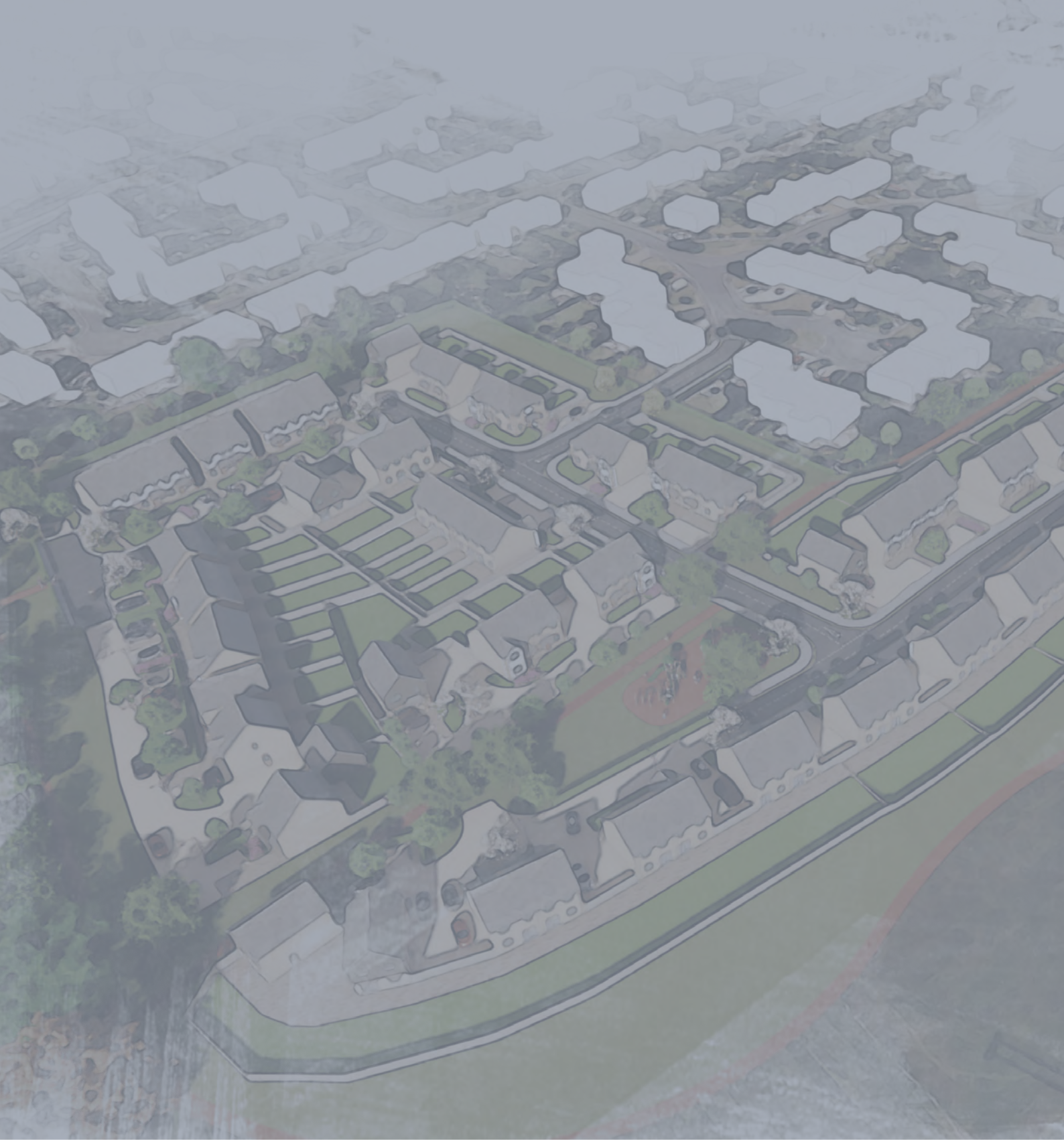




LAND OFF ASHLEY COOMBE WARMINSTER

Design and Access Statement

Preface

OG Urban Design has prepared this Design and Access Statement (DAS) on behalf of Rubix Land Limited.

This statement supports an outline planning application submitted for the residential development of land at Ashley Coombe, Warminster. This statement should be read alongside the other documents that have been submitted as part of the planning application.

The document includes an analysis of the local context and facilities, an overview of the site, the design proposals and key principles for the development, a parameter plan and an illustrative masterplan.

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1.1 | Rubix Land Limited

Rubix Land Limited is a relatively new entrant to the land promotion market and is set out to build a reputation for promoting innovative and high-quality residential developments and with a focus on enabling communities to flourish.

Rubix specialise in medium- to large-scale developments in areas of high housing demand, aiming to give each project distinction and character that is sympathetic to the surrounding architectural and natural landscape.

Rubix’s passion for housing drives their ethos of building great homes for the future.

1.2 | Professional Team

Planning		OG Planning
Design		OG Design
Ecology		Stark Ecology
Arboriculture & Landscape		David Jarvis Associates
Transport		Ashley Helme Associates
Flood Risk & Drainage		OG Consulting Engineers
Ground Investigation		Ruddlesden
Odour		Entran
Archaeology & Heritage		Landgage Heritage



2.0 SITE

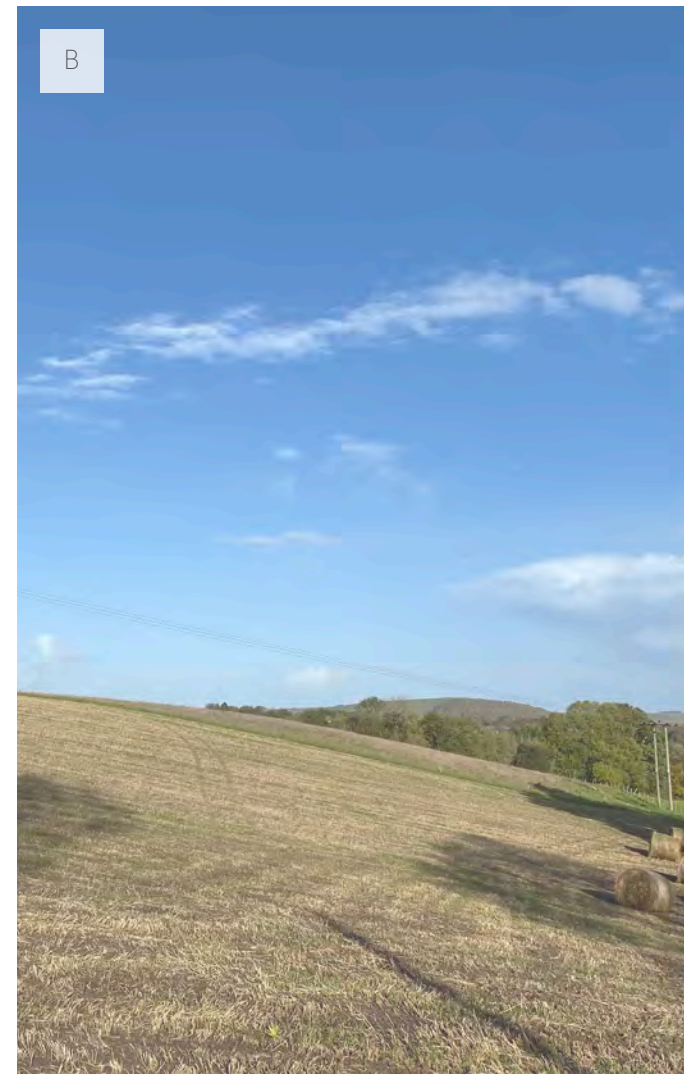
2.1 | Site Location

The site is located on the southern edge of Warminster, in a semi-rural area that combines residential development with open countryside. It adjoins the town boundary and offers views of the gently rolling fields that are characteristic of the local landscape. The site is conveniently close to key transport links, including the A36 and Warminster railway station, as well as local amenities in the town centre.



2.2 | Existing Site

The site's sloping topography creates a clear boundary and facilitates natural surface water drainage. Mature hedgerows and scattered trees are present on the site's NW and SW edges, providing natural screening and helping it integrate into the broader landscape. The area immediately west and north of the site is defined by existing residential development, which gives the site a sense of enclosure while preventing it from feeling isolated. Additionally, long views across the adjacent countryside to the east enhance the overall sense of space.



2.3 | Local Material Pallet

The material palette of Warminster reflects its architectural vernacular and rural setting, emphasising natural, locally sourced materials. Traditional buildings often use limestone or sandstone for walls and detailed masonry, along with timber detailing in older properties. Recent developments feature a mix of brickwork and rendered finishes designed to complement the town's character. Overall, this palette promotes continuity with the countryside, focusing on durability, texture, and colours that blend with the landscape.

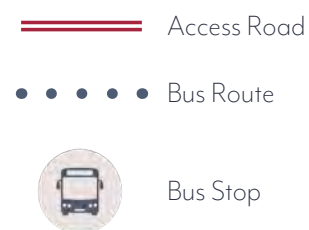


2.4 | Transport Network

The site enjoys very good transport connectivity. It is situated just off the A36, providing direct road access to Bath, Salisbury, and other key regional centres, making travel convenient for residents.

Warminster railway station, located approximately 1.5 km away, offers regular services along the Wessex Main Line with direct connections to Bristol and Southampton and onward routes to London. A reliable local bus network further enhances accessibility, linking the site to neighbouring towns and villages.

In addition, a well-established network of pedestrian routes and footpaths ensures safe and convenient access to nearby amenities, schools, and green spaces.



2.5 | Local Amenities

Warminster is a charming town that offers a wide range of local amenities. It features various supermarkets, including Waitrose and Morrisons, making it easy for residents to access everyday essentials. For families, there are well-regarded schools such as Warminster School and Kingdown School, along with several nurseries and primary schools.

Residents can also take advantage of the Warminster Sports Centre, which provides gym facilities, a swimming pool, and sports courts. Nearby parks, such as the Warminster Lake Pleasure Grounds, offer green spaces for outdoor activities. Additionally, the town boasts a great selection of dining options, ranging from traditional pubs to Italian cuisine, ensuring there's something to satisfy every palate.



2.0 SITE



Warminster High Street



Morrisons



Waitrose



Warminster Park



Local Primary School

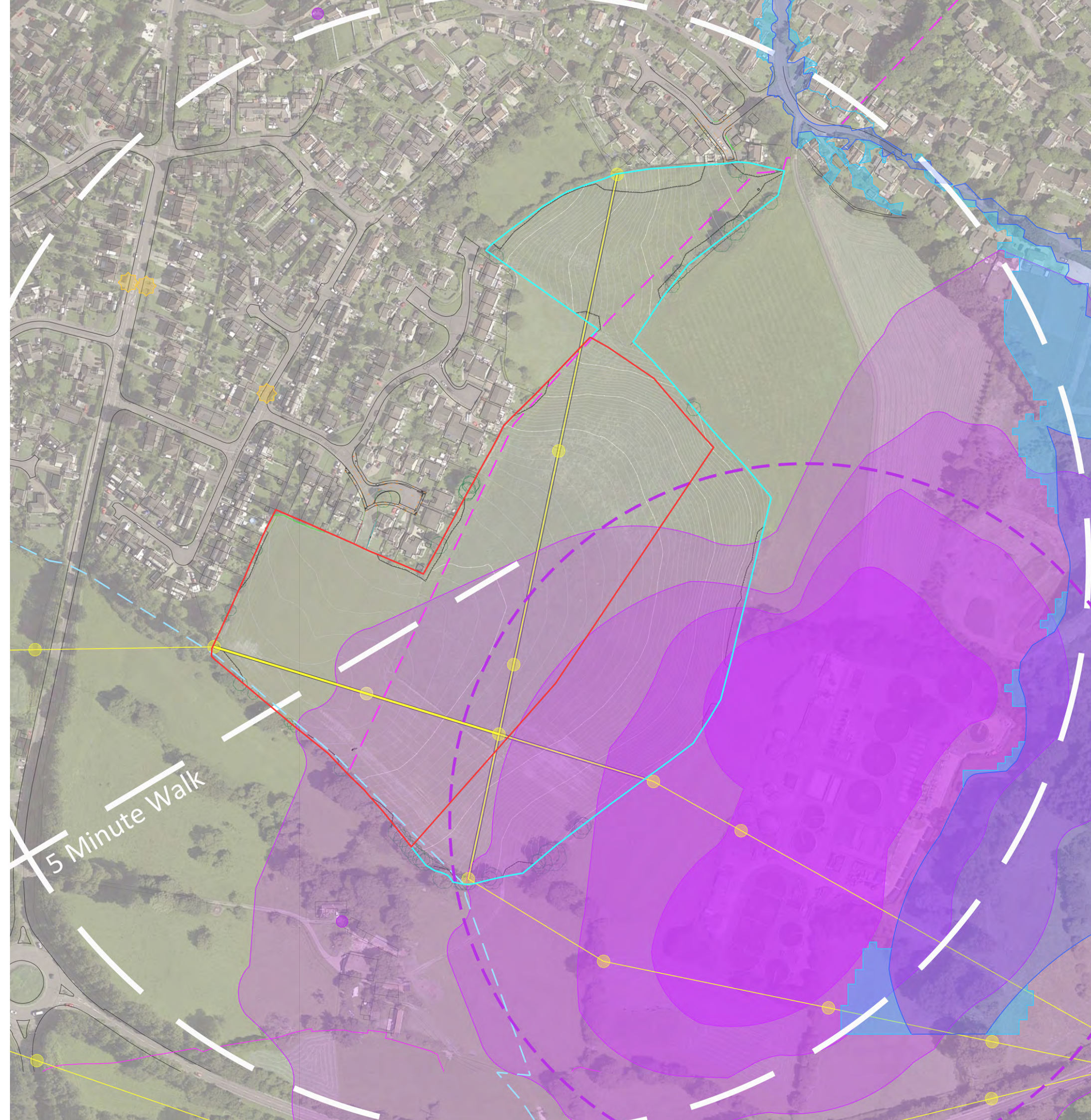


Bell and Crown Pub

2.6 | Constraints and Opportunities

The site offers an excellent opportunity for development. The existing topography of the land allows for the creation of a plateau that maximises views and enhances the site's aesthetic appeal. Existing constraints associated with power lines and the site's proximity to the Wessex Water sewage treatment works (STW) and Warminster Biodigester can be effectively managed through careful planning, ensuring they do not negatively impact the quality of life for future residents. With no risk of flooding and easy access to public transport, the site is well-positioned to meet the growing demand for well-connected development in Warminster. Additionally, preserving and enhancing the existing hedgerows and local ecology will help create a greener environment that seeks to integrate seamlessly with the surrounding landscape.

-  Flood Zone 3
-  Flood Zone 2
-  Bus Stops
-  Heritage Buildings
-  Power Lines
-  Odour Zones
-  Fly Risk Zone
-  PROW





3.0 DESIGN

3.1 | Brief

OG Urban Design was commissioned to prepare a design concept for the development of the proposed site. The client's brief was to design a residential scheme accessible via Ashley Coombe and develop it into a scheme for submission as part of an outline planning application.

Various iterations have been worked on, including a previous scheme involving the provision of two distinct parcels of development accessed off Ashley Coombe and Fanshaw Way, respectively. The difficult topography and presence of underground services meant that the Fanshaw Way parcel was considered to be impracticable. As a result, and in order to try and maintain an overall quantum of around 80 dwellings, the current scheme was designed following advice received from Rubix's highway, landscape and odour consultants.



3.2 | Landscape Design

The landscape strategy for this site focuses on integrating new development into the surrounding environment while enhancing both visual harmony and development potential. To respect the existing landform and minimise landscape impact, the development will be kept above the 140m contour, creating an organic and natural edge to the north. This approach allows these areas to be utilised more efficiently while maintaining the overall quality and character of the development.



3.3 | Ecology

The ecological surveys support the development of the land, provided that an attentive and well-considered ecological strategy is implemented to mitigate impacts on local bird populations. Although the site is not a primary breeding ground, it is significant as a foraging area, especially for red- and amber-listed species that breed in nearby locations. The site can be preserved and enhanced through thoughtful landscape design by integrating features such as nest boxes in new buildings, managed green spaces rich in invertebrates, winter bird food plots, and maintaining and improving important boundary hedgerows.

- A** Arable
- SI** Semi - Improved Grassland
-  PROW



3.4 | Access

The Transport Assessment confirms that the site is well situated for sustainable travel and can be accessed safely and efficiently. Vehicular access via an extension of Ashley Coombe is supported by a pedestrian link connecting both ends of the site. The area benefits from strong walking and cycling routes, with most key amenities within a 25-minute walk and extensive public rights of way providing direct routes into the town.

Public transport is also accessible, with a nearby bus stop on Ashley Place providing a regular weekday service into Warminster. Warminster railway station, just 2km away, offers connections to major destinations including Bath, Bristol, Salisbury, and Southampton.

A review of local junctions indicates that the development would lead to only a minor increase in traffic, well below the threshold requiring detailed modelling, and would not significantly impact the road network. More information is provided within the Transport Assessment that accompanies the planning application.



3.5 | Flooding & Drainage

The site lies entirely within EA Flood Zone 1 and is generally at low risk from surface water flooding.

A hierarchical drainage assessment has established that it is appropriate to discharge surface water runoff from the development to the existing surface water sewer to the north of the site.

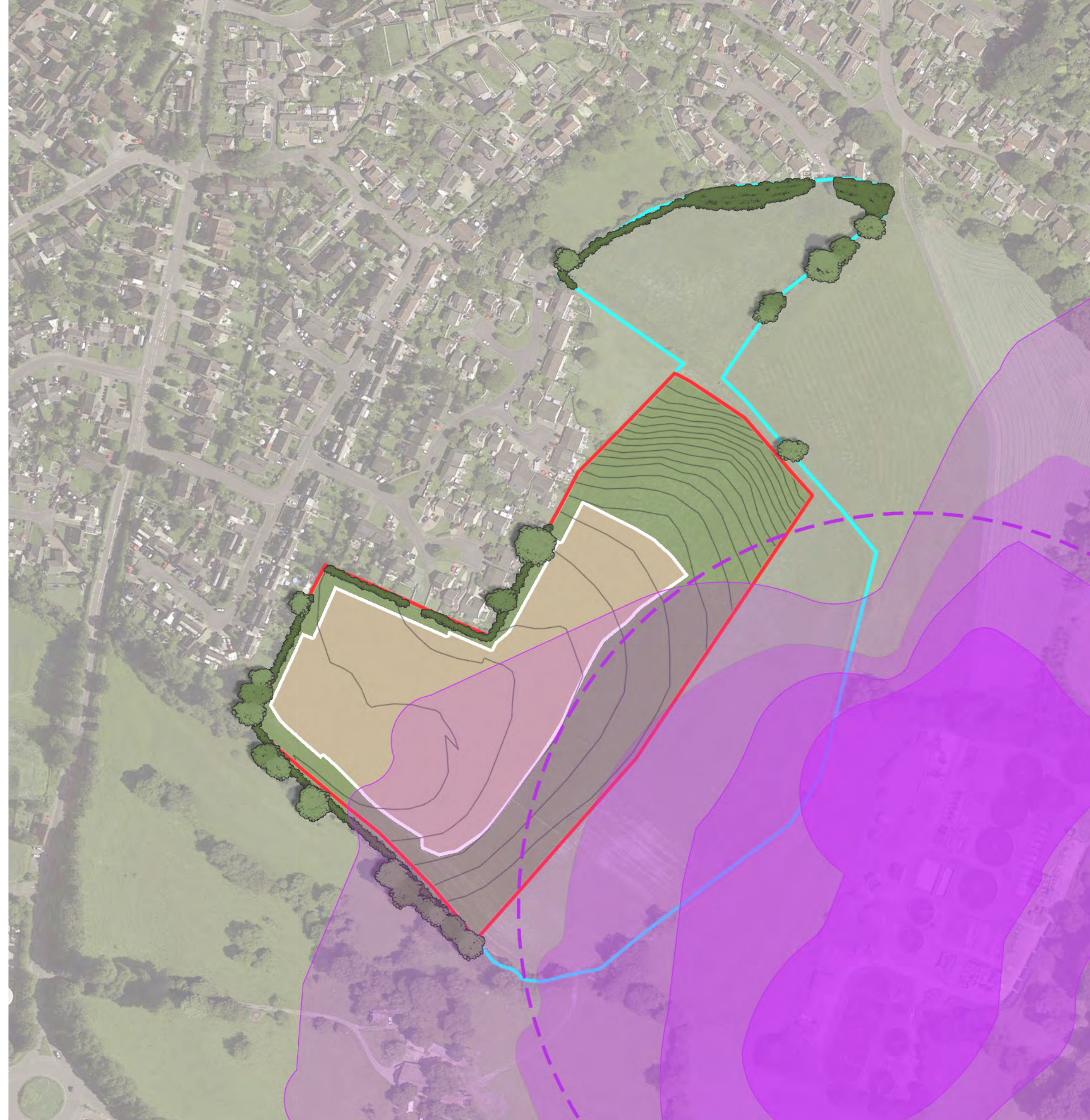
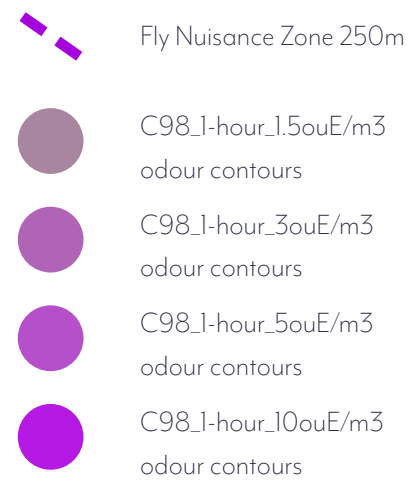
Before discharging surface runoff to the surface water sewer, flows will be restricted to as close to the site's equivalent greenfield runoff rate as practical. Discharges will be limited using a flow control device, with excess flows stored and attenuated onsite within an attenuation pond situated towards the NE of the proposed housing. Further information is provided within the Flood Risk Assessment that accompanies the planning application.



3.6 | Odour

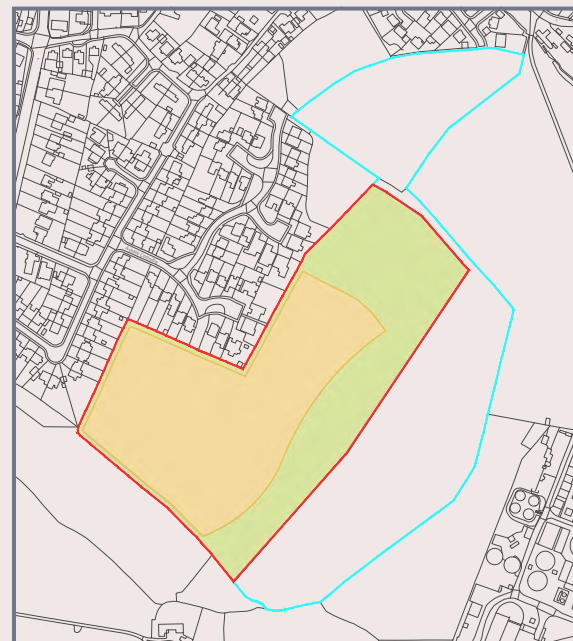
Odour assessments, including site sniff tests undertaken by Entran and assessment of modelling undertaken by Wessex Water (WW), show that odour issues are manageable and won't hinder development. The sniff test detected no odour within the site, indicating minimal impact from the nearby Wessex Water STW and Warminster Biodigester.

Additionally, Wessex Water has identified a potential fly nuisance within 250 meters of the trickling filter beds. This has been addressed through careful planning, ensuring residential units are placed beyond this buffer. Additional landscape features can be used to minimise fly attraction, which can be assessed at the Reserved Matters stage.



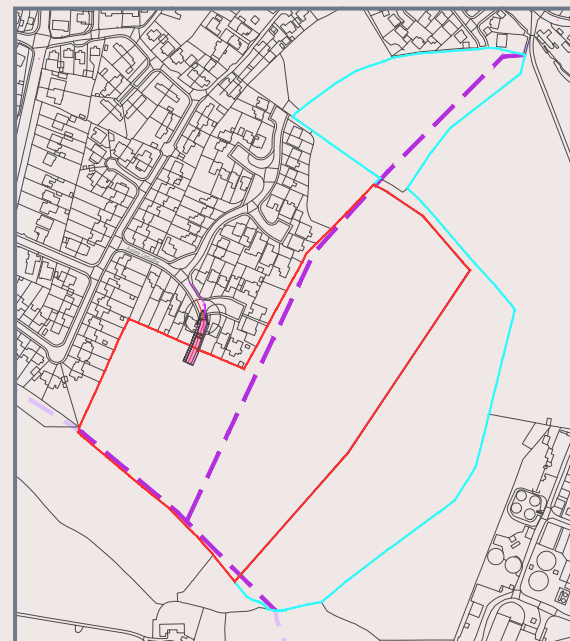
3.7 | Parameter Development

The parameters plan development in relation to the constraints and opportunities of the site.



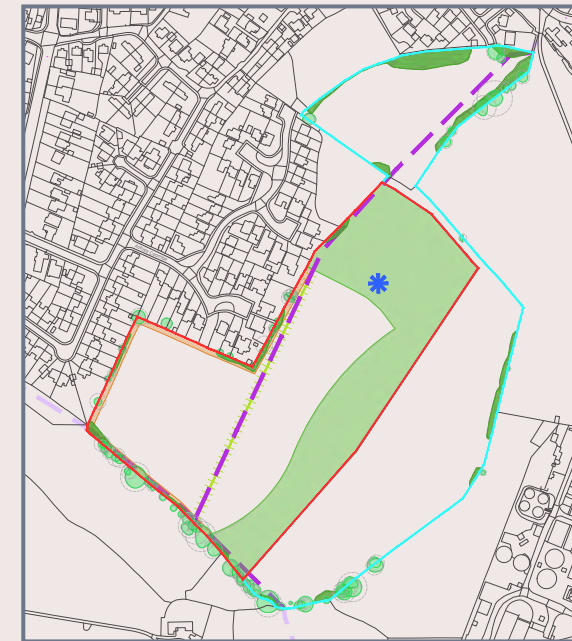
Land Use

- Maximum Extent of Built Development
- POS / Landscaping / SuDS



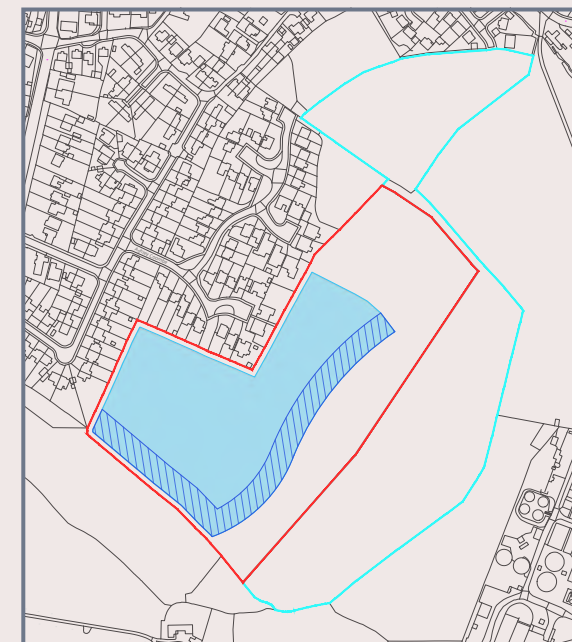
Access and Movement

- PRoW Within Site
- PRoW Linking To Site
- Vehicular Access



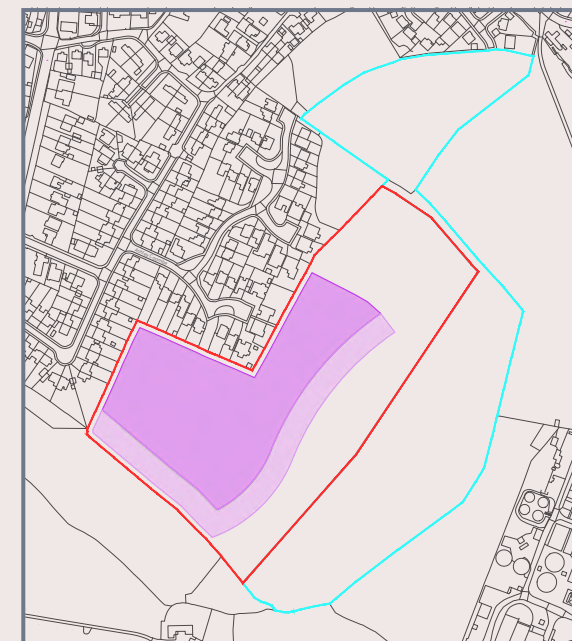
- Public Open Space
- Buffers up to 10m in depth containing shrubs/tree planting, fencing.
- Green Corridor
- Existing Trees
- Existing Root Protection Zones
- Indicative Location for SuDS

Green Infrastructure



- Dwellings up to 9m (typically 2 storey)
- Zone where buildings up to 11m in height may be sited (subject to Reserved Matters) - the boundaries of this zone will allow for a limit of deviation of +/-10m

Heights



- Low Density (typically 30 - 35 dph)
- Medium Density (up to 35 - 40 dph)

Density

3.8 | Use & Layout

The proposal consists of the development of up to 77 new houses, broken down as follows:

Open Market

2B	18
3B	30
4B	6

Affordable Housing 30%

2B	11
3B	12

3.9 | Layout & Scale

The proposed development will feature up to 77 new homes, aiming to create a balanced and vibrant community with a range of housing types to cater to the needs of Warminster. The buildings will be designed to a height of two to two and a half stories, ensuring they blend with the surrounding area while maintaining a sense of openness. Green spaces, including buffer zones and corridors, will be integrated throughout the site to enhance biodiversity and provide recreational areas for residents, ultimately ensuring a high quality of life for everyone.



3.10 | Parking & Cycling

Based on the Wiltshire Council Local Transport Plan, parking has been allocated, requiring two spaces per 2B and 3B property and 3 spaces for all 4B properties. The parking allocation complies with the local authority’s requirements, and a bus stop within a 10-minute walk from the site provides access to the public transport network.

Provisions will also be made for EV charging points, with details secured at the Reserved Matters stage should outline planning permission be granted.

Cycling provision has been based on the local standards in the Wiltshire Local Transport Plan – Cycling Strategy, which requires at least one covered bike parking space per 2B and 3B property and 3 covered spaces for 4B dwellings. Details will be secured at the Reserved Matters stage should outline planning permission be granted.



3.11 | Refuse

The refuse strategy for the site is based on local guidance, with details to be secured at the Reserved Matters stage should outline planning permission be granted.





5.0 SUMMARY

4.0 SUMMARY

4.1 | Summary

The proposed development aims to create a sustainable and well-integrated residential community of up to 77 homes, while preserving and enhancing the site's key natural and ecological features.

Sustainable Growth: The development provides a logical and sustainable extension to Warminster, which will help in meeting local housing needs.

Respect for Landscape: The design respects the site's natural topography and integrates new housing sensitively into the surrounding environment.

Strong Local Connections: Located close to schools, shops, green spaces, and public transport, the site is well-connected and highly accessible.

Ecological Enhancement: Existing hedgerows and trees are to be retained and improved where possible, with new planting and green infrastructure provided to increase biodiversity in the area.

High-Quality Living Environment: A range of homes, including affordable housing, is proposed to create a mixed and vibrant community.

Thoughtful Layout and Scale: Building heights and density reflect the local character, with well-planned green spaces for recreation and visual appeal.

