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DESIGN AND ACCESS STATEMENT

18 Honey Garston, Calne, Wiltshire, SN11 8BL

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1.01 Overview

This document has been prepared by Arrayed Works to support a planning application for the creation of a new house on the land to the rear of no. 18 Honey Garston, Calne.

The proposal involves the creation of a two storey detached building to provide a three bedroom, six person dwelling with associated car and cycle parking, refuse and recycling provision and private garden.

This document provides an analysis of the site and its context and a description the design principles, strategies and proposal, as well as justification against relevant planning policy.



Proposed dwelling viewed from Penn Court.

1.02 Site Location

The site is located on Honey Garston, a cul-de-sac in a residential areas of Calne.

The site is not within a conservation area and there are no listed buildings within the vicinity.

1.03 Background to the Development

The proposal for the site is being developed by the owners of no. 18 Honey Garston as a self build project providing a family dwelling for themselves.

1.04 Planning History

There are no previous planning applications viewable in relation to the property.

1.05 Pre Application Advice

A submission was made for Pre Application Planning Advice on the 22 May 2025, application ref: ENQ/2025/00751. Basic plans showing the proposed site layout and internal house layout were submitted for comment. The feedback was positive and supportive of the development of the site in principle. Attention was drawn to issues of parking requirements, vehicular visibility splays, refuse storage and collection and privacy and amenity, all of which have been addressed in the proposed scheme.



Site location plan.



1.06 Supporting Information

This document is to be read in conjunction with other drawings and reports that have been submitted in support of this planning application. This includes:

- 2505-LOC-01-P01 Location Plan
- 2505-EX-01-P01 Block Plan Site Analysis
- 2505-EX-02-P01 Existing Tree Plan

- 2505-PL-01-P01 Proposed Block Plan
- 2505-PL-02-P01 Proposed Site Plan
- 2505-PL-03-P01 Proposed Floor Plans
- 2505-PL-04-P01 Proposed Drainage and Landscape Plan
- 2505-PL-10-P01 Proposed Elevations

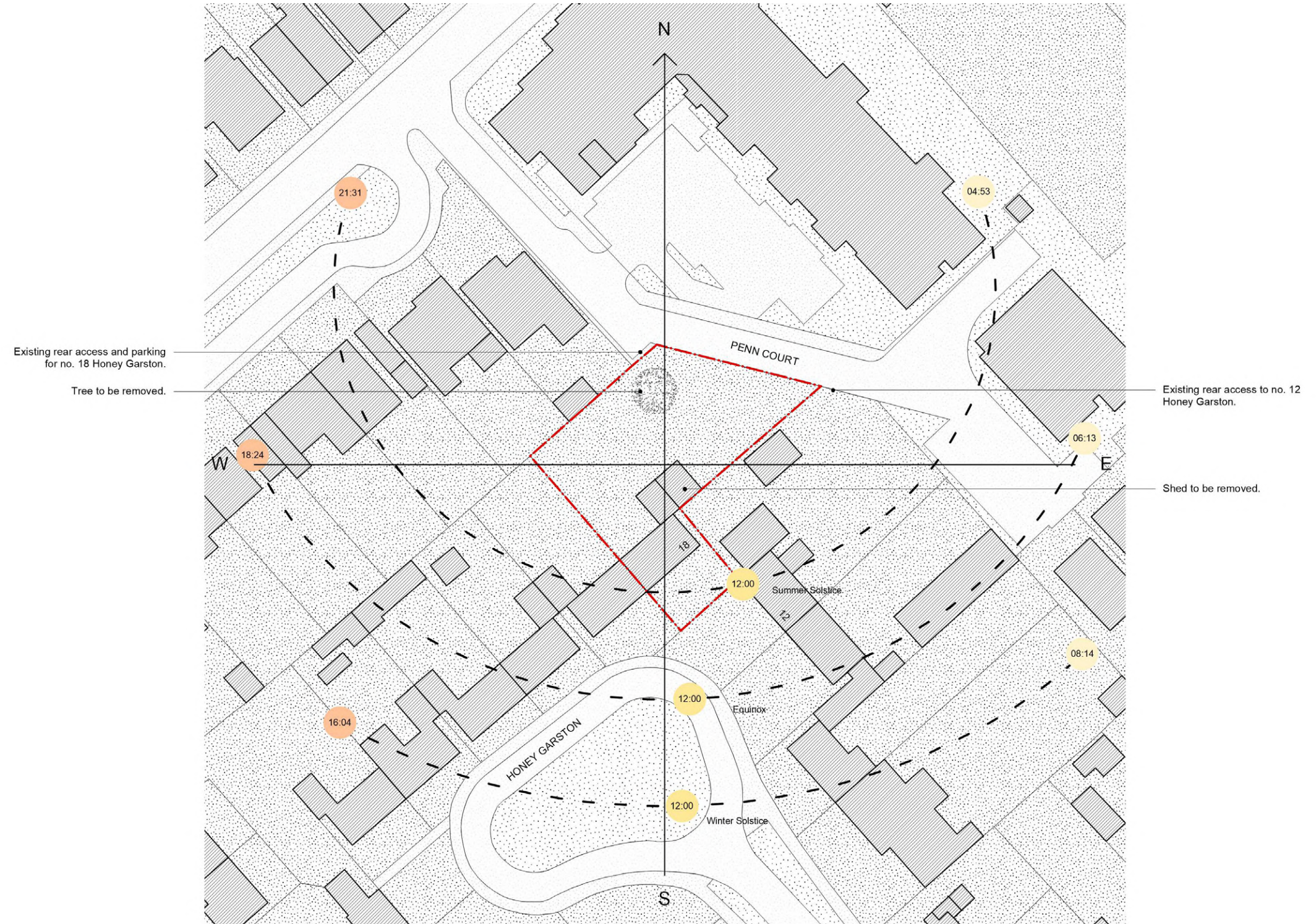
- Energy Strategy & Sustainability Statement
- BNG Exemption Report
- CIL - Form 1

2.01 The Site

The existing house, no. 18 Honey Garston is sited on a generous corner plot with access to the rear garden from Penn Court.

The existing house is two storey with a pitched roof. The walls are rendered externally and the roof is tiled. This is typical of the houses in the area.

To the north of the site there is an apartment block, Penn Court, which is predominantly three storey.



Site analysis diagram.



2.02 Existing Site Photographs



01

- 01. View of rear access to site from Penn Court.
- 02. View of no. 18 Honey Garston (centre) from front.
- 03. View of site from Penn Court.

02



03



04

- 04. View of Penn Court apartments.
- 05. View of site from Penn Court.
- 06. View of neighbouring garden, no. 12 Honey Garston.

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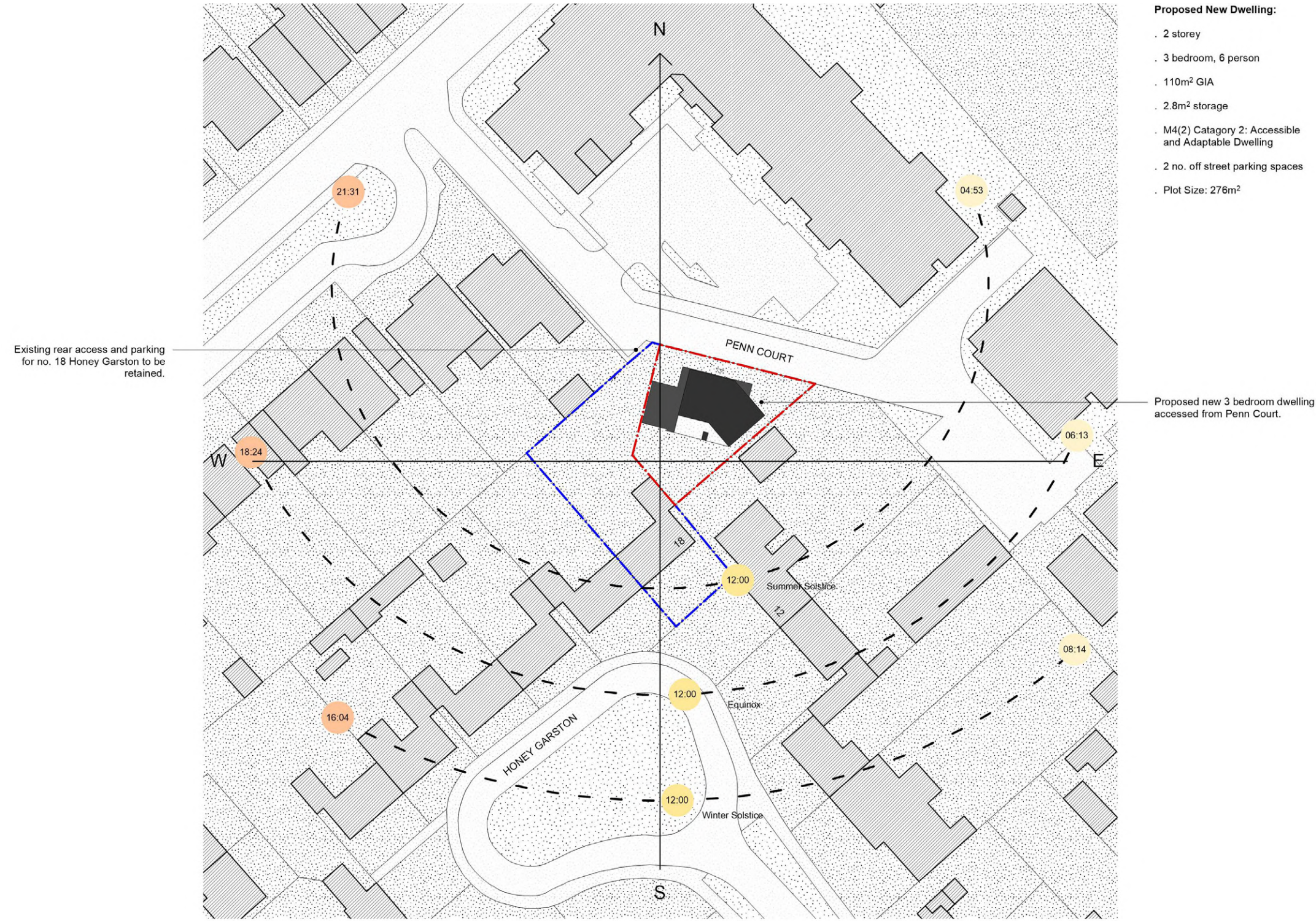
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3.01 Site Layout

The proposal involves the creation of a two storey detached building to provide a three bedroom, six person dwelling with associated car and cycle parking, refuse and recycling provision and private garden. The existing vehicular access and parking to no. 18 Honey Garston will be retained and improved.

The new dwelling will be two storey with external materials suited to the local the area. Two off street parking spaces will be provided, one within a garage and one on a private driveway. A dedicated covered refuse and recycling store will be provided on the front drive. Bicycle storage will be accommodated within the garage, which is generously sized.

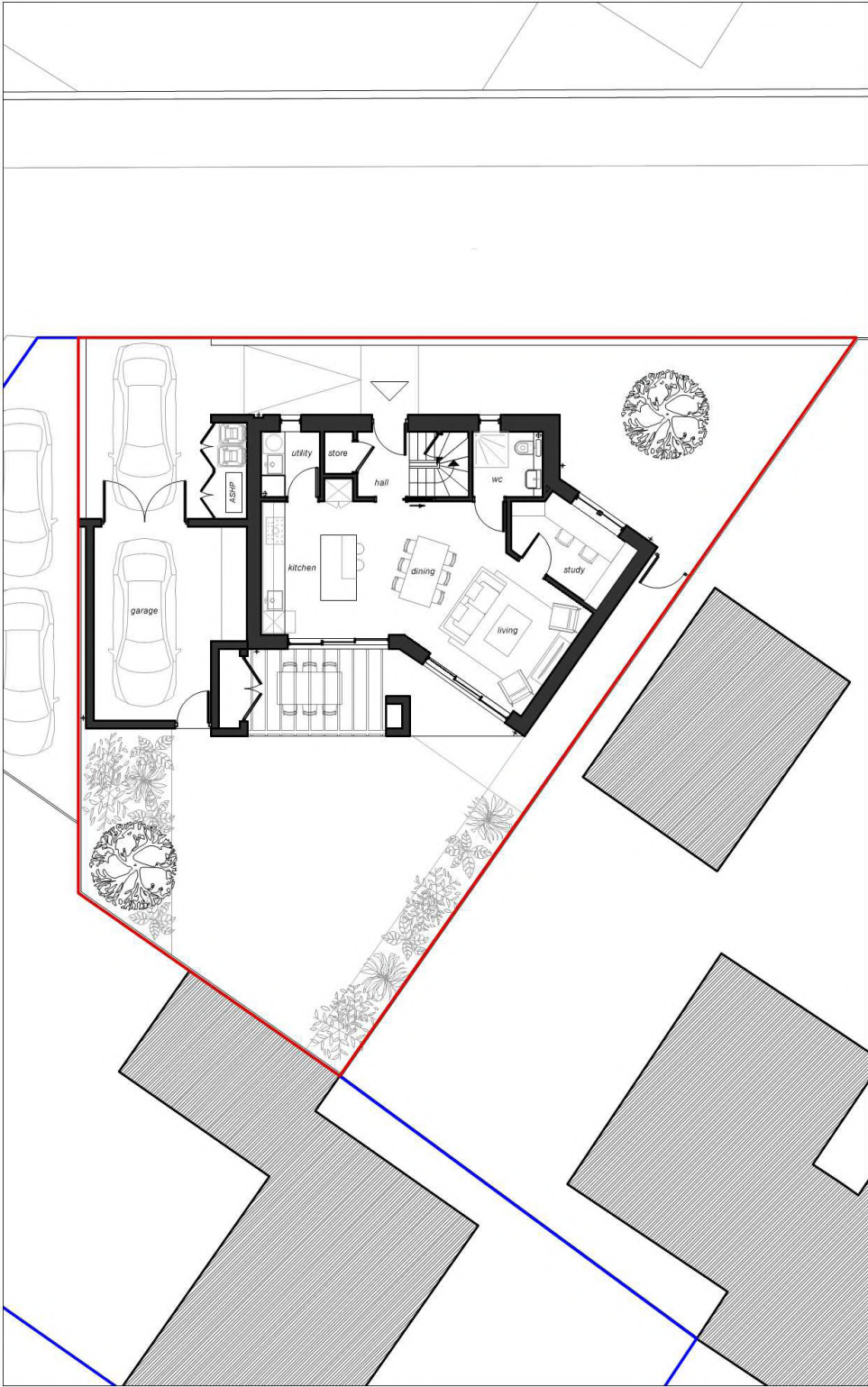
The proposed dwelling will provide 110m² of internal floor area, with 2.8m² of dedicated storage space (not including garage storage). This exceeds the nationally described space standards.



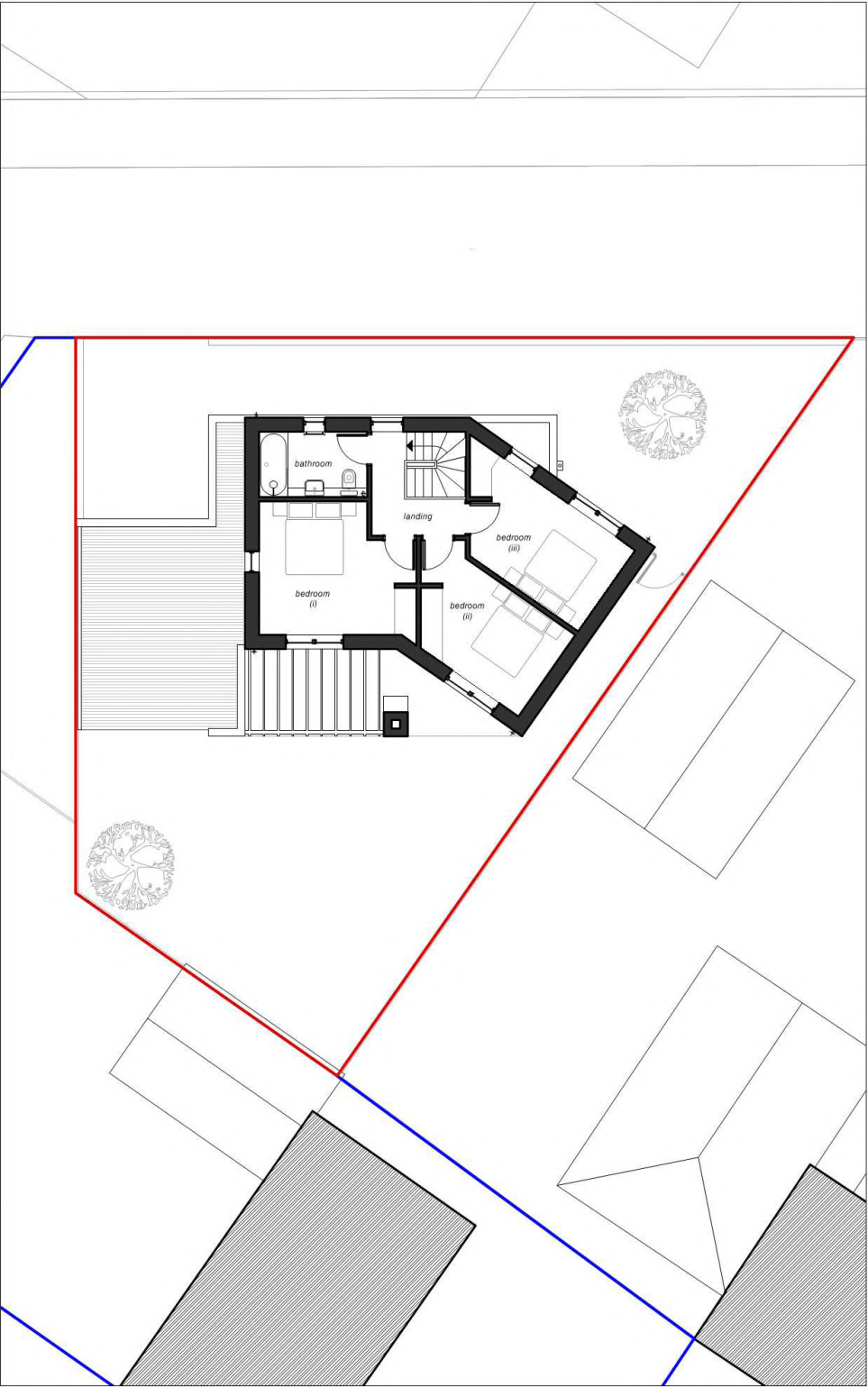
Proposed site layout.



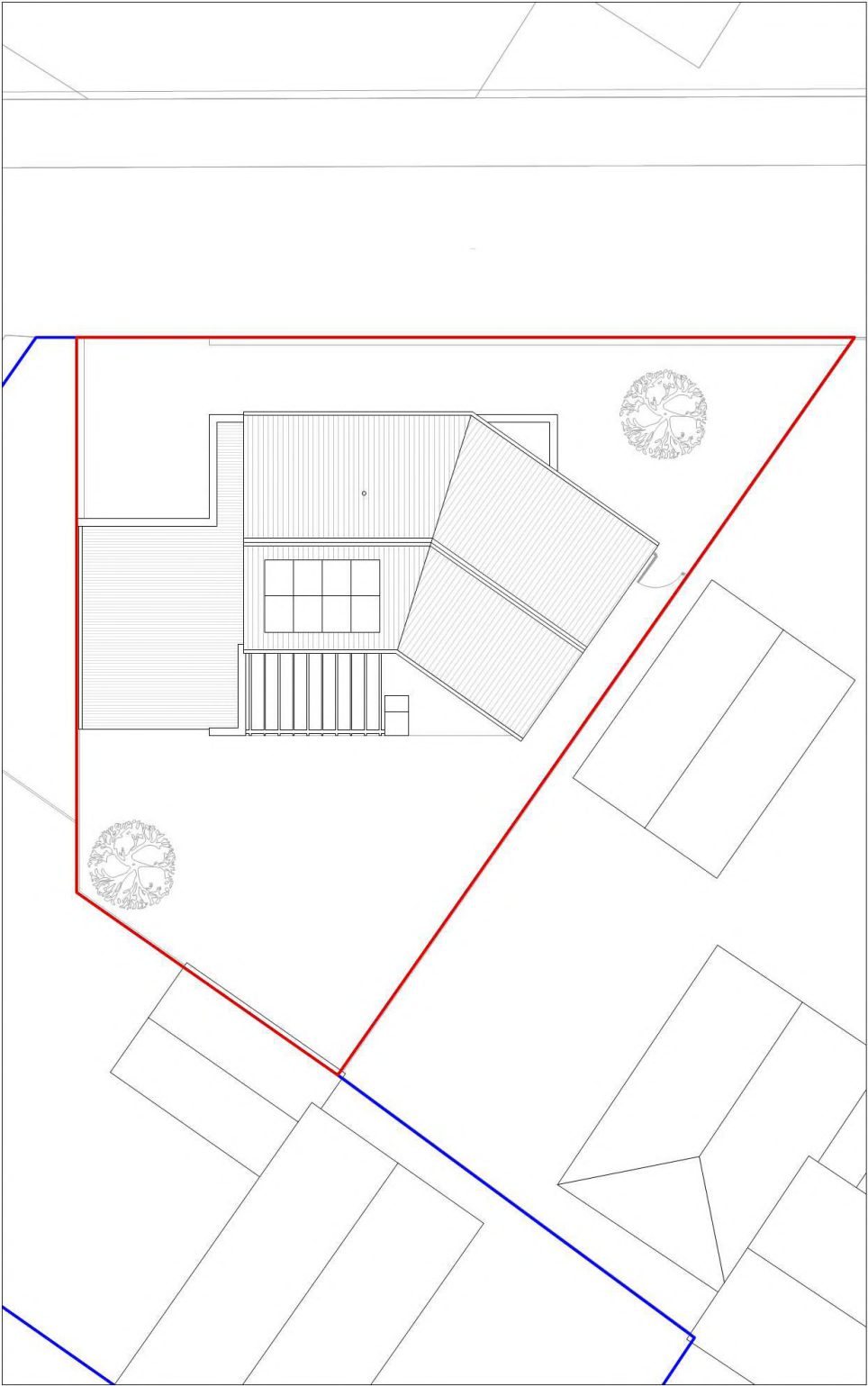
3.02 Floor Plans



Ground Floor Plan



First Floor Plan



Roof Plan

3.03 Form, Character and Contextual Response

The proposed house form has been shaped to address both Penn Court and the neighbouring boundary with the footprint cranked at 35° about the mid point. This encloses the rear garden whilst minimising the impact on neighbouring garden to the south east.

The house adopts a basic dual pitched roof as is common to the area. A relatively shallow pitch of 30° has been used to minimise the overall height of the building.

Internally the spaces have been organised with the primary living spaces to the south and the service spaces (circulation, bathrooms, utility) to the north. This maximises the benefit of southern light to the primary rooms and views into the rear garden.

A combination of brickwork and render has been chosen for the external walls, a common approach in area. The ground floor walls on the front elevation are to be brick, helping unify the house with the garage and boundary walls and creating a 'hard' enclosure at the front to the more open rear elevation.

An external brick chimney at the rear provides a formal feature whilst helping to obscure views into the neighbouring garden from the first floor window. The rear patio / BBQ area is covered with a timber veranda to provide shading in the summer months.

Given the size of the plot and the orientation of the proposed building it is considered that the privacy of the neighbouring properties will not be compromised.



Massing model showing an aerial view of the proposal from the south.



Proposed dwelling as viewed on approach from Penn Court.



Proposed dwelling from rear garden.



Proposed dwelling from rear garden.



Proposed chimney and roof detailing.

3.04 Materials

A simple palette of materials has been selected mirroring those found in the local area. Two primary materials are proposed for the external walls, brick and render. A buff brick with high variation in tones and texture has been chosen reminiscent of the older stone buildings found on Oxford Road to the north of the site.

The main roof is to be tiled, using terracotta pantiles. The roof to the garage is to be corrugated fibre cements sheets due to the low pitch angle.

Galvanised metal rainwater goods will be used throughout matched with aluminium framed windows in a light grey.



- 01. Pantiles, terracotta [main roof]
- 02. Galvanised steel rainwater goods.
- 03. Aluminium framed windows in light grey.
- 04. Wienerberger Marziale brick [ground floor walls]
- 05. Fibre cement corrugated roofing [garage roof]
- 05. Render, white [first floor walls]

3.05 Sustainability

The sustainability strategy is outlined within the Energy and Sustainability Statement. The energy saving measures incorporated into the design plus on site renewables provides a total reduction of 77% beyond the baseline Target Emission Rate (TER). A summary of the key elements is provided below.

Building Fabric

The proposed dwelling is intended to surpass the standard required by the Building Regulations in regards to the building fabric. The building has been designed with high levels of insulation, airtightness and thermal bridge free construction. The following U-values will be achieved:

- Floors: 0.12 W/m²K
- Roofs: 0.11 W/m²K
- Walls: 0.18 W/m²K
- Windows: 1.3 W/m²K
- External doors: 1.3 W/m²K

Heating

An air source heat pump will be used for the dwelling’s primary heating system, working in conjunction with under floor heating to provide highly efficient space heating that is not dependant on fossil fuels. Advanced programmers, room thermostats and TRVs will be utilised to further increase efficiency.

Ventilation

The proposed dwelling will utilise a combination of passive and active ventilation systems. Mechanical ventilation will provide fresh filtered air into the building all year round. Operable windows will allow for the active management of the internal air, with windows being located on two aspects of rooms wherever possible to promote cross ventilation.

Renewable Energy

Solar PV panels will be installed on the south facing roof plane to provide on-site renewable energy generation and reduce dependence on the electricity grid. 3.6 KWp of solar PVs has been specified including a battery storage system. Low energy lighting will be specified throughout.

3.06 Utilities

The proposed dwelling will be connected to mains utilities; electrics, telephone and broadband, mains water, foul and surface water drainage.

3.07 Drainage Strategy

The design prioritises Sustainable Drainage Systems (SuDS) to mitigate flood risk and manage water quality.

Foul Water Drainage

The foul water strategy is designed for simplicity and efficiency by utilizing existing local infrastructure:

Connection: Foul sewage from the new 3-bedroom dwelling will be discharged via a new gravity-fed connection into the existing private foul drainage run serving the host property (18 Honey Garston).

Infrastructure: New inspection chambers will be installed at the point of connection to allow for future maintenance and to ensure the integrity of the existing system is maintained.

Surface Water Management

In accordance with national and local planning policies, surface water will be managed on-site to ensure the post-development runoff rate does not exceed the greenfield runoff rate.

Attenuation and Storage

Roof Runoff: All surface water from the proposed building's roof will be collected via a guttering and downpipe system.

Attenuation Tanks: Runoff will be directed to buried attenuation crates (geocellular storage) located within the garden area. These tanks will temporarily store water during heavy rainfall events before allowing it to discharge

- KEY:**
- Existing drainage.
 - Proposed foul drainage.
 - Proposed surface water drainage.
 - Water butt.
 - Permeable block paving.
 - Lawn.
 - Planting.



Proposed Drainage and Landscape Plan.

at a controlled rate via infiltration (subject to soakaway testing) or a regulated connection. Above ground water butts will also be utilized to store water for use in the garden.

Permeable Landscaping

To further reduce the burden on the drainage system, the landscaping design incorporates:

Permeable Surfaces: Driveways, paths, and patio areas will utilize permeable paving or gravel. This allows rainwater to soak directly into the ground, replenishing the local water table and reducing overland flow.

Soft Landscaping: Maintaining garden green space will provide natural interception and evapotranspiration.

This strategy provides a robust and sustainable solution for the proposed dwelling. By utilizing the existing foul network and implementing on-site surface water attenuation, the development ensures it will not increase the risk of flooding to the site or the surrounding area.

3.08 Vehicular Access and Parking

Vehicular access to the proposed new dwelling will be from Penn Court. Penn Court is cul-de-sac with no through access and generally slow moving vehicles. The proposed boundary wall along Penn Court will be under 600mm in height so as not to restrict visibility. Visibility splays can be seen on the adjacent diagram which shows a minimum of 17m clear view in both directions being maintained. This demonstrates that the provision of a new drive here does not present any significant risk to traffic.

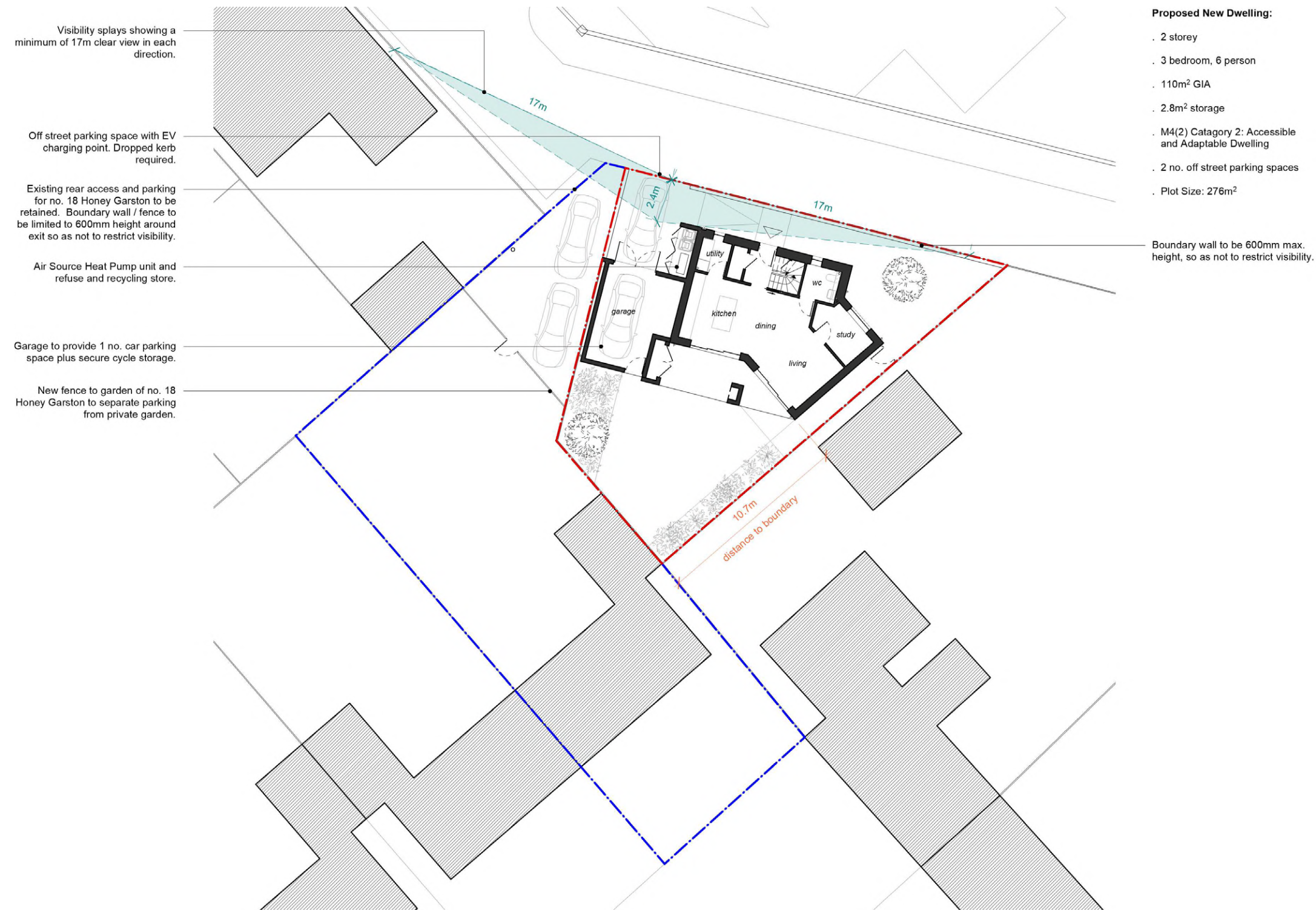
Two off street parking spaces will be provided, one within a garage and one on a private driveway. Bicycle storage will be accommodated within the garage, which is generously sized.

The existing vehicular access and parking to no. 18 Honey Garston will be retained and improved.

3.09 Refuse Strategy

A dedicated covered refuse and recycling store will be provided on the front drive. This location has been chosen so as to allow for the easy transportation of the bins to the end of the driveway for collection from the existing collection route on Penn Court.

Space has been provided for: 180L wheeled refuse bin, 240L wheeled recycling bin, and 2 no. 55L recycling boxes, in accordance with Wiltshire Council’s waste and recycling standards.



Proposed site plan.



3.10 Existing Tree Assessment

There is one tree that will need to be removed in order to facilitate the development of the site. Please see the adjacent images. The tree is a Silver Birch, approximately 11m in height and generally in relatively poor condition. It is proposed that two new trees are planted to offset the removal of this tree.

3.11 Landscape Design

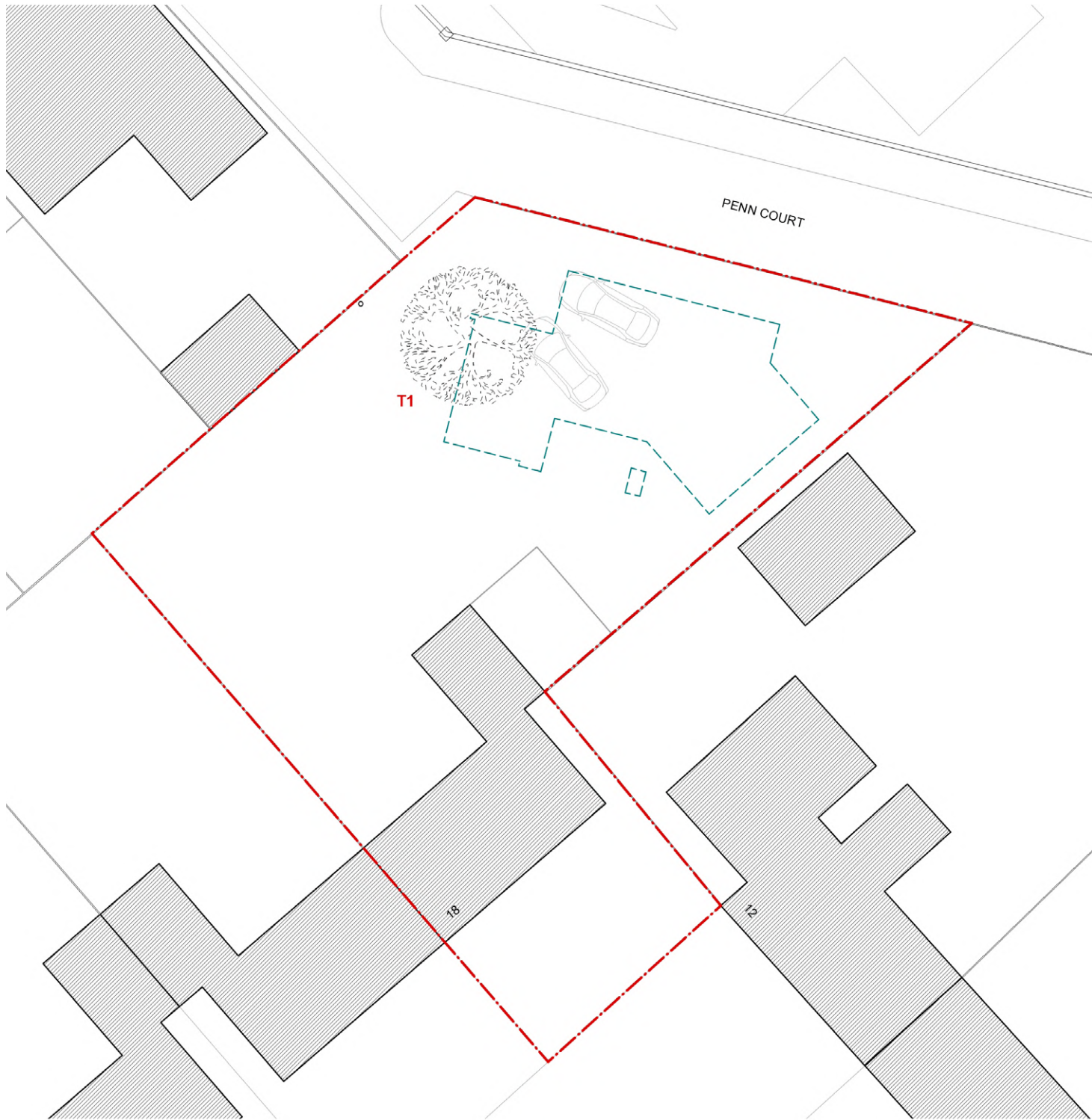
Good amenity space is provided to both the proposed new dwelling and existing house at no. 18.

The new dwelling will have a private garden to the rear, private garage and driveway and semi enclosed garden at the front. The plans show an indicative garden layout with a rear patio, area of lawn and perimeter planting beds.

Two new trees are proposed to offset the removal of the existing birch tree. The proposed building will incorporate integrated bat/bird boxes and gaps for hedgehogs will be created in garden fences.

The rear garden of no. 18 is still generously sized and provides ample private amenity space and parking provision proportionate to the size of the dwelling.

01



01. Existing Tree Plan
02. View of Silver Birch.
03. Close up view of Silver Birch.

02



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4.01 Planning Policy Context

The intended purpose of the planning system as a whole is to enable the development of appropriate sites which are sustainable as defined by the National Planning Policy Framework (NPPF), in particular as set out in Paragraph 8 which identifies three overarching objectives for achieving sustainable development; economic, social and environmental.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise, and that the National Planning Policy Framework must be taken into account.

The correct approach in determining whether a proposal is in compliance with a Development Plan is uncontroversial:

- All the relevant policies should be identified.
- An assessment should be made as to whether the proposal complies or not with each of those policies and the weight to be given to these.
- The Development Plan must be read as a whole.
- It must be recognised that separate policies within the same Development Plan can pull in different directions.
- A development can conflict with an individual policy and still comply with the Development Plan as a whole.

Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

In this instance, the Development Plan consists of:

- Wiltshire Core Strategy (2015).
- Calne Community Neighbourhood Plan 2 2023-38 (2025).

Other material considerations include:

- National Planning Policy Framework (2023).
- Planning Practice Guidance.
- Urban Living SPD (2018).

Also of relevance is the Nationally Described Space Standards, published by the Ministry for Housing, Communities and Local Government.

The following section is a summary of the policies which are deemed to be relevant to this application.

Wiltshire Core Strategy (2015)

Core Policy 1: Settlement strategy

This policy identifies Calne as a Market Town. These are defined as settlements that have the ability to accommodate significant development that will increase their economic and social self-containment. As the site is within the built-up area of a Market Town, the principle of new residential development is established as ‘sustainable’ under this policy.

Core Policy 2: Delivery Strategy

This policy supports residential development within the

Limits of Development (Settlement Boundaries) of Market Towns. It specifically encourages ‘infill’ development, provided it is sensitive to the existing setting. The proposal is an infill development on ‘previously developed land’ (residential garden). The proposal assists in meeting the indicative housing requirements for the Calne Community Area by utilizing land within the defined settlement boundary.

Core Policy 41: Sustainable Design and Construction This policy requires new dwellings to meet high standards of energy efficiency.

Core Policy 45: Meeting Wiltshire’s Housing Needs This policy states that new housing must address local housing needs by providing an appropriate range of types, tenures, and sizes. It requires that the housing mix ‘reflects the demonstrable need for the community’ in which the site is located, based on the Strategic Housing Market Assessment (SHMA).

Core Policy 46: Meeting the Needs of Vulnerable and Older People

This policy promotes the provision of new housing that meets the needs of vulnerable and older people and supports independent living.

Core Policy 50: Biodiversity and Geodiversity

This policy requires development to protect and enhance local wildlife.

Core Policy 57: Ensuring High Quality Design

This policy requires all new development to:

- Enhance the local character and ‘sense of place.’
- Protect the residential amenity of neighbours (avoiding overshadowing, loss of light, and loss of privacy).
- Provide adequate private amenity space (garden) for both the new and the existing house.
- Maintain a high standard of construction and ‘efficient use of land.’

Calne Community Neighbourhood Plan 2 - 2023-38 (2025)

Policy C1: High Quality Sustainable Development

This policy stipulates that every development must demonstrate how it contributes to a low-carbon future.

Policy C2: Sustainable Construction and Energy

Encourages ‘fabric first’ design. It supports proposals that exceed standard Building Regulations for thermal performance.

Policy BE1: Design Principles for Local Distinctiveness

This policy discourages ‘generic’ housing and favours local materials.

Policy GA4: Ultra Low Emission Vehicle Charging

All new dwellings must provide a dedicated Electric Vehicle (EV) charging point.

Policy GA5: Parking Provision

This outlines strict parking requirements. A 3-bedroom house must provide a minimum of 2 off-street parking spaces.

Policy H1: Housing within Settlement Boundaries

This policy supports infill development within the Calne boundary but adds a caveat that it must not result in the loss of locally valued open space. Private gardens are not generally considered ‘open space’.

Policy H5: Adaptable and Accessible Housing

Expects new homes to be ‘future-proofed’.

Policy NE2: Protecting and Enhancing Biodiversity

This policy expects a 10% Biodiversity Net Gain (BNG) where possible.

National Planning Policy Framework (NPPF, 2023)

This document sets out the overarching planning policy that shall be implemented through local development plans and the determination process.

Paragraph 7 states that ‘the purpose of the planning system is to contribute to the achievement of sustainable development’ which involves the positive pursuit of development that provides net gains across the three overarching objectives of sustainable development (set out at Paragraph 8) which are:

- ‘An economic objective - to help build a strong, responsive and competitive economy.’
- ‘A social objective - to support strong, vibrant and healthy communities ... by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’
- ‘An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

Paragraph 10 asserts a ‘presumption in favour of sustainable development’ that is ‘at the heart’ of the NPPF which for decision making, means ‘approving development proposals that accord with an up to date development plan without delay.’

Paragraph 38 confirms that local planning authorities should approach planning applications in a ‘positive and creative way’, and ‘work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible.’

Paragraph 60 states that to ‘support the Government’s objective of significantly boosting the supply of homes, it is

important that a sufficient amount and variety of land can come forward where it is needed.’

Paragraph 70 states that ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly’. Whilst supporting the development of ‘windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.’

Paragraph 115 states that developments should only be refused on highway grounds ‘if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’

Paragraph 131 states that ‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve’ and that ‘good design is a key aspect of sustainable development.’

4.02 The Case for Development

Principle of Development

The application site is situated within an established residential area, within walking distance of Calne town centre, local schools, and public transport links. Calne is designated as a Market Town where sustainable infill development is supported in principle. The proposal makes efficient use of a large residential plot to provide a high-quality family home in a sustainable location. As such, the appropriateness of this location for additional residential development is not in question.

Design

The proposal has been carefully designed to sit well within its context, complementing and improving the character of the surrounding area. The height and footprint are consistent with the grain of the local area, ensuring it does not appear overbearing. The proposed dwelling has been designed in accordance with national space standards to provide high quality accommodation.

Density of Development

The addition of a new building on this side is consistent with the typical density of the area. The proposal responds to the area’s overall scale of development and maintains sufficient distance between neighbouring properties.

Impact on Amenity Space

The existing garden of no. 18 Honey Garston is oversized and occupies a corner plot with good access from the existing road to the rear. The amenity space of no. 18 has

been maintained, including private garden, on-site car parking, and refuse storage provision. Moreover, the site is also able to accommodate all of these aspects for the proposed dwelling.

Impact on Neighbouring Properties

Due to the orientation of the site and the proximity of other buildings the proposal poses no risk of overshadowing the neighbouring properties. The proposal maintains a suitable distances between neighbouring buildings and windows have been orientated so as to minimise overlooking of other gardens.

Noise

The site is within a predominantly residential area. Both Honey Garston and Penn Court are cul de sacs that do not experience through traffic. Consequently, neither an acoustic assessment nor any design integrated mitigation measures are considered necessary.

Transport and Access

By virtue of its position in a sustainable location there is access to good public transport connecting the site to the town centre and beyond, with the ability to walk to an extensive range of local facilities. 2 no. car parking spaces have been provided for the property on a private drive and within a garage, accessed from Penn Court; a quiet cul-de-sac with no through access. Subsequently, it is considered that the proposal presents no increased risk to existing highways.

The size of the proposed car parking spaces exceed the minimum requirements helping facilitate safe and adequate manoeuvring, and allowing bins to be brought past any car parked on the driveway. Bicycle storage is provided within the garage as per the policy requirements. The existing car parking arrangements for no. 18 have not been altered.

Sustainability

The proposal has been designed to provide a highly sustainable dwelling, utilising various measures intended to minimise the proposal’s energy requirements. These include; high levels of insulation, airtightness and thermal bridge free construction, triple glazed windows, efficient ASHP heating, on site energy generation from solar PVs.

The Energy and Sustainability Statement submitted in support of this application demonstrates that through a combination of energy efficiency measures, the target of a 20% reduction in CO2 emissions is achieved and exceeded. The energy saving measures incorporated into the design plus on site renewables provides a total reduction of 77% beyond the baseline Target Emission Rate (TER).

Biodiversity

The project will deliver a ‘net gain’ through the use of integrated bat/bird boxes, hedgehog gaps in fences and native species planting in the new garden borders.

5.01 Summary

This application seeks full planning permission for a new dwelling to the rear of no. 18 Honey Garston, Calne. This Design and Access Statement has been prepared to outline the intentions and considerations of the proposal and provide justification for the development of the site. The case has been made within this document that the proposed development would deliver balanced sustainable development and would not have any significant negative impacts.

The scheme design is of a high standard that will enhance the streetscape and the proposed materials are suitable to the area.

The development of the site is sustainable due to its proximity to an extensive range of local services and facilities and its proximity to the public transport network. In addition to this, a sustainable approach has been taken to design, construction and the integration of renewable technologies to minimise its environmental impact.

In conclusion, we consider that this application proposal is fully policy compliant and worthy of approval for full planning permission.