

Wiltshire Council Planning Consultation Response URBAN DESIGN

Officer name:

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Application No: PL/2026/00367

Proposal: Outline planning application (with all matters reserved except for access) for up to 200 residential dwellings (Use Class C3), provision of public open space, and associated infrastructure.

Site Address: Land East of Calne Road, Lyneham

Case Officer: Adrian Smith

Reference:

Drawings and documents indexed 20 Jan 2026 on application webpage.

Policy and guidance:

Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping' (Abbreviated CP57)

Lyneham and Bradenstoke Neighbourhood Development Plan 2020 to 2030 (Made October 2021) (LBNDP)

Wiltshire Design Guide – Wiltshire Council Supplementary Planning Document adopted 25th March 2024 (abbreviated WDG)

Building for a Healthy Life (Homes England June 2020) (referenced in the NPPF) (abbreviated BfHL)
Streets for a Healthy Life: A companion guide to Building for a Healthy Life (Homes England) (abbreviated SFHL)

National Design Guide, National Planning Policy Framework (MHCLG December 2024) (abbreviated NPPF)

National Design Guide (MHCLG January 2021) (abbreviated NDG)

Comment

This is an Outline application for the principle of the development on this site and for detail of 'Vehicle 'Access ' to the site only , with other matters of Layout ,Scale, appearance and landscaping reserved.

Local Policy context - The site is on undeveloped agricultural land outside of and not adjacent to the designated settlement boundary of the village. The site is not allocated in the Wiltshire Core Strategy or current draft Local Plan or promoted for development as an 'exception' site. The proposal does not accord with the LBNP requirement for residential development to be of 10 dwellings or less within the village (i.e. not 'major development' as defined in the NPPF). The fundamental consideration of the principle of the proposed development on this site including any local need, in relation to national and local Planning Policy is a matter for others.

The 'Illustrative Masterplan' 1001 Rev A and as conveyed in the 'Design & Access Statement, as a 'Layout' is a reserved matters level of detail and I advise these should therefore not be given weight i.e. not be 'in accordance with' in any conditions under an Outline planning approval. Should the principle of development be established the above 'Policy and guidance' should inform the design of the Layout, Scale , Appearance and Landscaping.

The Design & Access Statement is very brief and its general broad statement of design intent /level of information would not establish that a satisfactory high quality of three-dimensional design and

place shaping would emerge, that can only be established with a comprehensive Reserved Matters submission level of detail. CP 57 xiii for major development requires a detailed design statement and masterplan including an analysis of this local context and clearly stated design principles drawing on this which will underpin the character of the development.

The Illustrative Masterplan as a 'Layout' in outline, is essentially as that submitted in the pre application ENQ/2025/01805. I therefore essentially re-iterate my observations in my consultation response on that application which should inform any possible subsequent Reserved Matters application.

The LBNDP 4.1 explains the Plan should influence the design and type of any new developments, in accordance with the Wiltshire Core Strategy Core Policy 57:

LBNDP Policy 2 'Design' requires that all new development should be in keeping with existing building styles, scales, and materials. WDG 2.0 'Context' and 3.0 'Identity' expects development to draw on the intrinsic character of the area including materials i.e. the local area characteristically generally comprises dwellings in buildings of not more than two domestic storey height under traditional pitched roofs in a variety of built form reflecting a rural typology whereas the Design & Access Statement indicates buildings may be up to 2.5 storeys and does not quantify the overall eaves and ridge height disposition or overall number of these to establish the impact of this volume on the rural setting i.e. *'4.6 incorporate up to 2.5 storey homes, respecting local scale.'*

Local stone facings, typically modern reflection of this in complimentary reconstituted stone and slate and clay pantile roofs are an intrinsic traditional characteristic feature of the local rural area. Considerable reflection of this rural local context would be reasonably expected throughout any residential development to accord with requirement of CP57 iii to constitute a positive response to effectively integrate the development into its setting. The Design & Access Statement does not quantify this, the type, coverage and disposition of dwelling roof, façade and plot boundary materials and finishes i.e. *4.6 'use a locally appropriate material palette.'*

This is particularly along what would be the rural edge of the proposed development with the existing fields where this would be viewed from the countryside approach to the village along the A3102 and from the field PROW to the south in proximity. The Illustrative Masterplan along these perimeters conveys a regular: building line; plot shape; built form, rigid open space and form of drainage ditches and basin that would make an abrupt change appearing as a markedly suburban housing estate in this landscape context and setting, whereas there is scope for a transition in appearance with a rural typology along these field boundaries. Re NDG page 20 principle -image top right: *'The form of these new homes draws from local rural typologies, with a contemporary interpretation.'* 'The Green' (LBNDP page 25) which is a symbolic heart of the village fronted by the Village Hall and public house likewise displays an informal pattern and toes of public open space, a variety of property shape and building form around this space reflecting the rural underpinning of the settlement, which the perimeter of proposed development should appropriately draw upon.

In this regard a key thrust of WCS CP57 is that 'Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.' i.e. CP57vi 'making efficient use of the land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.' and paragraph 135 of the NPPF explains that planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

CP 57 xiii for major development requires a detailed design statement and masterplan including an analysis of this local context and clearly stated design principles drawing on this which will underpin the character of the development.

LBNDP Policy 2 'Design' also requires all new development to improve, where possible walking and cycle connections between Lyneham and Bradenstoke, LBNDP Policy 7 'Safe and Sustainable Travel' and 8.3 'Getting Around Context' also conveys the opportunity to improve the existing network. While the Illustrative Masterplan shows a pedestrian route through the proposed perimeter open space inside of the A road, beyond from this towards the village centre the existing pavement on this side appears to be narrow alongside the airfield and deflects into neighbouring housing estate which would encourage cyclists onto the A road and would be considered a poor level of amenity serving a housing development of the scale proposed. The existing pavement does appear to extend south alongside the A road to the PROW bridleway, but as part of an improved network, a convenient amenity would be to create a link from the south-east corner of the development to this PROW i.e. across the end of the narrow portion of the field retained and not included within the red line site boundary. Re CP57 ix.

The Illustrative Masterplan does convey some key design guidance principles, expected in 'major development':

- The principal street would be tree lined in the public realm, but space would also be expected for intermittent trees in the public realm in the through loop street of this (Tertiary streets as SfHL guidance);
 - The through vehicle 'loop' in the body of the layout would represent BFHL page 16/17 'connected streets', In relation to this, the cul de sacs would also be expected to meet WDG expectation 5.1.8 that cul de sac development should be short with their turning head far end visible from the junction with a through road...'. This is not the case for a number of the cul de sacs shown, which are not directly off a through vehicle route and bend significantly along their length.
 - The dwellings appear to be outwardly facing onto streets and public open space following the principle of 'perimeter streets'.
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