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Land at Turnpike Close
Design & Access Statment

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01. Introduction

1.1 Project Brief

The Urbanists were commissioned to prepare a Design and Access Statement to support an outline planning application for land at Turnpike Close (referred to in this document as ‘the site’ and locally as the Auction site) within Semington, a village in Wiltshire, for the erection of up to 48 dwellings and village shop.

The site covers an area of approximately 2.6ha of greenfield land which has recently been used as grazing land. The proposed site is allocated for housing and village shop in the Semington Neighbourhood Plan.

The final design proposals have been progressed through numerous design iterations, informed by multiple discussions within an extensive team of design professionals, as well as consultation with the parish council and public engagement with the community.

1.2 Document Aims & Objectives

This Design and Access Statement (DAS) forms part of the outline planning application material for land at the site. The applicant is Hollins Strategic Land. This DAS describes the background to the project and summarises the design process and contextual considerations that have been taken into account in developing the proposal, ensuring a strong sense of character and place whilst also positively contributing towards community and nature. Particular regard has been given to the Semington Parish Character Statement, Semington Parish Neighbourhood Plan and Semington Design Codes and Masterplanning documents.

This document has also been informed by a number of environmental studies, which examine the site and its context with regard to highways and transportation, ecology, arborculture, flood risk and drainage, archaeology and ground conditions.



Site Photo towards Southern Site Boundary

1.3 Document Structure

The structure and content of this Statement has been prepared in accordance with the regulatory requirements as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 (Statutory Instrument 2013 No.1238) and best practice guidance including the recent National Design Guide. It includes the following sections:

Section 1: Introduction - The Introduction explains the background information relevant to the project and sets out the overall vision for the development whilst providing an overview of its legislative context.

Section 2: Context Appraisal - The Context Appraisal illustrates the wider setting of the development in terms of transport and movement, access to amenities, as well as the built form and urban fabric in the surrounding areas.

Section 3: Site Appraisal - The Site Appraisal gives an overview of the site’s specific opportunities and constraints in relation to the proposed development.

Section 4: Design - This section explains the key considerations and guiding principles that have informed the development proposal whilst at the same time giving an indication of a potential development layout.

Section 5: Conclusion and BfL12 assessment.

02. Context Appraisal

2.1 Wider Context

Semington is a village within the county of Wiltshire about 2 miles south of Melksham and 3 miles northeast of Trowbridge with an existing population of 756people (Census 2021). The surrounding highway network provides good connectivity to local urban areas, both by car and bus.

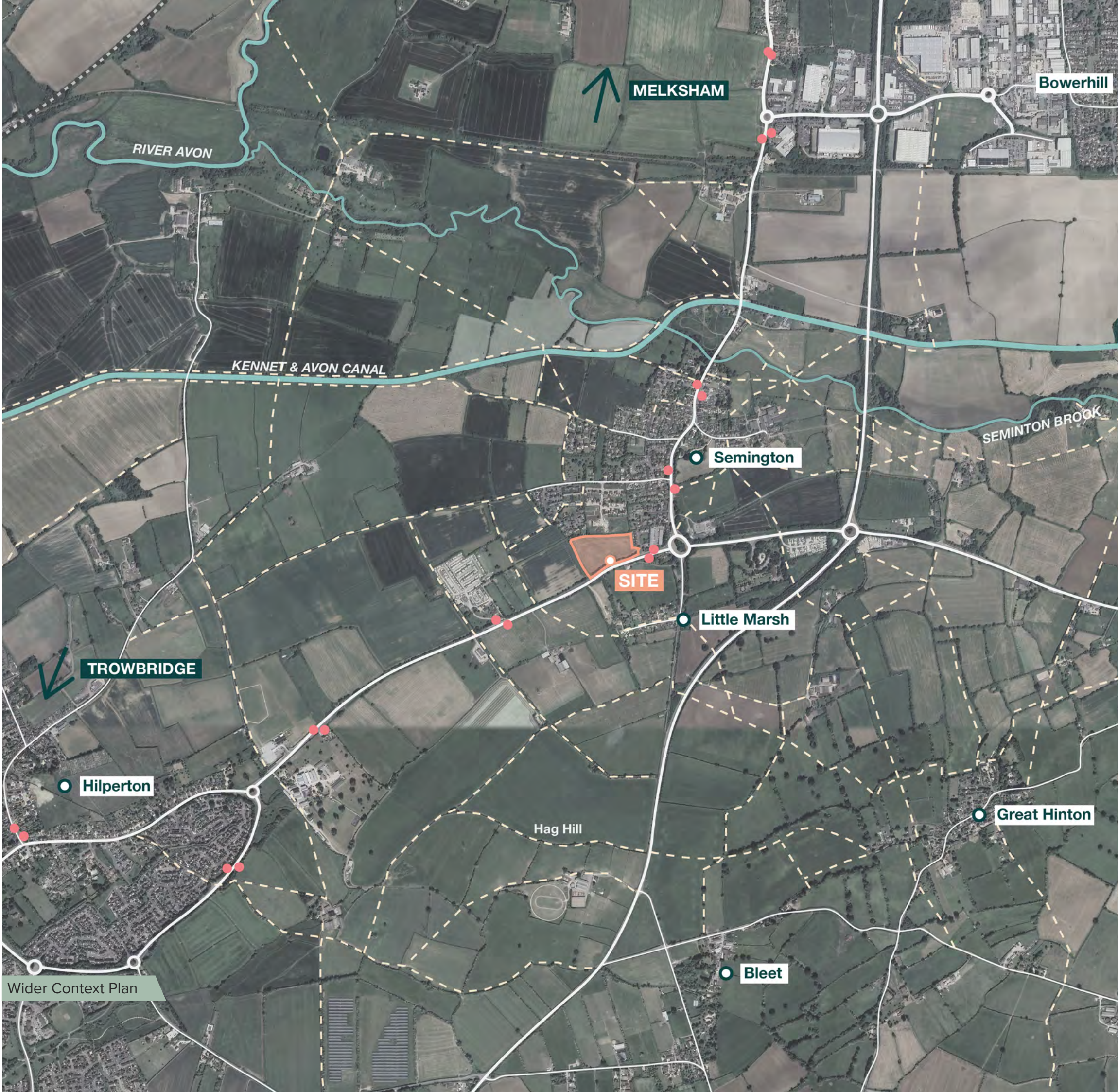
The village benefits from a ‘strategic’ bus service, providing public transport connections to Melksham, Trowbridge and Chippenham every half hour (the x34 service) as well as hourly services to Swindon, Devizes and other surrounding towns (the 49 service). Both stop directly outside the site and offer sustainable forms of transport for potential future residents.

The village has a range of employment, services and facilities. Employment opportunities are available in the nearby vicinity namely at the school, Semington Turnpike and at Hampton Park and nearby industrial estates all of which are within walking/cycling distance. The Site lies outside any protected landscape area and the site is not within a functional floodplain.

Public transport serving Semington includes connections provided by the 49 and X34 routes.

The closest train station is in Melksham, 5.8 km North from the village, with Great Western Railway services to Swindon, Westbury, Cheltenham, and Southampton.

- Legend:
- Site Location
 - Main Roads
 - Waterways
 - Parks
 - Public Rights of Way (PRoW)
 - Train Station
 - Railway
 - Bus Stop



2.2 Local Facilities

The village facilities are within walking distance from the site, all within 1 km. The local primary school is a 9-minute walk, 0.64 km from the entrance of the site, and the Village Hall, further up the High Street, is also 0.64 km from the same access point.

The local area benefits from numerous PRoWs (Public Rights of Way), providing inhabitants and visitors with strong connections to nature and the wider countryside. The Kennet & Avon Canal is an attraction enjoyed by boaters, holiday boaters, and pedestrians using the towpath.

The canal is located to the northern extents of the village, passing over Semington Brook via aqueduct. Semington Brook, a tributary of the River Avon, forms the eastern and northern boundaries of the parish. In addition, Wessex Close Park offers a valuable local green space for recreation and community use within easy reach of the site.

- Legend:
- Site Location
 - Main Roads
 - Waterways
 - Bus stop
 - PRoW (Public Rights of Way)
 - Isochrones (500m)
 - Primary School
 - Church
 - Village Hall
 - Tennis Courts



2.3 Local Character

This character study of Semington, looks at the context of the village, considering the following elements:

- Urban form
- Roofscape
- Materials
- Architectural features
- Boundary treatments

Ensuring a high quality development that will reflect the identity of the local area requires consideration of the particular characteristics of the site, built character, landscape context and patterns of urban growth within the local area.



Site Context Character Plan

2.4 Late 20th Century and 21st Century

Semington has experienced steady, incremental housing growth since the 1960s. While some development has been small-scale infill within the historic village core, the majority has taken the form of modest estate developments to the West of the original settlement. Twentieth-century expansion extends Westward from the High Street, South of Brook House, towards the A361, progressing plot by plot along Pound Lane and St George's Road. These public and private cul-de-sacs introduced building forms and layouts that differ from the village's historic linear structure and pre-twentieth-century character. Development predominantly comprises two-storey houses with occasional single-storey bungalows, arranged in clusters with a variety of standard housing designs. Pitched roofs, sometimes featuring gables or dormers, are typical, with larger properties incorporating tiled roofs, and building materials vary across brick, concrete block, and render finishes. Windows are similarly varied, though many original timber windows and doors have been replaced with UPVC.

Despite this variety, key community and landscape features provide coherence. Grade II listed St George's Hospital remains the dominant landmark within the area, while St George's School continues to act as a community focal point.

Along Pound Lane and St George's Road, older examples of high garden fencing and over-engineered accesses fragment this continuity, as do rear fences and unplanted banks along the West side of the Southern High Street. More recent development has adopted a more sensitive approach, retaining lane-side hedgerows to enhance biodiversity and soften the suburbanisation of Semington's lanes.

Distinctive features within the parish further enrich the character of the area. Existing lanes and public rights of way provide connections to the countryside, with pedestrian routes weaving between the estates. Wessex Close Play Area and its adjoining green space, as well as the Northern rural boundary of Pound Lane, offer recreational opportunities and wide, connecting views to the canal and surrounding landscape. Collectively, these features establish a cohesive sense of place, binding diverse twentieth- and twenty-first-century developments into a character area that is recognisable, legible, and sensitive to Semington's heritage and rural setting.



Recent Development to the North

2.5 Circa 1930s and Post War

The circa 1930's and Post War village core of Semington is defined by a coherent residential scale, predominantly comprising two-storey houses interspersed with occasional three-storey Georgian villas. Landmark buildings such as Brook House and St George's Church act as visual focal points and gateway elements, providing orientation and a sense of hierarchy within the streetscape. A small number of twentieth-century bungalows are present, offering variation in scale, while some anomalies, including a car sales site and a former petrol filling station, disrupt the continuity and heritage character, though they contribute to the local economy.

Housing within the village is largely detached or semi-detached, exhibiting pronounced variation in building line and plot size. The majority of properties within the more historic parts of the village are set back within generous garden plots, with land to the side, although some sit at the back of the pavement or at right angles to the street. Trees, hedges, and landscaped gardens provide a unifying rural character, softening the transition between buildings and reinforcing a strong sense of place.

Front gardens behind low walls contribute positively to the High Street character, while a mix of materials and boundary treatments reflects the variety of building styles. In some areas, the continuity of frontage enclosure has been interrupted by car parking. Church Street, in contrast, retains a more rural character, with grass verges, hedges, high stone walls, and estate fencing around St George's Church enhancing the semi-rural streetscape.

Windows throughout the village are varied in size and style but generally respect the historic architecture, although a notable proportion has been replaced with white UPVC. Building materials are similarly diverse, reflecting the village's long history: heritage fabric includes timber frame with render, ashlar and coursed stonework, stone tiles, brickwork, and painted render with stone quoins and window surrounds on larger properties. More modest cottages feature simple painted render and stone porches, particularly along the canal. Twentieth-century additions include painted render, Bath stone-faced blockwork, and brickwork.

Roofs are a mixture of pitched, hipped, and gable-fronted forms, finished in stone, clay tiles, or slate, with chimneys making a significant contribution to the character of the roofscape.

Distinctive features within the village core further enhance its heritage character. Conserved elements such as frontage walls, railings, porches, seating, and a traditional telephone box add to the completeness and authenticity of the streetscape. The absence of highway markings and through traffic along the High Street, extending North towards the canal, reinforces a tranquil, pedestrian-friendly environment. Village and parish information boards provide interpretation and interest, while significant listed buildings, including Semington House and Highfield House to the South and Brook House and 1 High Street to the North, frame the village and provide a strong sense of place.

03. Site Appraisal

3.1 The Site

The site is situated on the South-western edge of Semington Village. Existing field access can be taken via the A361 and Turnpike Closes, the proposed development access will utilise a similar location to the latter.

The proposed development site comprises 2.6 hectares of agricultural land enclosed by existing tree belt and hedgerow on the Southern and Western boundaries, further hedgerow is also located along the Northern and Eastern boundaries .

The Eastern side of the site is bordered by residential development, properties are typically two storey houses. To the North of the site is the approved development for 18 homes currently under construction with access via a recent scheme onto St. George's Road which runs in an East West direction.

The southern edge of the site is defined by mature planting with the A361 adjacent and small paddocks beyond that.

The site consists of a single field, which is flat but slopes down very gently from North to South, with the lowest point along the Southern edge. Currently the field is vacant with some scrub growing along the boundary hedgerows.



Land at Turnpike Close

3.2 Site Access and Movement

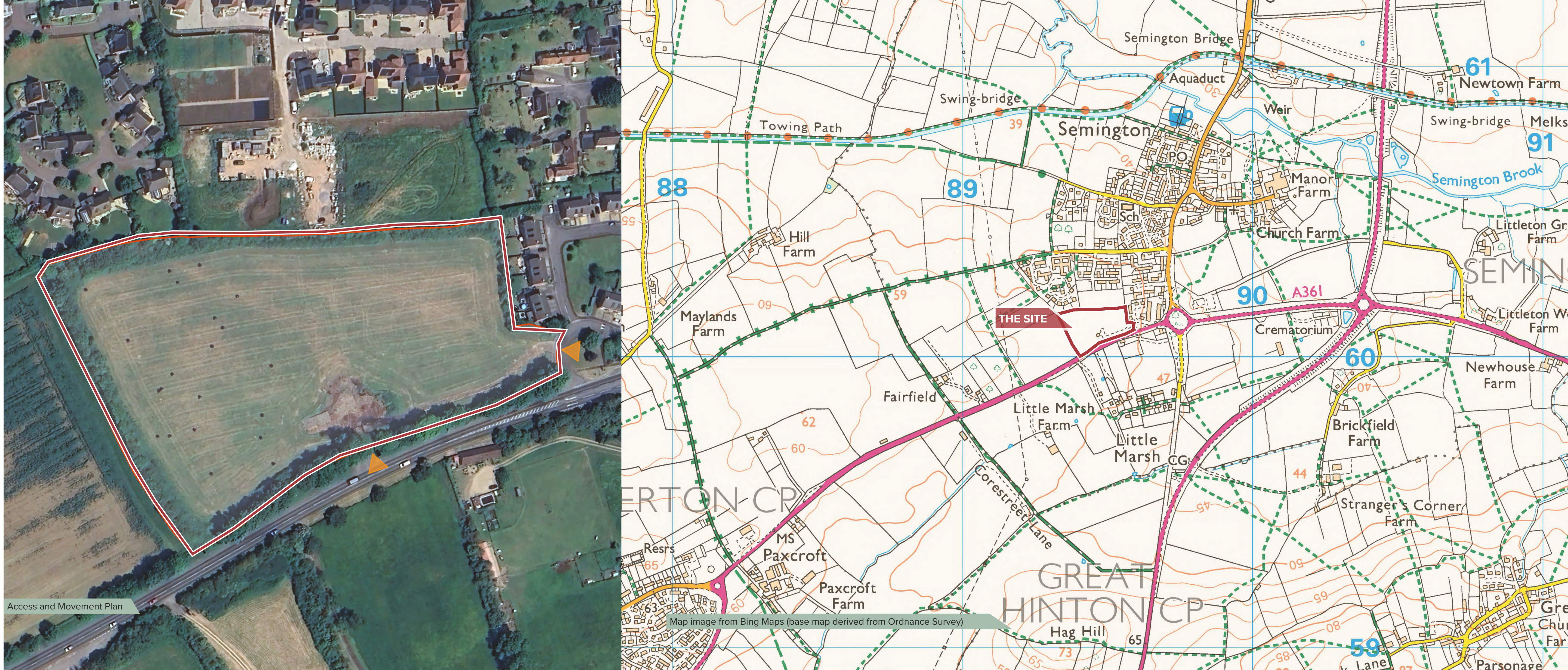
Currently there are two existing vehicular access points into the proposed site off the A361 and Turnpike Close.

The section of the A361 which abuts the site has a width of approximately 7 metres. On the Northern side of this stretch, there is a grass verge separating the road and the site, which varies in depth. An existing footway that provides access into the centre of Semington currently ceases at Turnpike Close.

A network of PRoW exists around the site within the wider context providing access to the surrounding countryside.

Key

- Site Boundary
- Existing Field Access

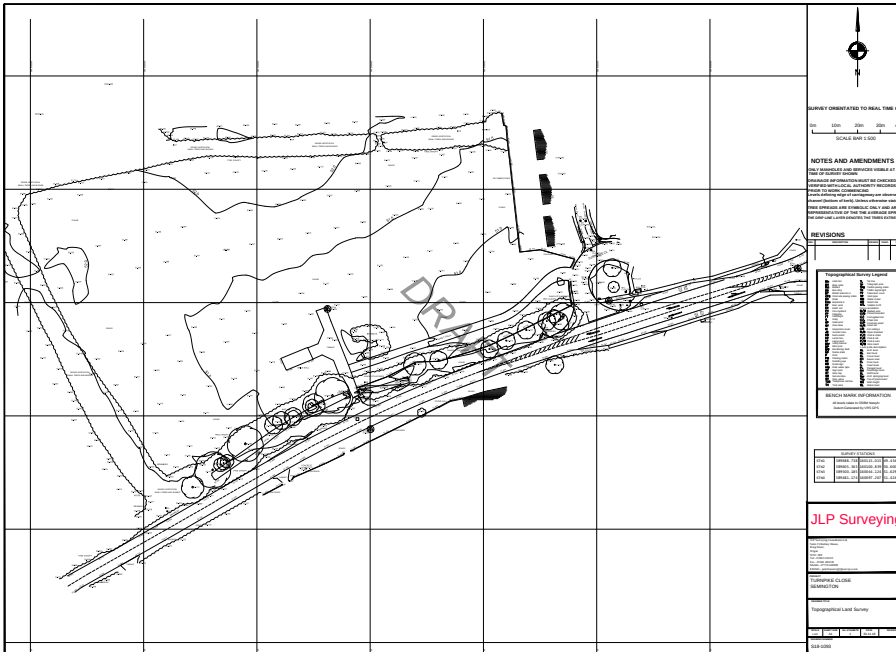


3.3 Site Topography and Flooding

The site is relatively flat, with a gradual slope from c. 52.25m above Ordnance Datum (aOD) in the North to c. 51m aOD in the South.

Approximately 335 metres to the North lies the Kennet and Avon Canal. The site lies entirely within Flood Zone 1 and so there is low flood risk from rivers and sea. There are some surface water ponding areas on the site due to low depressions in the field

A Flood Risk Assessment & Drainage Strategy has been prepared as part of the planning application and has assessed all potential risks from flooding. Given the topography of the site, the most suitable location for surface water attenuation is along the Southern boundary.



Site Flood Risk and Topography Plan

3.4 Site Landscape

Tree Survey

The survey identified 32 items of woody vegetation, comprising 21 individual trees and 11 tree groups. Of these, one tree is categorised as 'U' and is unsuitable for retention. Five trees and groups are category 'B', representing the highest value specimens on the site, while the remaining 26 are category 'C' (lower value).

All surveyed trees and groups are located along the site boundaries, with no trees of arboricultural significance within the central area of the site. The Southern boundary is lined by T1 to T21, the western boundary by G22 and G23, the Northern boundary by G24 to G27, and the Eastern boundary by T28 to G32. Access limitations meant that several trees and groups were subject to cursory inspection and indicative measurements only.

The most valuable trees include Sycamore (T12), Silver Maple (T13), Field Maple and Norway Maple (G20), Apple and Pear (G23), and Oak (T25), all of which are semi- to early-mature specimens in good condition with moderate future potential. Whilst the remaining trees are lower value, they provide useful screening to nearby residential properties and the adjacent road.



Site Flood Risk and Topography Plan

3.5 Opportunities & Constraints

The following points are the primary opportunities and constraints that have been identified within the site, based on the assessment of the site and it's context:

- Opportunity to provide a new village shop forming a key landmark at the Eastern gateway.
- Opportunity to create a residential development with an appropriate density akin to existing and recently approved developments North of the site.
- The site is bound by hedgerows and a series of trees with associated RPAs. The existing hedgerows and trees provide a natural and established buffer between the site, the existing dwellings, and the traffic noise from the A361.

- The position of the site adjacent to the existing Urban Area boundary provides an opportunity to create a logically located new development between existing to the East and emerging residential development to the North.
- Opportunity to take access into the site from Turnpike Close, with minimal impact to existing tree and hedgerow planting.
- New development will consider enhancement of the existing hedgerow buffer along A361 and will reflect and respect the existing dwellings with appropriate interface distances.
- Opportunity to enhance biodiversity and provide landscaped public open space which will be properly managed long-term and serve both the proposed development and the existing residents of Semington.

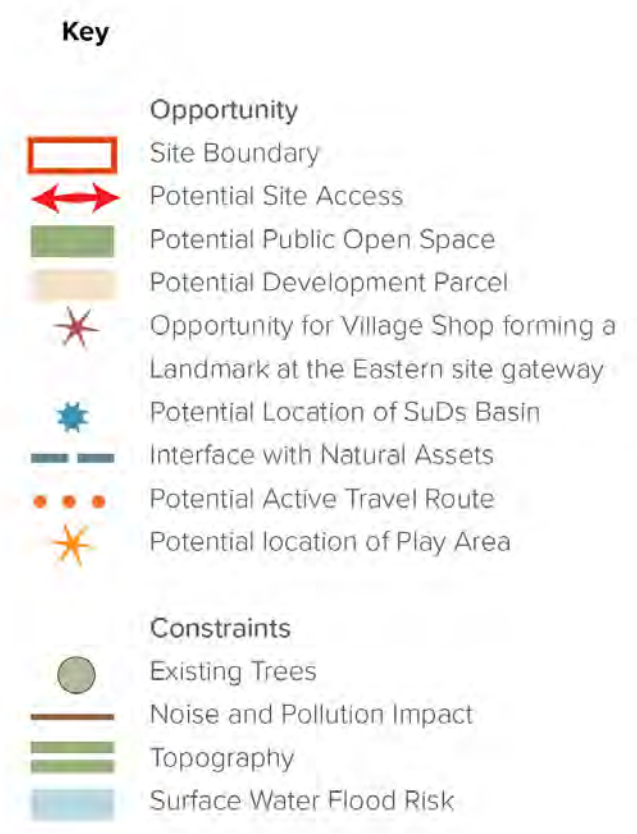
- Respect the local character of the area and the site's edge of settlement setting with appropriate and considered form of development.
- The existing vegetated buffer/screen to be maintained around the edge of the site boundary, with additional planting and landscaping incorporated into the proposed development.
- Opportunity to facilitate a new active travel route via the scheme to the North.
- Opportunity to incorporate Sustainable Drainage Systems (SuDS) with a naturalistic design within the landscaped green edge.
- Opportunity to orientate dwellings such

- that the garden areas are protected by the building envelope.
- Respond positively to existing and recent homes interfacing with the site.

The plans opposite and below shows the opportunities and constraints on and around the site.



Map showing the site features and constraints (Source: Semington Design Code and OS Data © Crown copyright and database rights 2023 Ordnance Survey 0100031673).



Site Opportunities and Constraints Plan

04. Design Proposal

4.1 Vision Statement

4.1 Vision

The development is intended to create a well-connected and sensitive extension to Semington that responds to the distinctive character of the local area. The proposals will deliver high-quality homes, a new village shop, and a centrally located play area that prioritise active travel, and access to green spaces through thoughtful placemaking. The scheme will incorporate natural features, including wetlands, retained hedgerows, and new tree planting, to enhance biodiversity, manage surface water, and provide a seamless transition to the surrounding countryside. Homes will be carefully arranged to create active frontages, respect the existing landscape, and reflect the village's scale and character through a legible street layout, varied densities, and a complementary palette of materials. The development will promote connectivity, safety, and community interaction while maintaining a strong sense of place and reinforcing the village's identity as part of its future growth.



4.2 Placemaking Objectives

The proposals will focus on aligning with the 10 placemaking principles set out in the National Model Design Code (NMDC) and local Design Code, which highlights the industry best practice and principles for the site. This will ensure the best outcomes in terms of the quality and subsequent use and management of the emerging proposals. Consideration has been given to the various design parameters identified in the Semington Design Code (2024).

The proposals will also address site-specific objectives, which closely align with the NMDC but are particularly relevant to this stage of design as outlined below.

The proposals will also address how crime can be designed out taking account of 'Secured by Design' standards.



Community

The scheme will provide spaces that support social interaction and community activities, including public areas. It will deliver homes of varied sizes and types to meet local need fostering a balanced social mix.



Movement

The scheme will provide safe and practical access for cars, disabled users, and emergency vehicles, and will deliver a well-connected movement network that maximises choice across active and car travel.



Identity

The 20th/21st Century Semington character area will be reflected, with the opportunity to create a development that maintains the benchmark for design quality already set within the area.



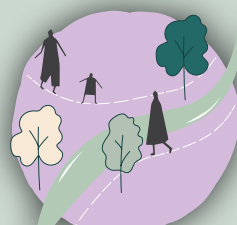
Built Form

Built form will reflect the scale and density observed around Semington, which will be typically 2 storeys.



Nature

The scheme will protect and enhance the high-quality natural environment of Semington parish and its surroundings providing well-designed green spaces that increase biodiversity and create habitats for native flora and fauna.



Public Spaces

Public space will be designed to a high standard, consider the needs from various users in terms of accessibility and include opportunities for greening.

Semington Design Code Principles

Access and Movement

1. Provide safe access for cars, disabled users, and emergency vehicles.
2. Facilitate a well-connected network for walking, cycling, public transport, cars.
3. Assist active travel with direct, attractive walking and cycling routes.
4. Improve pedestrian safety through traffic calming and route enhancements.

Community

5. Create spaces for social interaction, activities, and community programmes.
6. Provide homes of varied sizes to support a balanced social mix.
7. Deliver open space and centrally located play facilities.
8. Contribute to nearby and Wessex Close recreational facilities.

Nature and Environment

9. Protect and enhance Semington's natural environment and surroundings.
10. Provide well-designed green spaces to increase local biodiversity.
11. Incorporate landscapes and SuDS to manage flood risk effectively.
12. Provide green spaces to support a green corridor.

St George, Semington (Credit: Philip Pankhurst)

4.3 Illustrative Masterplan

The Illustrative Masterplan shows the proposed approach for the development of the site. The design proposals respond to the local context, providing a logical continuation of existing settlement patterns while incorporating a variety of housing types and green spaces. The following core design rationales have been developed:

Context

Development has been influenced by the surrounding landscape, existing settlement patterns, and local road connections, including Turnpike Close and the recent development to the North. The proposals respect the topography and existing features, incorporating a simple and clear street hierarchy and legible street layout to aid navigation.

Lower density housing is located along the Southern and Western edges of the village, adjacent to the open countryside. The layout draws upon this local references to create a cohesive connection with the surrounding area and appropriate response to the site's setting.

Uses

The masterplan provides a mix of housing types, including detached homes along the Southern and Western boundary and a range of medium density dwellings across the site. A new village shop is proposed at the gateway from Turnpike Close, creating a landmark and focal point that enhances community identity. The scheme also includes a central play area and public open spaces, catering to recreational and social needs.

Homes & Buildings

Continuous building lines and active frontages are designed to define streets and public spaces, ensuring safety and encouraging neighbourhood interaction. Homes are positioned to overlook key public spaces, including the central play area, and provide clear defensible boundaries. The gateway into the site is emphasised by the village shop, creating a sense of arrival.

Built Form

The built form responds to its context, with larger detached dwellings along the Western edge to transition into the open countryside, and more modest homes towards the Eastern edge. Properties are positioned to punctuate views and heights are in line with the surrounding context at 2 storeys. Proposed homes are set back from the Western boundary as a sensitive response.

Pitched roofs and rooflines are broken up by gaps between properties and enhanced with tree planting, creating a varied and visually appealing streetscape. Continuous building lines define streets and public spaces, while the gateway into the site is emphasised by a landmark building, creating a strong sense of arrival. A carefully considered palette of materials reflects the character of the village, fostering a cohesive and locally inspired aesthetic

Nature

The proposals integrate natural features into the development, including a landscape buffer along the Western boundary with native planting to support biodiversity and reduce flood risk and providing a natural transition to the surrounding countryside. The site incorporates retained and strengthened hedgerows, new trees, and landscaped open spaces, enhancing ecological and recreational value.

Movement

The street hierarchy prioritises pedestrian and cyclist accessibility. Vehicle access is retained from Turnpike Close providing direct access to the proposed village shop, ensuring convenient and safe circulation throughout the site. The street layout avoids dead-ends that are characteristic of some of the contextual urban fabric; facilitating legible, direct movement through the development.

Public Space

Public open spaces are central to the scheme, including a high-quality play area in the site centre overlooked by surrounding homes for natural surveillance. Green spaces and landscaped areas provide opportunities for recreation, social interaction, and contact with nature, contributing to well-being and a strong sense of place.

1. Facilitation of a new active travel access to the North;
2. Site vehicle access will be taken from the existing entrance on Turnpike Close, adjacent to the proposed gateway village shop.
3. A well connected and clear street layout with a simple hierarchy of street types to aid legibility;
4. A new village shop located off Turnpike Close creating a landmark and a focal point by the site access;
5. A new high-quality play area located in the centre of the site that is overlooked by housing for natural surveillance;
6. A natural landscape buffer along the Western edge that features native planting to reduce the risk of flooding and that will increase biodiversity in the area;
7. The retention of existing hedgerows, with new planting where necessary to strengthen and bolster any gaps;
8. New tree planting along the Southern boundary to visually soften the edge along the A361;
9. A spacious, green buffer along the Western edge to provide a natural transition to the countryside;
10. Lower density detached homes located to the Western edge along the edge of the open countryside. Low-medium density homes towards the Eastern edge;
11. Active frontage opens directly onto the central open space and routes into the site, with overlooking to ensure safety and neighbourhood interaction;
12. Parcels establish a legible continuous building line and a clear defensible boundary; and,
13. Convenient landscaped parking provision for shop users, refuse and delivery.



Illustrative Masterplan

4.4 Landscape Strategy

The illustrative masterplan delivers approximately 30% of the site as public open space, arranged to create a green finger at the centre of the site, and wrapping around the perimeter of the development forming a continuous green edge. Existing mature vegetation and trees, particularly along the Southern boundary, provide a well-established landscape buffer to the A6, helping to screen the site and mitigate traffic noise. These features are retained and enhanced as part of a coordinated green infrastructure strategy in accordance with the Semington Design Codes and Masterplanning.

The proposals integrate new planting, habitat creation, and recreational opportunities into a multifunctional landscape framework. A strong landscape structure is proposed, using native and climate-resilient species to strengthen biodiversity corridors, provide seasonal interest, and contribute to long-term ecological value.

A recreational route through the open space, promoting active lifestyles, and providing informal opportunities to engage with nature is also proposed. The green recreational space features a play area, encouraging imaginative and creative play experiences, as well as opportunities for social interaction in a safe, well-overlooked setting.

An attenuation basin is incorporated as part of the site's sustainable drainage system (SuDS), designed to manage surface water while also creating a varied habitat through wetland and marginal planting. This approach delivers both functional flood mitigation and visual amenity, with the basin acting as a landscape and biodiversity feature.



4.5 Townscape

The development draws on the established housing typologies and densities characteristic of Semington, comprising 2 storey dwellings. The material strategy will help define wayfinding markers, reinforce the hierarchy of spaces, and punctuate important views and vistas through the site.

The design has been shaped by the nuances of local character observed in Semington, ensuring that building forms, materials, and spatial arrangements will feel familiar. The proposed block structure has been carefully arranged to respond to the surrounding context, particularly in realising an appropriate and responsive perceived density, and ensuring that building frontages provide consistent overlooking of development edges. Buildings are set back from the Western boundary as a sensitive response to the countryside beyond. In addition, buildings are set back from the Southern boundary in response to potential noise from the A361.

At approximately 28 dwellings per hectare, the scheme delivers a moderate density, with the majority of homes benefiting from views onto green spaces, giving the scheme an open, spacious feel. Active frontages will face streets, public open spaces, ensuring natural surveillance at all times of day and creating a safer and more welcoming environment. The street, block, and plot design has been developed to produce a place that is attractive, functional, and secure. Public areas are safe, easily accessible, and visually appealing, with an inclusive design approach that considers the needs of all users. Windows and doors will be positioned on corners and gable ends to avoid blank walls, remove dead ends, and enhance visual connection between private and public spaces.

Across the development, careful attention is paid to designing out crime and promoting privacy and security. This is achieved by avoiding hidden or poorly overlooked spaces, ensuring good lighting to key pedestrian routes, and integrating landscaping in a way that does not compromise safety. The result is a well-connected, legible, and distinctive scheme that reflects local identity while providing a desirable place to live and play.



4.6 Street Hierarchy & Movement

The site is served by a single vehicle access taken from Turnpike Close, in the South Eastern corner of the site. The site access and movement plan demonstrates a clear and well defined street hierarchy through the site.

A primary tree lined street provides access into the site. Tree planting is proposed along this route to create a visually attractive street. The primary street runs the length of the scheme serving multiple private drives that define the majority of interfaces with green spaces, creating a softer edge.

Vehicle permeability is considered second to pedestrian movement, to limit the impact of car use and instead prioritise and encourage walking and public transport.

The proposal seeks to facilitate a link up to the Northern edge of the site to the St George's Mead scheme. Where pedestrian links meet the road a crossing is proposed to communicate pedestrian priority and provide a traffic calming measure.

Surface paving is proposed at key junctions and areas within the street scene to communicate to drivers they are entering a different environment and naturally traffic calm.



4.7 Built Form

Houses across the site will be designed to create a contemporary yet contextually sensitive approach that respects the rural character of the parish and the distinctive identity of surrounding hamlets. The buildings are two storeys in height, reflecting the generally nature of the area, with generous spacing between dwellings to maintain views of the surrounding countryside and preserve the character of the village.

Rooflines are pitched and visually broken up with gaps between properties and tree planting, creating an irregular and organic streetscape in keeping with local patterns.

The material palette draws inspiration from the local vernacular including the scheme to the North, prioritising natural and locally sourced materials such as timber, stone, and painted render. Roofs are proposed with materials that encourage natural moss growth, supporting a rural aesthetic.

Architectural detailing is used to add interest and reference traditional Semington features, including stone window surrounds and quoin detailing elements, while allowing scope for contemporary interpretation. Boundary treatments incorporate low-level native planting, timber posts, and rail fencing to reinforce the rural setting and avoid solid, impermeable barriers.

Collectively, these measures create a legible and harmonious built form that is sympathetic to the surrounding settlement, complements heritage assets, and contributes positively to the preservation and enhancement of the parish's rural character.

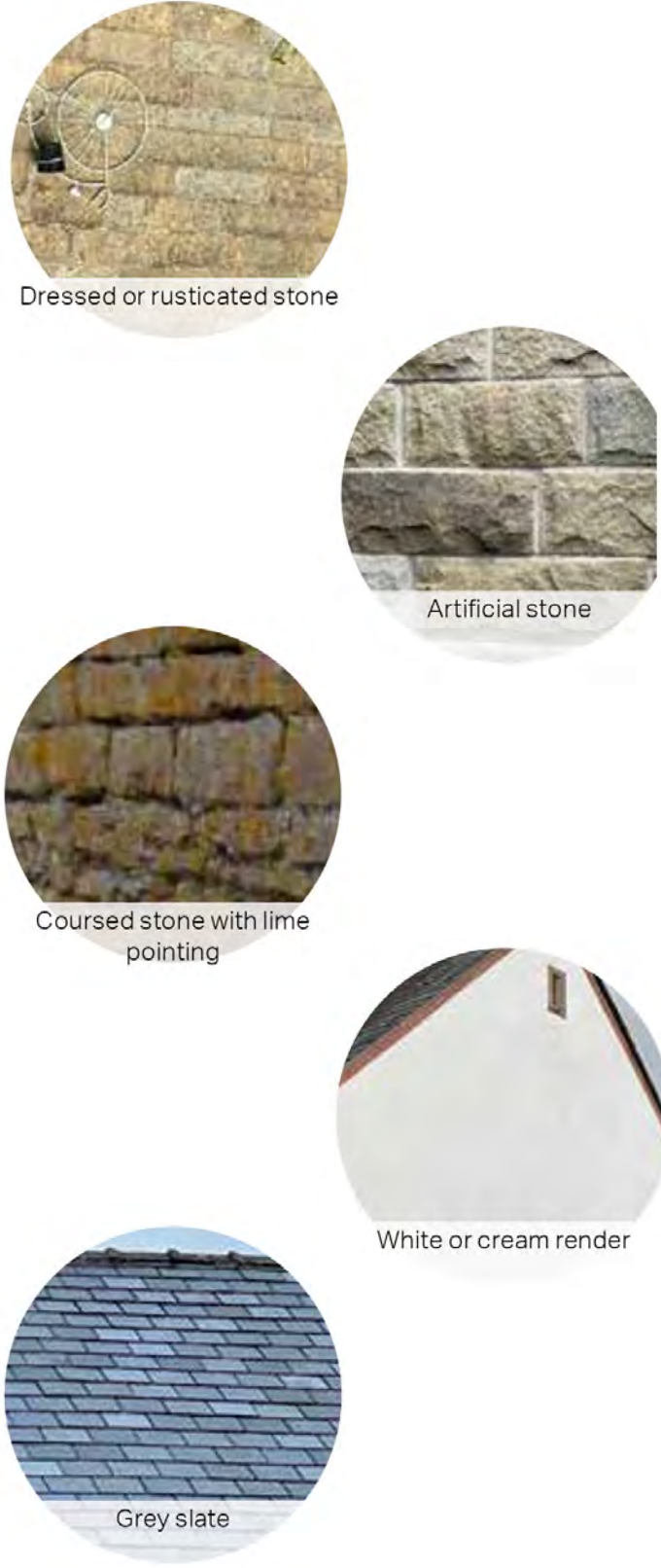


The design proposals have been developed with clear regard to the Wiltshire Design Guide, the National Design Guides, and the locally defined characteristics of Semington as set out in the Semington Parish Character Statement.

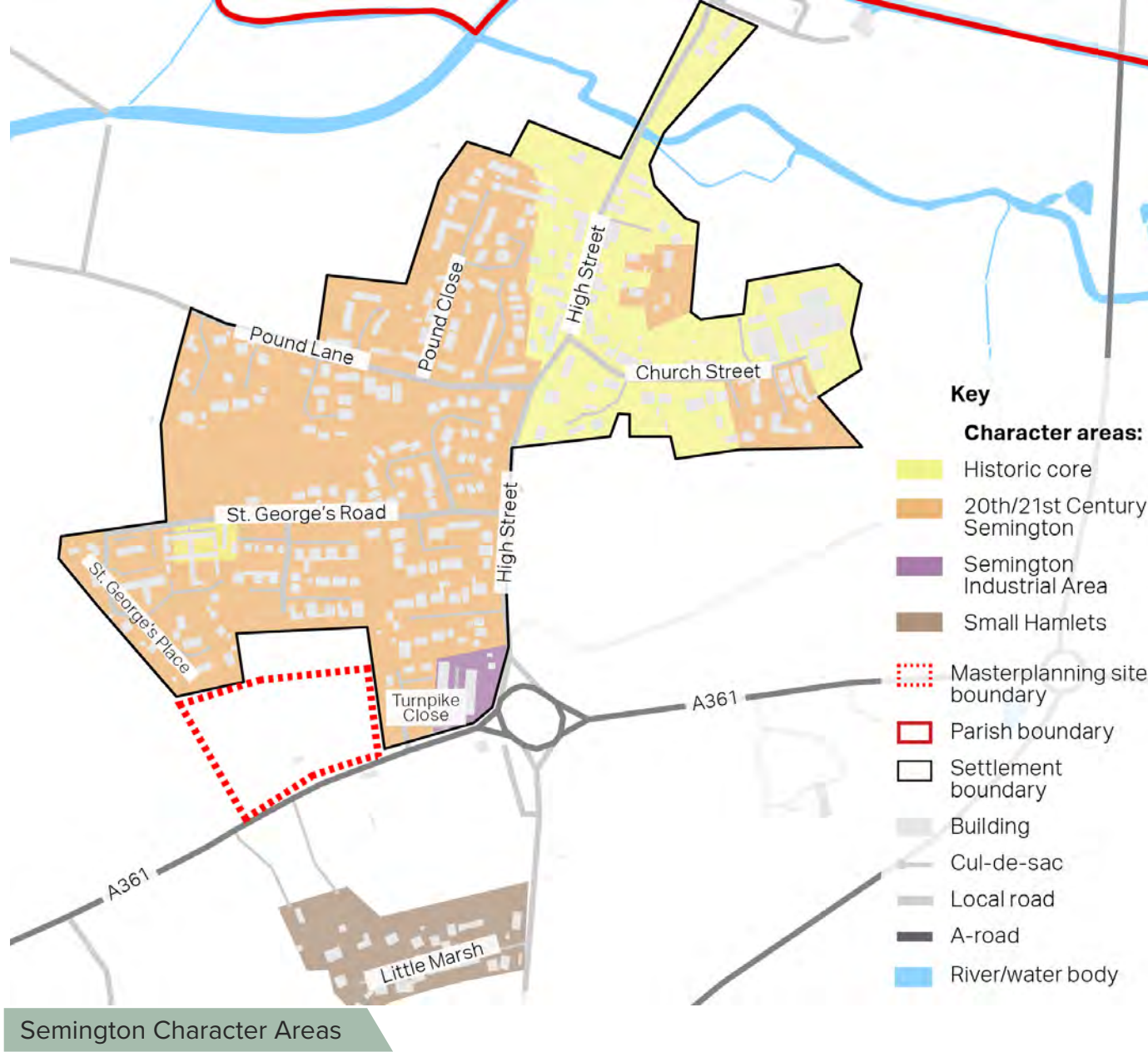
The scheme reflects the established scale and form of 20th- and 21st-century development in the village given its proximity and relationship with this area as identified within the 'Semington Design Codes and Masterplanning' document. This is achieved through delivering two-storey homes across the site with hipped roofs and feature gables.

Housing densities are reduced along the Western and Southern site boundaries creating a gradual transition towards the countryside, in line with the recommended design approach set out within the Code.

With regard to architectural expression, the proposals adopt a restrained and context-sensitive palette of materials that contributes to the local vernacular. Natural and locally sourced materials are prioritised to ensure variation, texture and authenticity, avoiding synthetic finishes that would appear out of keeping with the rural setting. Colours are muted and understated to blend with the surrounding landscape. While grounded in the local character, the material strategy also welcomes complementary innovation, allowing creative yet contextually appropriate variations that enrich the development without compromising its relationship to the parish.



Proposed Contextually Appropriate Material Palette



Landscape and boundary treatments are designed to retain and enhance the strong visual connection with the surrounding countryside. Existing hedgerows and boundary trees are preserved wherever possible, supplemented with new native planting to reinforce the village's characteristic green edges and soften the transition between built form and landscape.

Front gardens and hedged boundaries are proposed consistently to maintain the informal, verdant character typical of Semington's residential clusters, avoiding high fencing and engineered access arrangements that would fragment this continuity.

Opportunities for enhancement have been actively embraced, including strengthened hedge reinstatement along A361 and improved tree and hedge planting towards the Western edge of the site.

The proposals place strong emphasis on the creation of high-quality public space in line with WCS Core Policy 57, Policy RLF2, and the principles outlined in the Semington Parish Character Statement. The layout integrates accessible and inclusive open spaces that are designed to support a range of functions and community activities, ensuring they can adapt over time as local needs evolve. Spaces are shaped to be flexible rather than prescriptive, allowing for everyday informal use as well as temporary interventions or small-scale community events, encouraging experimentation and enabling the area to develop a sense of place through active engagement.

Natural elements form the foundation of the public-realm strategy. Generous green spaces at the centre and fringe of the site and enhanced planting along the edges help to foster a strong landscape character that reflects the parish's rural setting. New planting is designed to strengthen ecological connectivity, improve biodiversity and support community wellbeing through improved access to nature.

Through this approach, the scheme carefully responds to local design characteristics, respects the village's rural setting, and supports the conservation of locally valued landscape features and non-designated heritage assets.



Play area overlooked by properties



Homes orientated to overlook green space and paths

4.8 Village Shop

A new village shop with apartments above forms a key element of the proposals, providing a landmark structure at the gateway of the site. The shopfront forms an integral part of the street scene creating a strong frontage. Proportions, materials, and colours compliment the existing local palette utilising natural materials and render.

Larger fenestration is proposed at the ground floor to help activate the street and help highlight the active use, offering views into the shop. Large uninterrupted expanses of glass are avoided via vertical divisions built into the shopfront.

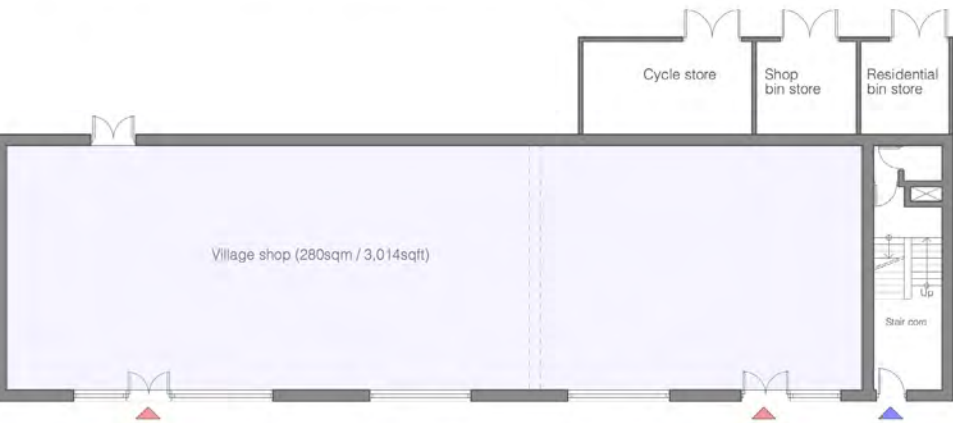
The proposed structure is two storeys with a hipped roof in keeping with the wider context and utilises a feature gable to add interest to the street scene and roofscape.

Signage is suggested to be simple and limited to the relevant information regarding the shop and the services provided, however, any needed fascias can also provide an exciting opportunity for creativity to showcase a shop while also helping identify the shop as uniquely of that place. Fascia signage should enhance the design of the building rather than detract from it.

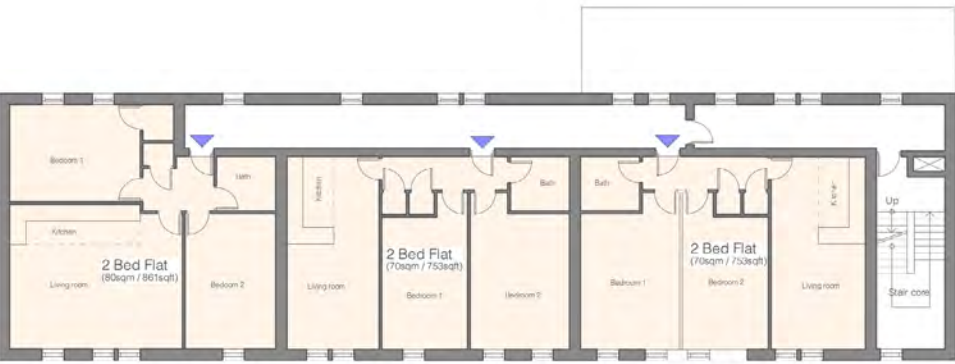
The concept allows for the shop to operate as one unit or two smaller units. 8 parking bays for visitors to the shop is provided directly in front of the store with parking for residents of the first floor to the side.



Proposed Concept Elevation - 1:200



Proposed Ground Floor Plan - 1:200



Proposed First Floor Plan - 1:200

Village Shop Illustrative Elevation and Floor plans

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05. Conclusion

05. Conclusion

5.1 Overview

This Design and Access Statement has been prepared in accordance with national planning policy, the Wiltshire Local Plan (2023), Semington Design Code (2024), Semington Parish Character Statement and the Semington Parish Neighbourhood Plan (2025). It demonstrates how the proposed development represents a logical and sustainable residential extension that provide needed homes and village shop in a logical location as suggested within the evidence base for the Neighbourhood Plan.

The proposed development of up to 48 homes and a village shop has been carefully shaped by detailed technical and contextual assessments undertaken by a multidisciplinary team. The scheme is framed around a strong emphasis on connectivity, character, and landscape integration, ensuring that it both responds to its setting and contributes positively to local housing supply.

This Design and Access Statement provides the clear rationale for the development's form, layout, density, and green infrastructure strategy. In particular, the design team has focused on ensuring the scheme:

- Delivers a logical and sustainably located site adjacent to the urban boundary of Semington, linking with the recent scheme to the North of the site.
- Considers nearby distinctive landmark buildings such as St George's Court and recent well received developments, including the Newland Homes scheme to the North.
- Creates a central and accessible landscaped Green POS within the scheme with play area and pedestrian and cycle links through the space.
- Prioritises connectivity, with strong active travel link to the North of the site linking into the St George's Mead scheme and through to link onto the existing PRoW network and nearby bus stops, ensuring the site is well-integrated into the area's sustainable travel infrastructure.

- Creates multifunctional green and blue infrastructure, including a landscaped SuDS basin, public open space, and strengthened vegetated buffers that reinforce its character and provide biodiversity gains, noise mitigation, and visual amenity.
- Enhances local ecology, retaining existing hedgerows and trees where possible, introducing native planting along the western and Southern edges as part of a connected landscape strategy.
- Provides a new vehicular access via Turnpike Close to promote connectivity in line with the Neighbourhood Plan.
- A framework of overlooked active travel routes is accommodated within the scheme.
- Homes are orientated to overlooking the proposed green spaces.
- Provides a new village shop with apartments above within the South Eastern corner of the scheme.

- Establishes a safe, well-overlooked street hierarchy through creating a continuous building line and active frontage.
- The street network is designed as a low-speed, pedestrian-friendly environment with active frontages and natural surveillance across public spaces Southern boundary, avoiding long straight roads

In summary, the proposals offer a well-considered, place and landscape-led design approach that balances local housing needs with environmental, social, and heritage sensitivities.

This Design and Access Statement demonstrates how the development at Turnpike Close will deliver a sustainable, connected, and contextually responsive scheme that contributes positively to the area's future growth.

In line with policy SEM 8, the 'Building for a Healthy Life 12' design assessment tool has been utilised and is set out on the following page.

5.2 Building for a Healthy Life 12

BfHL Considerations	Response	Outcome		
INTEGRATED NEIGHBOURHOODS				
1. Natural Connections	Connecting existing and new habitats; safeguarding existing or creating new movement corridors for nature.			
	"Continuous streets (with public access) along the edges of a development."			
	Where retained, keeping hedgerows within the public realm, safeguarding their future retention and management.			
2. Walking, cycling and public transport	Share street space fairly between pedestrians, cyclists and motor vehicles.			
	Tight corner radii (<3m) at street junctions and side streets. Active frontages.			
3. Facilities and services	Frequent benches can help those with mobility difficulties to walk more easily between places.			
	Recreation spaces located in prominent area to encourage new and existing residents to share a space.			
	Existing retail and supermarkets are not located in a nearby distance.			
4. Homes for everyone	Designing homes and streets where it is difficult to determine the tenure of properties through architectural, landscape or other differences.			
	A range of housing typologies supported by local housing needs and policies to help create a broad-based community.			
DISTINCTIVE PLACES				
5. Making the most of what's there	Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as features.			
	Using existing assets as anchor features, such as mature trees and other existing features.			
	Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character.			
	Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other.			
	Protecting and enhancing existing habitats; creating new habitats.			
	Interlocking back gardens between existing and new development (where existing back gardens adjoin a site boundary).			
	Placing retained hedges between rear garden boundaries or into private ownership.			
	Building orientations and designs that capitalise on features such as open views.			

BfHL Considerations	Response	Outcome		
DISTINCTIVE PLACES				
6. A memorable character	Drawing inspiration from local architectural and/or landscape character			
	Reflecting character in either a traditional or contemporary style.			
	Structural landscaping as a way to create places with a memorable character			
7. Well defined streets and spaces	Streets with active frontages.			
	Well defined streets and spaces, using buildings, landscaping and/or water to enclose and define spaces.			
	Cohesive building compositions and building lines.			
	Front doors that face streets and public spaces.			
8. Easy to find your way around	Designing for legibility when creating a concept plan for a place.			
	Frame views of features on or beyond a site.			
	Simple street patterns based on formal or more relaxed grid patterns.			
	Cul de sac based street patterns.			
STREETS FOR ALL				
9. Healthy streets	Streets for people.			
	20mph (or lower) design speeds; 20mph designations.			
	Tree lined streets.			
10. Cycle and car parking	Frontage parking where the space equivalent to a parking space is given over to green relief every four bays or so.			
	A range of parking solutions.			
11. Green and blue infrastructure	Capturing and managing water creatively and close to where it falls using features such as rain gardens and permeable surfaces. Allow people to connect with water.			
	Create a habitat network providing residents with opportunities to interact with nature on a day to day basis.			
	Provide natural surveillance opportunities.			
	A connected and accessible network of public open spaces with paths and other routes into and through.			
12. Back of pavement; front of home	Boundary treatments that add ecological value and/or reinforce distinctive local characteristics.			
	Front garden spaces that create opportunities for social interaction.			

Fully meets the criterion (good practice)

Partially meets the criterion

Does not meet the criterion (poor practice)

Building for a Healthy Life Criteria

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