid height fencing inside this could also deter a short cut through the proposed shrub planting onto the trafficked main road other than via the pavements leading round from the vehicle entrance, i.e. such as the traditional timber post and rail proposed to the hedge planting edge proposed for the southern open space.

I question whether traditional metal estate type railings would be more robust for lasting appearance, longevity, and long-term maintenance than a timber post and rail in these public settings. The hedge is identified as 'ornamental species hedge planting' whereas native species rural hedging would be characteristic of the rural context and setting. (re CP57 ii).

An appealing variety and disposition of built form, building elements, facing materials and finishes to elevations, is shown across the development, appropriately relating to the intrinsic character of the village and its centre, well conveyed in the Design & Access Statement. Dwellings contain appropriate size and disposition of side return windows facing street and open space as principle in BfHL page 53 of dual aspect homes on street corners.
