

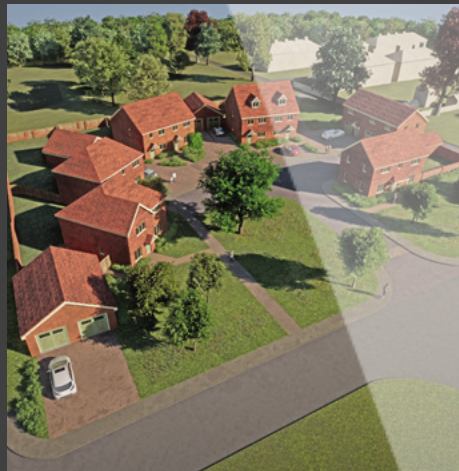


Defence
Infrastructure
Organisation



Service Families Accommodation Portfolio
Model Homes Development, Sling Road, Bulford

Design and Access Statement



Prepared for

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1. Purpose and scope of the Design and Access Statement

This Design and Access Statement (DAS) has been prepared by WSP on behalf of the Defence Infrastructure Organisation (DIO), to support a submission of an application for detailed planning consent for 8 new military homes on land at Sling Road, Bulford Camp, Wiltshire.

The homes are to be provided as part of a national strategy for the delivery of a new era of Service Family Accommodation (SFA). The small number of proposed homes will initially serve as 'model homes' for a period of engagement with stakeholders to evaluate the proposed new SFA house types, after which they will be occupied by service personnel and their families. The proposed development includes:

- 8 homes
- Informal open space
- Ecological mitigation
- New footpaths connecting to existing networks
- Vehicular access and parking
- Utilities and drainage infrastructure works (including sustainable surface water attenuation)



View south across the site

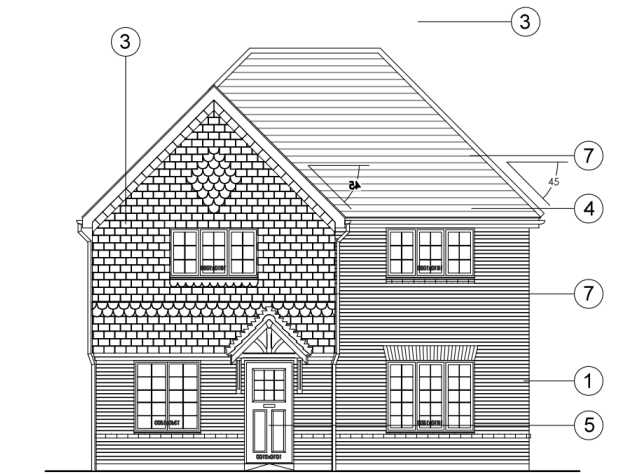
Structure of statement

The DAS is structured as follows:

Section 1 - Introduction.
This section outlines the purpose, scope and structure of the statement.

Section 2 - Context and site analysis.
This section provides a description of the site, its history and current character and appraises the site in terms of its physical, social, economic and planning policy context. The section concludes with a summary of the key design and access constraints and opportunities.

Section 3 - Development description.
This section sets out the design proposals for the development, providing details of the proposed buildings and landscape.



2. Site and context appraisal

2.1 Overview of the site

The site is located to the north of the main establishment area of Bulford Camp, which forms part of the MoDs wider Salisbury Plain Training Area (SPTA).

Bulford Camp is part of the wider Garrison which includes barracks at Bulford, Tidworth and Perham Down to the north, and Larkhill to the west.

The site itself comprises land which was part of Sling Barracks constructed during World War 1 and occupied until after World War 2. Since then, it has been cleared and returned to grassland.

The site still contains a narrow road through the centre (known as Horne Road), and similar routes along the northern and southern boundaries. Given its historic use and remaining infrastructure, the site could be considered to represent previously developed land, though has predominantly returned to nature.

The site is generally flat but has a gentle slope towards the south. There are a number of existing trees within the site, though most are at the boundary and there is more widespread woodland outside of the intended development area, to the west.

To the immediate north of the site is a group of properties, accessed from Sling Road. The properties were historically owned by the MoD but were released to the open market and are now individual private properties.

Further to the north is the boundary of the Salisbury Plain (to the north of Sheepbridge Road) which is used for training. To the east of the site is a mix of military-related buildings and stores, together with several existing SFA properties off Club Road and Sheepbridge Road, and a larger SFA estate, known as the Sling Estate, to the east.

Figure 2.1 - Bulford Camp wider context



The main areas of Bulford Camp are located circa 300m to the south of the site, accessed via Sling Road. An area of woodland divides the site from the establishment. To the east of the woodland is an MoD-owned storage depot.

To the immediate west of the site is a band of woodland. Further west is an area of scrubland and further woodland which then opens out into other parts of the SPTA.

Site Context



Nearby SFA located within similarly strong landscape framework (left to right: Canadian Estate, close off Marne Road, close off New Ward Road and crescent within Sling Estate)

2.2 Access and movement

The site is bisected and bounded to the south and north by narrow roads which lead directly from Sling Road. To the south Sling Road links to Bulford Camp via Marlborough Road and to the north connects via Sheepbridge Road to Tidworth Road,

There is a bus stop on Sheepbridge Road approximately 90m to the north of the site. The stop is served by the 651 and X4 buses. In addition, bus stops along Tidworth Road (approximately 320m to the east) provide access to the regular Activ8 bus service. Further bus stops are located within the main areas of Bulford Camp, a short walk to the south.

The nearest railway station is at Grateley, located approximately 11 km to the east and with regular services to London Waterloo, Exeter St Davids and Salisbury.

The proposed development is for service personnel and their families. Accordingly, residents would benefit from being within walking distance of the services and amenities available to personnel at Bulford Camp. Further to the south west (circa 40-minute walk or 4-minute drive) is Bulford village which has amenities including a village hall, public house, chapel, petrol station, school and beauty salon.

Figure 2.2 - Local connectivity



Figure 2.3 - Access to amenities



2.3 Overview of policy, technical and environmental design drivers

Ground Conditions

The site was historically part of Sling Barracks, which has subsequently been demolished, the last remaining buildings on site being removed in the 1970s. Since this time, the site has returned to nature and currently comprises scrubland with roads bounding and crossing it, with trees on the boundary.

A desk based assessment of ground conditions has been undertaken but given the history of the site it is considered prudent to undertake site investigations to inform foundation design, prior to commencement of development..

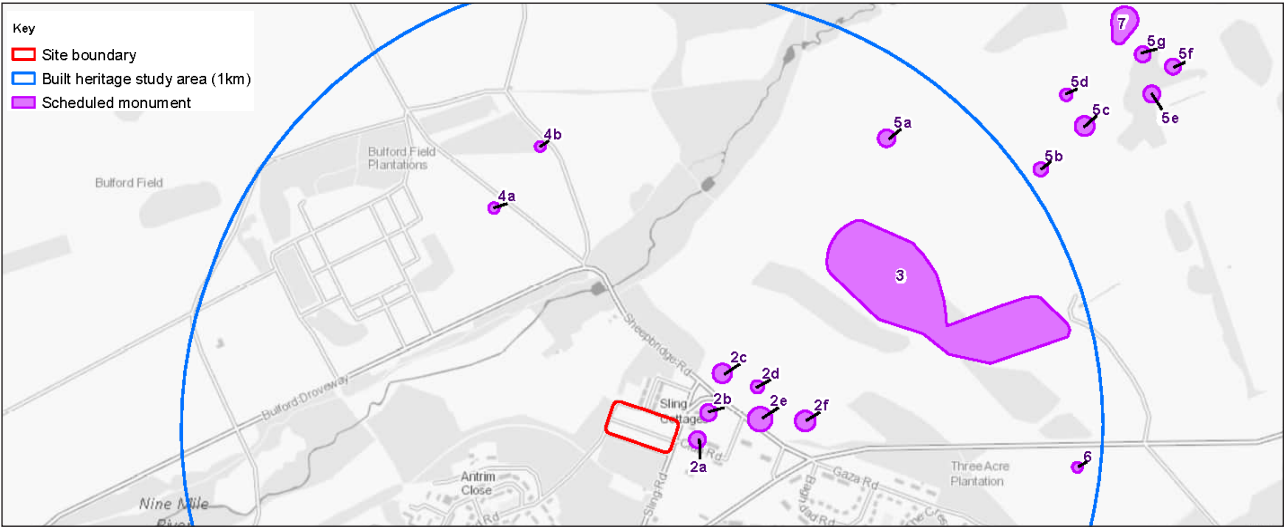
Flood Risk and Drainage

The Environment Agency Flood Map for Planning confirms that the site is in Flood Zone 1. This suggests a low annual exceedance probability. The site also has a Very Low risk of surface water flooding.

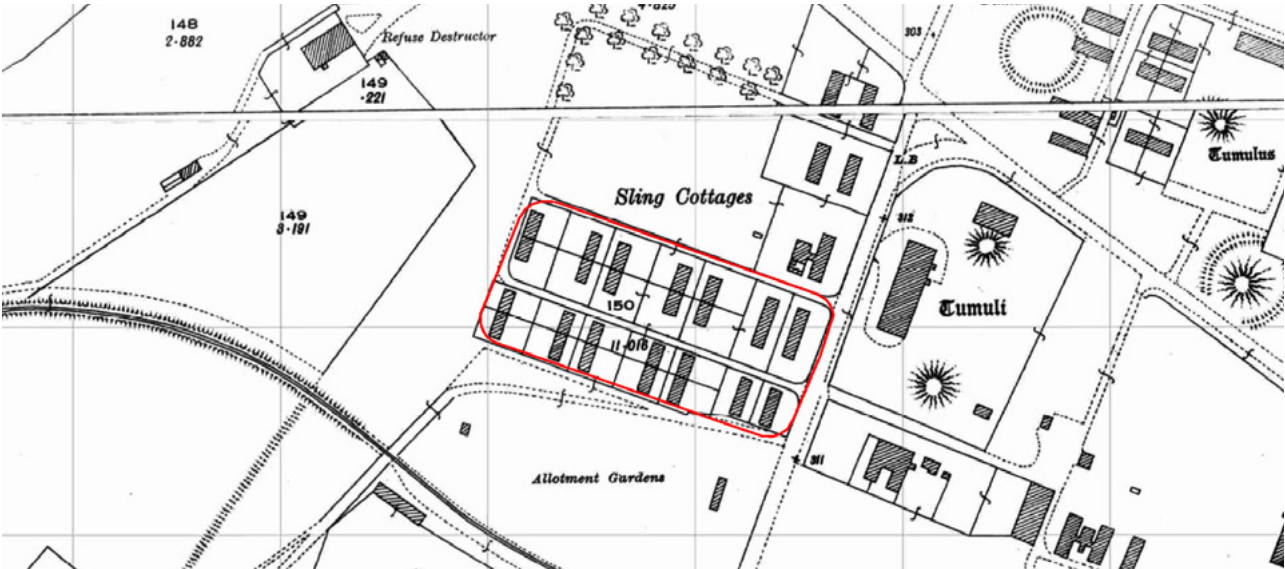
Heritage and Archaeology

The site itself does not contain any heritage assets, however, it is within an area of high archaeological potential and in close proximity to several tumuli to the north and east which are designated Scheduled Ancient Monuments.

Due to the former use as a barracks, it is possible that any previous archaeological deposits on the site may have been truncated.



Extract from Historic Environment Desk Based Assessment showing proximity of tumuli, which are Scheduled Ancient Monuments



Historic mapping dating from 1939 indicating the extent of previous development on the site

Environmental & Conservation Designations

The site does not have any environmental designations, however, it is located within approximately 100m of the Salisbury Plain, which is designated a Site of Special Scientific Interest (SSSI), Special Area for Conservation (SAC) and Special Protected Area (SPA). Accordingly, a Habitats Regulations Assessment (HRA) Screening process has been undertaken alongside the Preliminary Ecological Appraisal (PEA) assessment work. The site is located within the catchment of the River Avon SAC, which is one of the catchments impacted by ‘Nutrient Neutrality’.

Site-specific Ecology / Biodiversity

The site is currently grassed open space with some remaining access tracks. A habitat survey has been undertaken to establish the bio-diversity baseline to inform the design to deliver 10% bio-diversity net-gain (BNG). The survey has identified that the site comprises predominantly ‘Modified Grassland’ and ‘Developed Land; Sealed Surface’ for BNG purposes, along with some ‘Urban Trees’ of poor condition.

Site services

Utility records have been obtained and a Ground Penetrating Radar (GPR) survey undertaken, identifying the following infrastructure within the vicinity of the site:

- Virgin Media (Telecommunications)
- Overhead BT
- Water Mains
- Underground Low Voltage Electric
- Surface Water Network

Where necessary, some services may need to be diverted to ensure the proposed development footprint does not build over existing utilities.

Noise, vibration and air quality

Desk top assessments and site surveys have been undertaken and have determined that there is no impact from noise, vibration or air quality requiring mitigation in the design of the new homes.

Planning

The site is located near to the settlement of Bulford which is within the administrative area of Wiltshire Council. Although not within the Bulford settlement boundary the site is located within 1km and there is an established urban-edge character to the adjacent sites.

The planning policy framework for the site includes:

- Wiltshire Core Strategy
- Wiltshire Housing Site Allocations Plan
- ‘Saved Policies’ from the Salisbury District Local Plan

The site is not covered by a Neighbourhood Plan. Changes made in December 2024 to the National Planning Policy Framework and the method of calculation used by central government to determine housing need, mean that Wiltshire Council cannot, at present, demonstrate a 5-year housing land supply and accordingly, relevant policies of the adopted plan may be considered out of date.

Wiltshire Council is producing a new Local Plan which was subject of consultation (‘Reg 19’) in autumn 2024 and was submitted for independent examination in late 2024. The Examination in Public (EiP) process has commenced. The Inspectors concluded that the examination could proceed to the next stage, but this process is currently paused

As a result, the emerging plan is considered to have limited weight, and the adopted Local Plan Policies are considered to be most relevant to the determination of any emerging proposals.

Summary

The site is located outside of a formal settlement boundary but is within close proximity of the built-up area of Bulford Camp, where the majority of residents of the proposed homes may work.

The site itself is vacant land which was historically part of Sling Barracks. It benefits from being relatively flat with direct access available onto Sling Road. It is within close proximity to existing SFA and there are anticipated to be sufficient utilities in the area to meet demand.

The site is in Flood Zone 1, where there would be a low risk of flooding. However, it is within the catchment of the River Avon, and as such any development would need to evidence ‘Nutrient Neutrality’.

The majority of the site is modified grassland with a low biodiversity value and there are some existing trees. As the site is within close proximity to designated sites, the HRA process is being undertaken in tandem.

There is considered to be some potential for archaeological remains and / or contamination within the ground. This will be the subject of further investigation prior to development.

2.3 Design Contextual Analysis

Analysis of the settlement pattern of the surrounding Bulford Camp area shows that a variety of urban design typologies have been used over time, leaving a patchwork legacy. A large part of the character of the area derives from this patchwork quality and the overall cohesion that is provided by the dominant landscape framework, which roots the site to it's position on the edge of Salisbury Plain. This gives the camp a distinct sense of place that should be protected and strengthened by new development.

The development forms closest to the site illustrate the patchwork variety and landscape dominated quality. While the adjacent housing is laid out in a linear street reflecting the geometry of earlier barracks development on the site, other, more recently built housing appears to have responded more to the landscape framework that has established around the camp, infilling and forming small closes and semi-enclosed courtyards.

The site is located towards the edge of the settlement, where the landscape framework provides a strong setting. The site is part of the transition between the urban core of the camp and surrounding rural area. Within this context, the 'close' typology is an appropriate form, for the proposed scale of development. Adopting this typology allows the development to stand slightly apart from the adjacent homes, rather than continue the linear form which has the existing homes turning their back to the main route past the site. The two areas have the potential to become positively related through their interface with the retained and enhanced landscape area that links the sites. A new 'close' has the potential to act as a gateway to the Camp, relating positively to Sling Road and helping mark the transition from the rural edge to the urban core.

Part of the initial function of the proposed development is to facilitate visits to the new homes by various stakeholders and the site has been selected to be accessible and visible. The layout of the homes also needs to facilitate this function, while also considering the long term use of the site. A 'close' typology has the benefit of providing a commanding view of all of the homes from the point of arrival, and allowing a natural flow between the different plots.

An important criteria for the new development is to retain as much as possible of the existing landscape within the site, both to retain the parkland-like character, but also to benefit the sense of place for the new homes and eventual residents, through the character and visual interest that the retained trees and landscape will provide to the setting of the homes.

The homes immediately adjacent to the proposed site form a street of terraced and semi-detached houses with red brick ground floor and a rendered section above. The pitched roofs consist of a dark grey profiled roof tile. The garden enclosures contain a mix of low timber fences, brick walls and hedges leading to an untidy and cluttered appearance. This is mitigated by a line of mature trees along Sling Road, which provides a sense of containment and screening to the boundary.

Within the wider camp there is a variety of homes and housing typologies including some three storey single living accommodation (SLA) and two storey houses. The housing has been developed over several decades and is predominantly of traditional homes dating from around the 1950s, typically with red brick and tiled pitch roof.

The Canadian Estate is a relatively recent development of new service family homes and this provides a good example of infill that both complements the character of Bulford Camp and reflects the character of the wider surrounding settlements through the use of traditional materials and details, found in nearby Bulford village and Durrington.



Homes adjacent to the site



Homes in Bulford village



Homes in Durrington

Figure 2.4 - Figure ground mapping



3. The proposed development

3.1 Overview of development

The development will deliver 8 high quality homes arranged in a close with new landscape elements integrating the scheme into the existing context.

Initially the houses will function as model homes allowing service families and key stakeholders to view the designs and provide feedback. Valid feedback will further inform design improvements that will be incorporated into the roll-out of the model homes across the wider MOD provision of service families accommodation across the UK. The proposed layout has been designed to suit this initial purpose by providing a visible and accessible layout that can be viewed from the point of entry. As explained in the previous section, this layout also responds positively to the site context, creating an attractive place and positive gateway to Bulford Camp in the long term.

The design of the new house types has been based on the feedback that was received following a survey of 6300 service families in 2025. Service personnel and their families will get the chance to be part of the trialling of the new house types, which is being facilitated by

- 8 new homes providing a range of types and sizes for service families
- Retained and enhanced open space
- A connected network of walking and wheeling routes to and through the site.
- New vehicle access
- New green and blue infrastructure providing enhanced biodiversity and sustainable rainwater attenuation

this development. The feedback gathered during this engagement will be carefully considered before the roll-out of the major build programmes across the country. Families input is invaluable in ensuring that the new SFA meets the needs of Service families.

In the sections following this overview, the proposed design is described and illustrated, providing an overview of the proposed building design and layout, the access strategy and the landscape design. Further details are provided in supporting documents that form part of the application submission for detailed planning consent, including a transport statement and bio-diversity net gain (BNG) preliminary assessment.



Figure ground plan showing the proposed layout in context



Figure 4.1 - proposed site layout



Figure 3.2 Visualisation of the proposed development

3.1 The proposed homes

The eight homes include a 2-bedroom flat and 2, 3 and 4 bedroom houses in a mix of detached and semi-detached buildings. The properties have been selected from the range of house types which are proposed to come forward nationally, with the intention that the site will demonstrate all the potential housing types to test their design and construction capabilities.

Layout and Design

As shown, access to most of the homes will be provided via the existing access point from Sling Road to the east. Each property on the site will benefit from a private driveway, front and rear gardens and access to a garage. The design allows for all the existing trees on site to be retained, although in the event of any tree losses during construction, these would be replaced as part of the overall proposed planting provision.

The proposed homes are designed in a modern Arts and Crafts–inspired architectural style, characterised by simple pitched roofs, balanced elevations and vertically proportioned windows. The style combines traditional British domestic architecture with contemporary construction standards, ensuring each home is both attractive and functionally suited to modern SFA needs. The architecture of the new homes is well-suited to Bulford, with many homes in the area adopting this style.

Within this overall style, there will be variation between homes in terms of façade materials, roof forms and window arrangements. Each home will offer generous, attractive and highly functional living spaces, with ample facilities and storage to ensure comfortable accommodation for service personnel, their families and visiting guests.



Figure 3.3 Visualisations of the proposed development





Figure 3.4 - Plot 1 Plan and Elevations



Figure 3.5 - Plot 2 Plan and Elevations



Figure 3.6 - Plot 3-4 Plan and Elevations



Figure 3.7 - Plot 5-6 Plan and Elevations

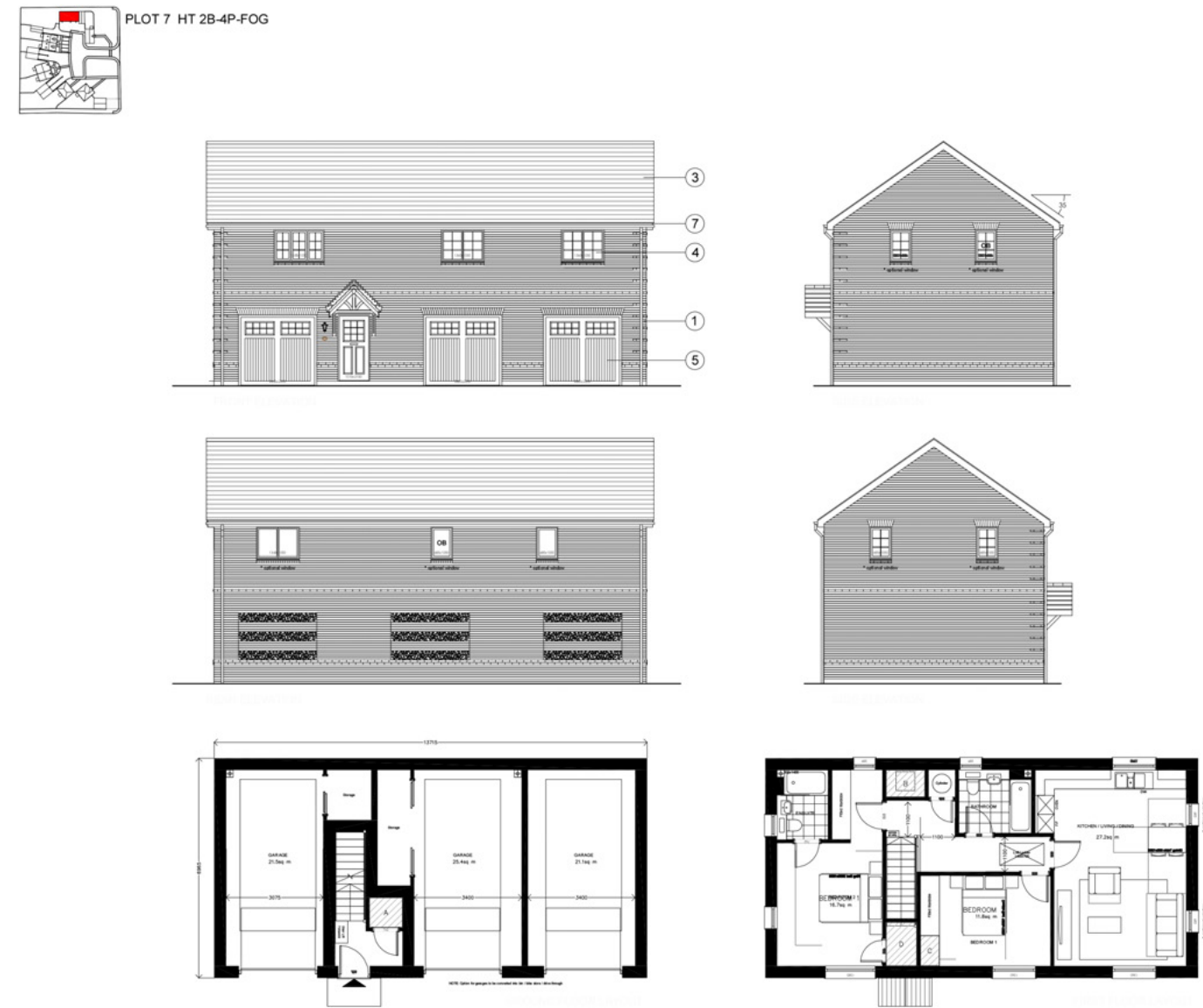


Figure 3.8 - Plot 7 Plan and Elevations



Figure 3.9 - Plot 8 Plan and Elevations

3.2 Landscape strategy

The landscape setting is one of the key characteristics of the site. By responding to this and positively enhancing the green infrastructure through the development proposals, the layout demonstrates how the integration of the landscape and the new homes can create a strong sense of place and connection to the context.

In order to achieve this, the proposed landscape design retains the existing isolated trees and uses areas of existing planting to the south as a visual stop to the development to provide links to the wider green spaces.

The houses all benefit from open views of grassed areas to the north and east.

The arrangement of houses forms public space that is naturally supervised by residents leading to a sense of security.

The landscape proposals for the development are outlined below:

- Additional planting along the boundary and building plots to provide a soft edge to the development and filter potential views.
- Existing trees are retained .
- Potential area for play and areas of open space to the eastern boundary.
- Provision of sustainable urban drainage features such as permeable paving systems for the parking areas
- Provision of a boundary footpath connecting to the existing footpath along Sling Road
- Provision of a footpath link to the neighbouring homes to the north of the site



Figure 3.10 - Landscape design approach



3.3 Access and movement

Proposed road and footpath network

A new road junction providing both left and right turns onto Sling Road is provided leading to a T shaped road designed to allow for cars, bin lorries, fire engines and smaller commercial vehicles to access and turn within the geometry of the road layout. The geometry of the road has been designed in accordance with the Wiltshire Design Guide, the Design Manual for Roads and Bridges and the Manual for streets.

Carriageway width is 5m and the minimum corner radii is 6m.

A new footpath is proposed both within the close and along the adjacent length of Sling Road offering safe pedestrian movement. Dropped kerbs and tactile paving will be provided at crossing points for wheel chair users and visually impaired people.

Public transport

The proposed development is located close to several bus stops with the closest just 120m along Sheepbridge road to the north. Buses typically arrive every 20 minutes during the week and 30 minutes at the weekend.

Public Rights of Way, cycle and pedestrian facilities

There are no public rights of way across the site.



Figure 3.11 - Proposed vehicle access



Figure 3.12 - Indicative street elevation

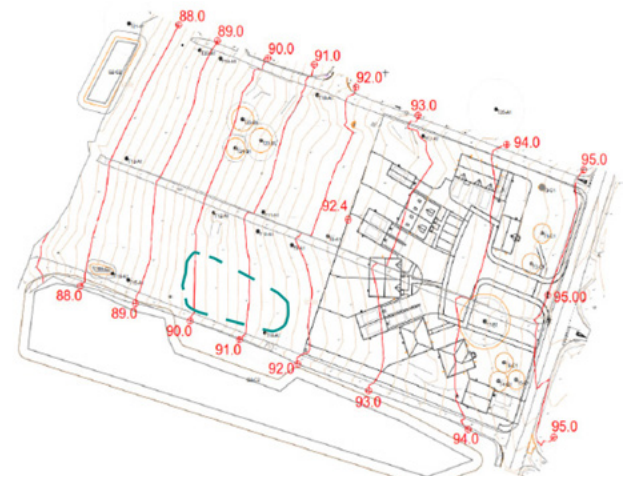
3.4 Topography and drainage

The site typically falls from east to west 95.0 to 92.4m with a high point of 95.0m following the line of Sling Road.

North to south is fairly level with contours aligned with Sling Road and falling towards the west.

The layout of roads, footpaths, parking bays and houses with work with the existing levels with the general grade level set to direct surface water away form door thresholds and towards drains and permeable surfaces.

Finished floor levels with be set 150mm above the surrounding grade with local ramps rising to entrance points.

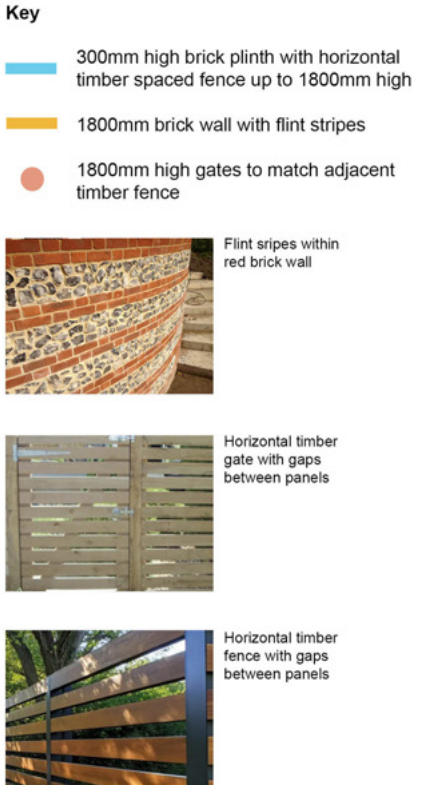


3.5 Proposed boundary treatments

Figure 3.13 illustrates the proposed boundary treatments to provide a secure site, but with appropriate inter-visibility between private and public spaces. The proposed treatments provide a robust and attractive boundary to the site, that complements the landscape design.



Figure 3.13 - Proposed boundary treatments





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