



DESIGN & ACCESS STATEMENT

Land to the east of New Road, Melksham, SN12 7QZ

The construction of up to 2 self-build dwellings and associated infrastructure

V2 13/01/2026

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INTRODUCTION

This Design and Access Statement supports an outline application for:

“Land at to the east of New Road, Melksham, SN12 7QZ” for

“The erection of up to 2 self-build dwellings and associated infrastructure to include full details of access, with all other matters reserved”

It has been prepared to achieve the following goals:

- **Demonstrate design alternatives**
- **Establish key visions**
- **Illustrate the proposed scheme and why it's appropriate for the site**

The statement seeks to identify opportunities to enhance the site and draw attention to the relationship it has with its surroundings.

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WHO WE ARE



WHO WE ARE

MDP is a planning consultancy and development practice that specialises in design-led residential schemes. MDP have 20+ years experience in town planning from annexes to developments of 2-100 units. The practice's design ethos is to select good sites and present robust schemes that are sensitive to their context.

Based out of Oxfordshire, the practice has established good working relationships with the Local Authorities in the area. This has been key to achieving good track record in gaining planning approvals on behalf of clients.

PURPOSE OF A DESIGN AND ACCESS STATEMENT

According to Planning Policy Guidance Paragraph (14-031-20140306) a Design and Access Statement (DAS) should serve three purposes:

CONTEXT

A DAS statement must demonstrate the steps taken to appraise the context of the proposed development, since it is important to the eventual design that an applicant should understand the context and use this understanding to design the scheme. To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation, as well as design

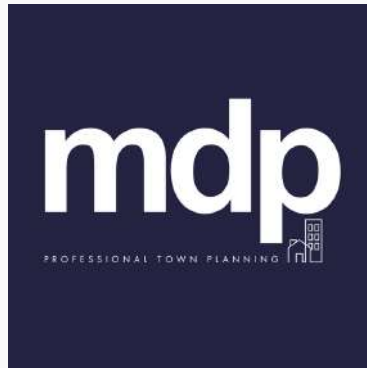
ACCESS

A DAS statement should explain the approach to access, including a description of any Local Highway Authority (LHA) consultation or research undertaken in relation to access issues and how the outcome of this advice has influenced the proposals. Access also refers to accessibility and for this reason an illustrative layout has been included.

DESIGN PRINCIPLES & CONTEXT

A DAS should explain the design principles and concepts that have been applied to particular aspects of the proposal. The statement should explain and justify the amount of development proposed for each use, its distribution across the site, how it relates to the site's surroundings and how accessibility to, and between, all parts of the development have been maximised.

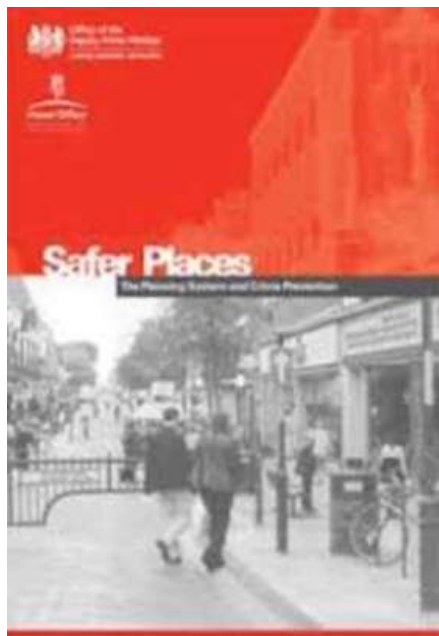
DESIGN TEAM



DESIGN PROCESS

Throughout the design process a number of well- established design principles, which have been applied, provide the basis for good design, many of these are echoed in the Wiltshire Core Strategy

Good planning goes hand in hand with good urban design. The Urban Design Compendium 2 states: “Planning, urban design and sustainable development are responses to the same challenge: how to make successful places in a responsible way, making the most of what the market can deliver.”



These principles (although not all extant policy) are the basis for successful place making and for this reason, the emerging design proposals have had regard to the principles and design guidance set out in the following documents

By Design: Urban design in the planning system towards better practice

Delivering Quality Places: Urban Design Compendium

Safer Places: The planning system and crime prevention (By Design)

Manual for Streets (version 1 and 2, 2010)

DESIGN PROCESS

In particular, the design has been informed by the following general principles, as well as the more detailed guidance from local sources.

Adaptability

A place should be able to change easily

Ease of movement

A place should be easy to get to and move through

Character

A place should have its own identity

Quality of the public realm

A place should have attractive and successful outdoor areas

Legibility

A place should have a clear image and be easy to understand

Continuity and enclosure

Public and private spaces should be clearly distinguished

Diversity

A place should have variety and choice

DESIGN PROCESS

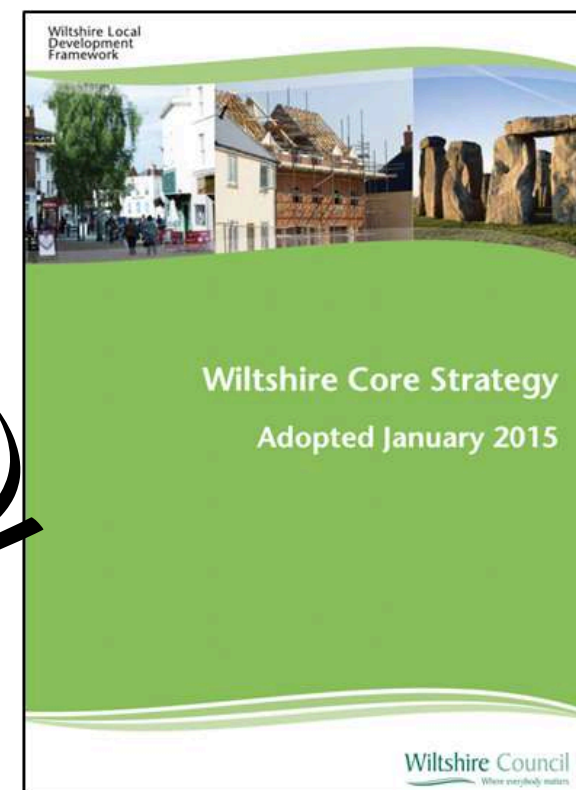


Paragraph 60 of the National Planning Policy Framework (NPPF) discusses the government's objective of significantly boosting the supply of housing and ensure the objectively assessed needs for market and affordable housing are met in full.

Paragraph 49 states that housing applications should be considered in the context of a presumption in favour of sustainable development.

Wiltshire Council accepts that it cannot demonstrate a five year supply of deliverable housing land, and are currently reporting a housing land supply of only **2.42 years**.

Chapter 12 of the NPPF promotes good design of the built environment which is seen as a key aspect of sustainable development. Part of this is to promote or reinforce local distinctiveness.

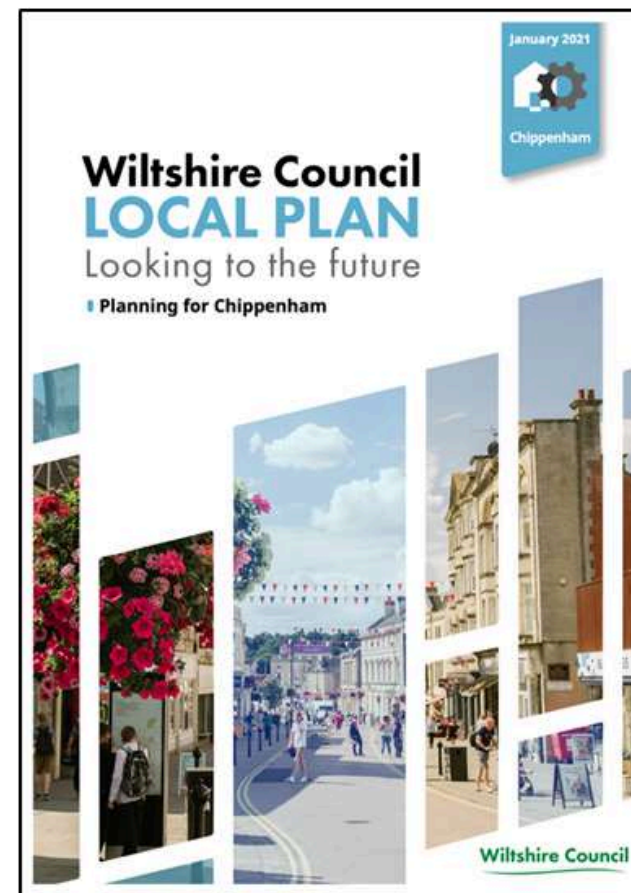
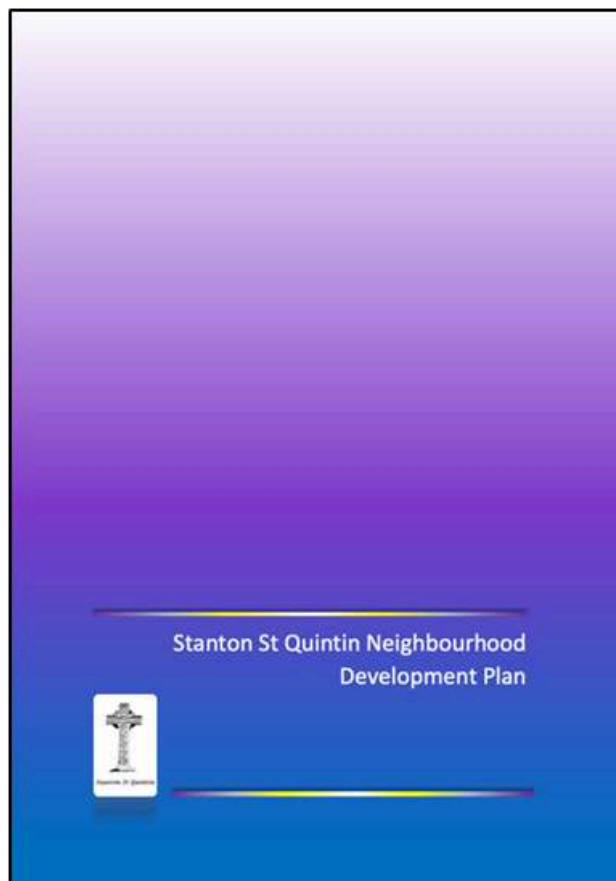


PLANNING POLICY

Good design is indivisible from good planning and should contribute positively to making places better for people.

Paragraph 10 expects that local planning authorities should approach decision-making in a positive way and they should seek to approve applications that improve the economic, social and environmental conditions of the area (as per Paragraph 8).

Planning Policy matters are discussed in greater detail in the enclosed Planning Statement.



AREA CONTEXT



This site is positioned on the north east edge of the outskirts of Melksham.

The area has fair access to main settlements within Wiltshire, such as:

- Melksham (0.6 miles)
- Calne (8 miles)
- Corsham (7 miles)
- Chippenham (8 miles)
- Bath (15 miles)
- Swindon (25 miles)

This provides the residents with suitable local and regional connections for employment, education, leisure facilities and shopping.

AREA CONTEXT

New Road lies in a semi-rural setting, offering a peaceful environment while still being conveniently close to local amenities.



The site lies within the South Cotswolds Limestone Lowland LCA, a semi-rural landscape on the eastern edge of Melksham. In this location, the setting is already influenced by nearby dwellings, lighting and domestic boundary features, giving it a clear edge-of-settlement character rather than pristine open countryside. This character will be urbanised further by nearby major housing development which the LPA will be aware of.

The wider maps illustrate Melksham's strategic position within Wiltshire, with strong connections to the A350 corridor and easy access to Chippenham, Trowbridge and Bath. This supports sustainable travel choices and reinforces the suitability of this location for modest residential growth.

MELKSHAM FACILITIES

The area is well-served by local amenities. Forest and Sandridge CofE Primary School lies around 900 meters from the site, with Melksham Oak Community School approximately 1.4 miles away. Spa Medical Centre and Melksham Community Hospital are also within a short drive.

Melksham offers a full range of everyday services, including shops, cafés and community facilities. The area is also supported by gigabit-capable broadband, enhancing suitability for modern living. This demonstrates that the site is not isolated and has strong proximity to key services.



MELKSHAM FACILITIES

Melksham is a key local employment centre, with jobs across retail, healthcare, education, logistics, manufacturing and services. Its links to Chippenham, Trowbridge and Bath expand this employment catchment further.

The site's immediate setting is influenced by existing built form, and development here would sit comfortably within the settlement edge. New dwellings would support the economic viability of local schools, shops and community facilities. Landscape impact would be limited, with units read against existing properties and softened by new planting.

Paragraph 79 states: *"To promote sustainable development in rural areas... planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."* This principle applies directly here: modest, well-connected growth on the settlement edge supports Melksham's role as a sustainable market town and strengthens local service networks. The proposal therefore aligns with national policy encouraging proportionate growth where it can reinforce existing communities.



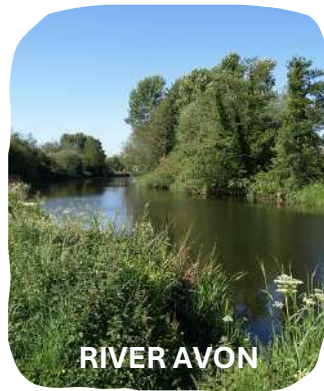
MELKSHAM FACILITIES

Future residents would benefit from convenient walking and cycling routes to nearby schools and facilities, accessed via a rural country lane. Local bus services provide regular connections to Melksham town centre, Chippenham and surrounding areas.

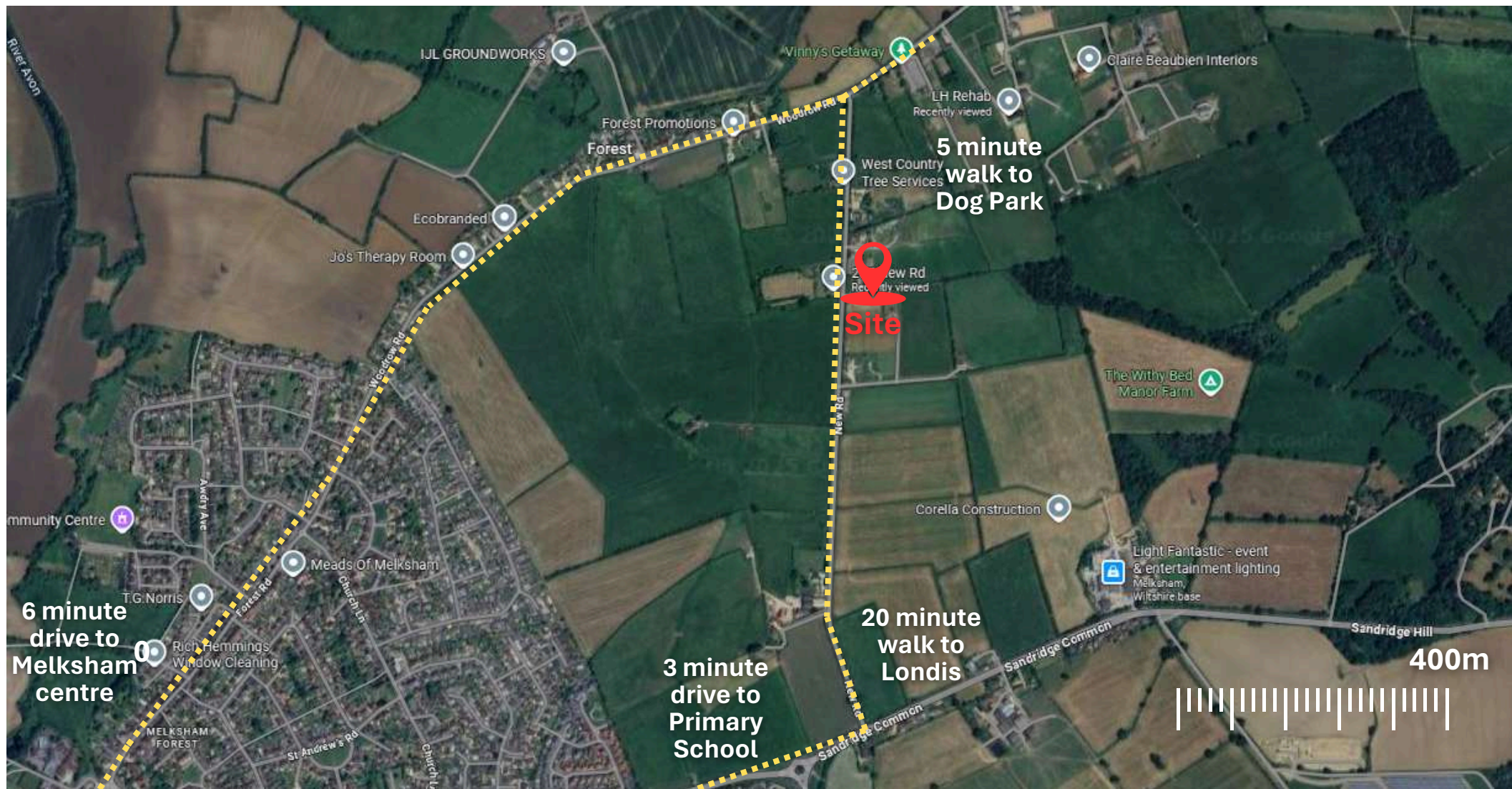
Further services are only a few minutes away by car meaning environmental effects from short local trips would be minimal.

NPPF Paragraph 105 recognises this context: “...opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”

The site offers a balanced range of travel options appropriate for its edge-of-town setting, which will of course be augmented by nearby major strategic development.



MELKSHAM FACILITIES



SITE APPRAISAL



CONSTRAINTS The site is within Flood Zone 1, which is the lowest risk category. It is not within a Conservation Area, the Green Belt or an Area of Outstanding Natural Beauty. It also does not fall within the setting of a nearby listed building or have any allocation status within the Council's adopted development plan.

SIZE AND LANDSCAPE A topographical survey was undertaken in 2025 by Site Team Services. The site is approximately 0.91 hectares. It is a rectangular parcel of land that is predominately a grass field.

The site has several hedgerows to the North and West most of which will be retained. This afford the site a strong degree of screening from the adopted highway.

As such, the site is flat and featureless and free from top level planning constraints.

SITE APPRAISAL



CURRENT USE The plot is currently being used for agricultural purposes.

ADJACENT HOUSING The site is adjacent to a residential property on New Road, a Victorian set of buildings.



PHOTOGRAPHIC SURVEY AND INDEX



All photos were taken during a photographic survey by Mark Doodes Planning in November 2025, using a DJI mini 3 with a 24mm lens.

PHOTOGRAPHIC SURVEY AND INDEX



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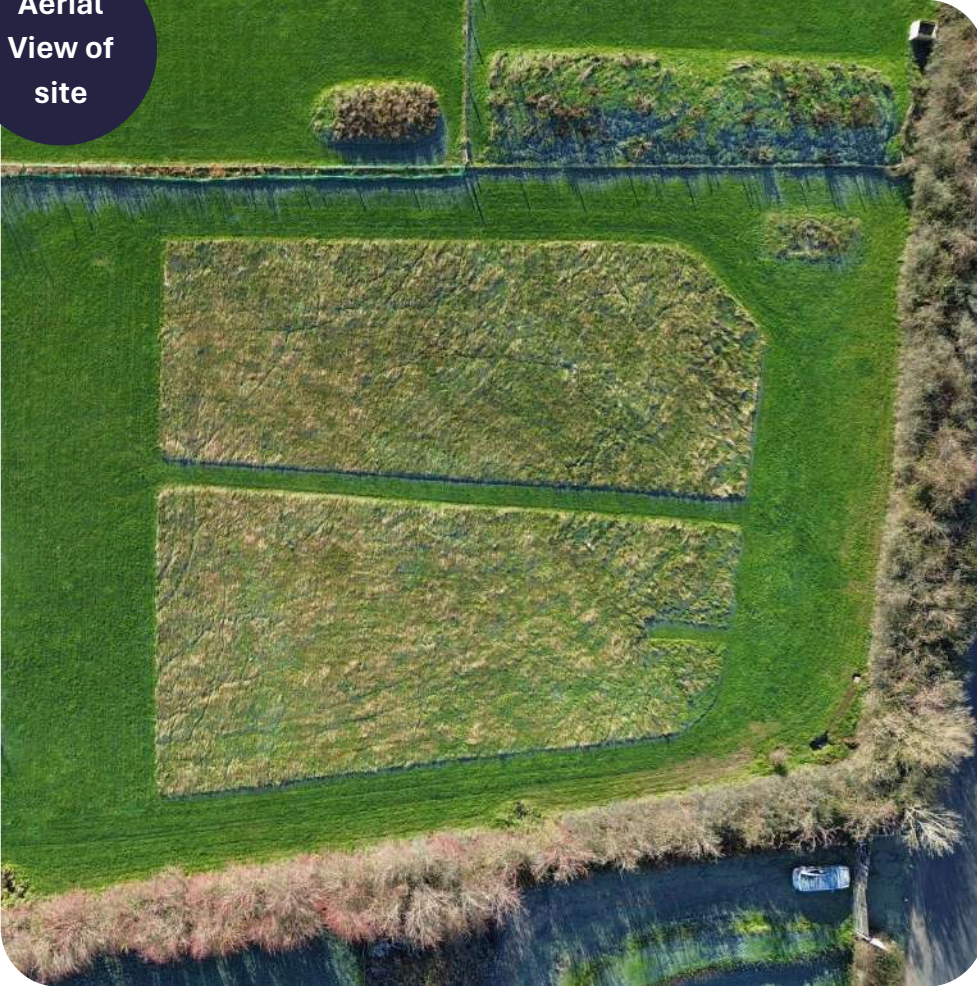


Aerial
View of
site

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PHOTOGRAPHIC SURVEY AND INDEX

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DESIGN PRINCIPLES

Whilst Layout is not a matter to be considered as part of this submission, the illustrative layout has been the product of careful consideration.

It was important from the outset and throughout the design process to understand and consider the constraints and opportunities prevalent on the site.

Designers, ecologists, highways engineers, drainage experts and a town planning consultant informed the making of these proposals with the desire for the final design to respect the surrounding area.

The team considered it important to propose a highly verdant low density scheme rich in new landscaping opportunities, ecology enhancements and wildlife improvements notably through wildflower seed mix.

The benefit of an outline planning permission is that layout and landscaping matters can be postponed to a future decision making juncture which will of course benefit from pre application advice with the LPA.



ILLUSTRATIVE MASTERPLAN



SITE ACCESS

Proposed access to the site is from New Road. The Site Access Plan to the right shows the details of site access.

As is concluded in the enclosed transport assessment, the road to the front of the site (New Road) has a low level of traffic with long visibility splays in both directions. Accordingly, the only reasonable conclusion that can be made by an objective party is that the access is suitable to the site.

This part of the scheme is effectively a full planning permission submission.

A transport consultant has been part of the team from the outset advising on access visibility splays, visitor parking, turning heads, traffic generation, refuse truck requirements and on-plot parking provision.

A Highways Constraints Plan, which can be seen to the right, helped inform the details of the proposals.

The full Highways Report is enclosed with the outline planning application. Planning policies involving highways and other relevant areas are covered in the Planning Statement.



SUMMARY

The proposal;

The erection of 2 self-build dwellings and associated infrastructure to include full details of access, with all other matters reserved

1. Project Summary

The Design & Access Statement defines the context and principles that informed the proposals of the application.

A team of professionals have informed the revisions made to these proposals to ensure all relevant planning, design and environment aspects relevant to the site have been taken into consideration.

Technical surveys and reports have been prepared and submitted with the application. The proposals provide sustainable and high-quality additions to Melksham.

This proposal is positive for the local area as the scheme will provide a well-designed and thoughtful development of much needed new housing to help the Local Authority with their housing deficit that respects its surroundings.

SUMMARY

The proposal will bring benefits to the local area and wider area, including, but not limited to:

- Boosting the supply of deliverable housing of a size to meet a need in the local area.
- Addition of full-time or temporary construction jobs on-site and a further jobs supported within the supply chain and related businesses during the build out phase.
- The modest additional population growth will assist with the long-term viability of existing services and facilities and may assist in reaching a critical mass for new facilities to be provided in the area.
- Opportunity to enhance the site with ecology net gains.
- Assisting the council in achieving it's open market and self build targets.

This is a sustainable form of development as some housing needs to be directed to, such as Melksham, to help meet their housing needs and to improve employment opportunities, services and facilities.

The development will bring forward two self build houses, which will be good for downsizers, starters, those on socially rented waiting lists and shared equity schemes.

“A VERDANT DEVELOPMENT OF UP TO 2 NEW DWELLINGS, PROVIDING MUCH-NEEDED NEW HOUSING INTO THE SELF BUILD MARKET”



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