

Phase 1

Blackmore Farm, Melksham

Design Compliance Statement



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Prepared on behalf of **Barratt Redrow**
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“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

NPPF, Para 131, December 2024

CHAPTER

1.0 Introduction

Purpose of Statement

1.1 This statement has been prepared by **Pegasus Group** on behalf of **Barratt Redrow** to submit a Reserved Matters Application (RMA) for the:

A reserved matters application (access, appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188.

1.2 The Design Compliance should be read in conjunction with the approved Outline Planning documentation.

1.3 The Reserved Matter Application seeks approval for the detailed matters of layout, scale, appearance, and landscaping.

Subsequent sections of this statement included:

CHAPTER 1.0

Introduction

Outlines the purpose of the document.

CHAPTER 2.0

Assessment

Considers the site and its surrounding in terms of the physical, social and planning context.

CHAPTER 3.0

Design Evolution and Interpretation

Presentation of the agreed design principles that were derived from a combination of government policy, our own site assessment, public consultation and design evolution.

CHAPTER 4.0

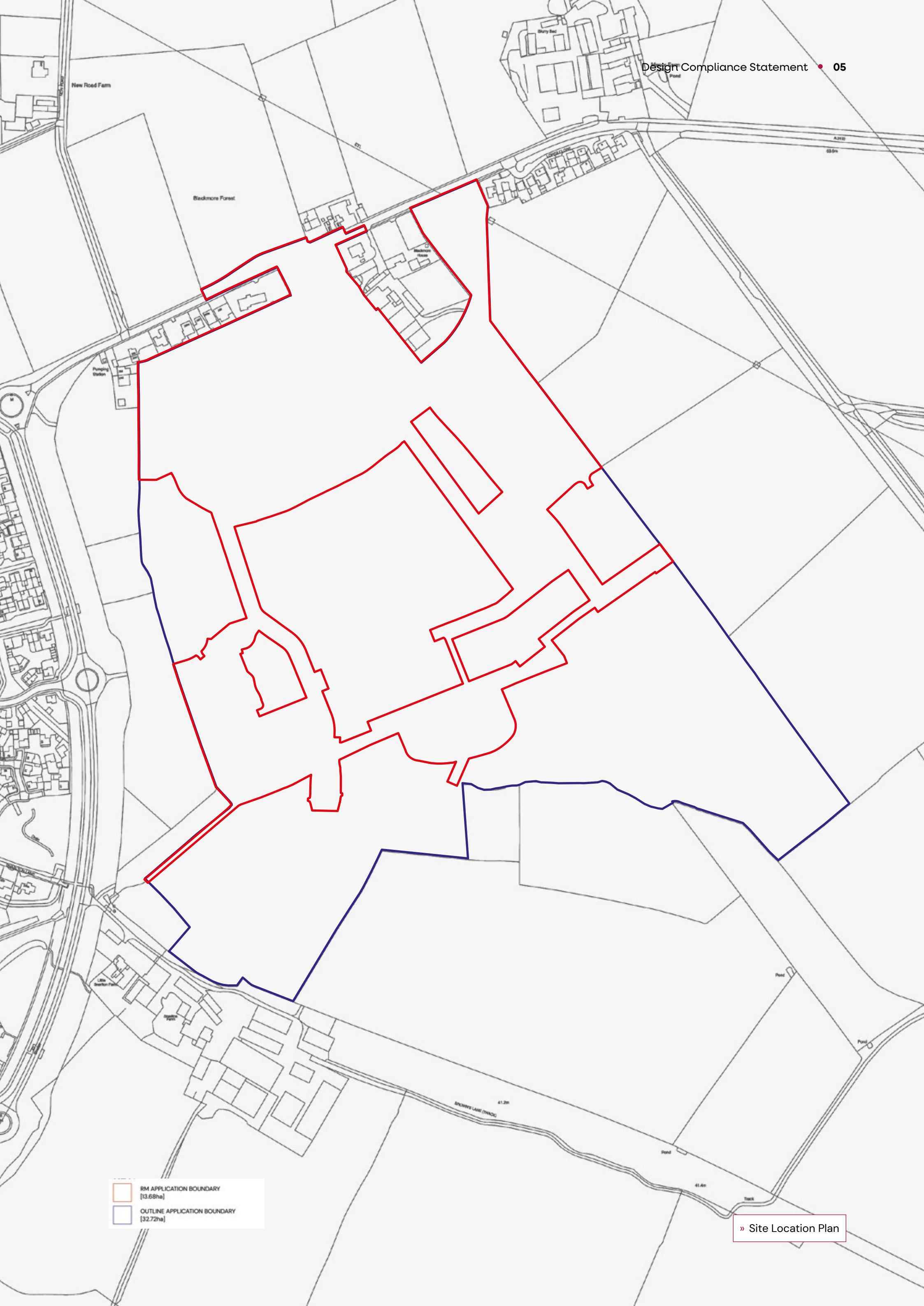
Design Proposals

Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.

CHAPTER 5.0

Biodiversity & Sustainability

This statement should be read in conjunction with the wider suite of documents and plans that collectively comprise the reserved matters submission.



RM APPLICATION BOUNDARY
[13.68ha]

OUTLINE APPLICATION BOUNDARY
[32.72ha]

CHAPTER

2.0 Assessment

Outline Planning Permission

Outline Planning Permission was granted for:

“Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site.”

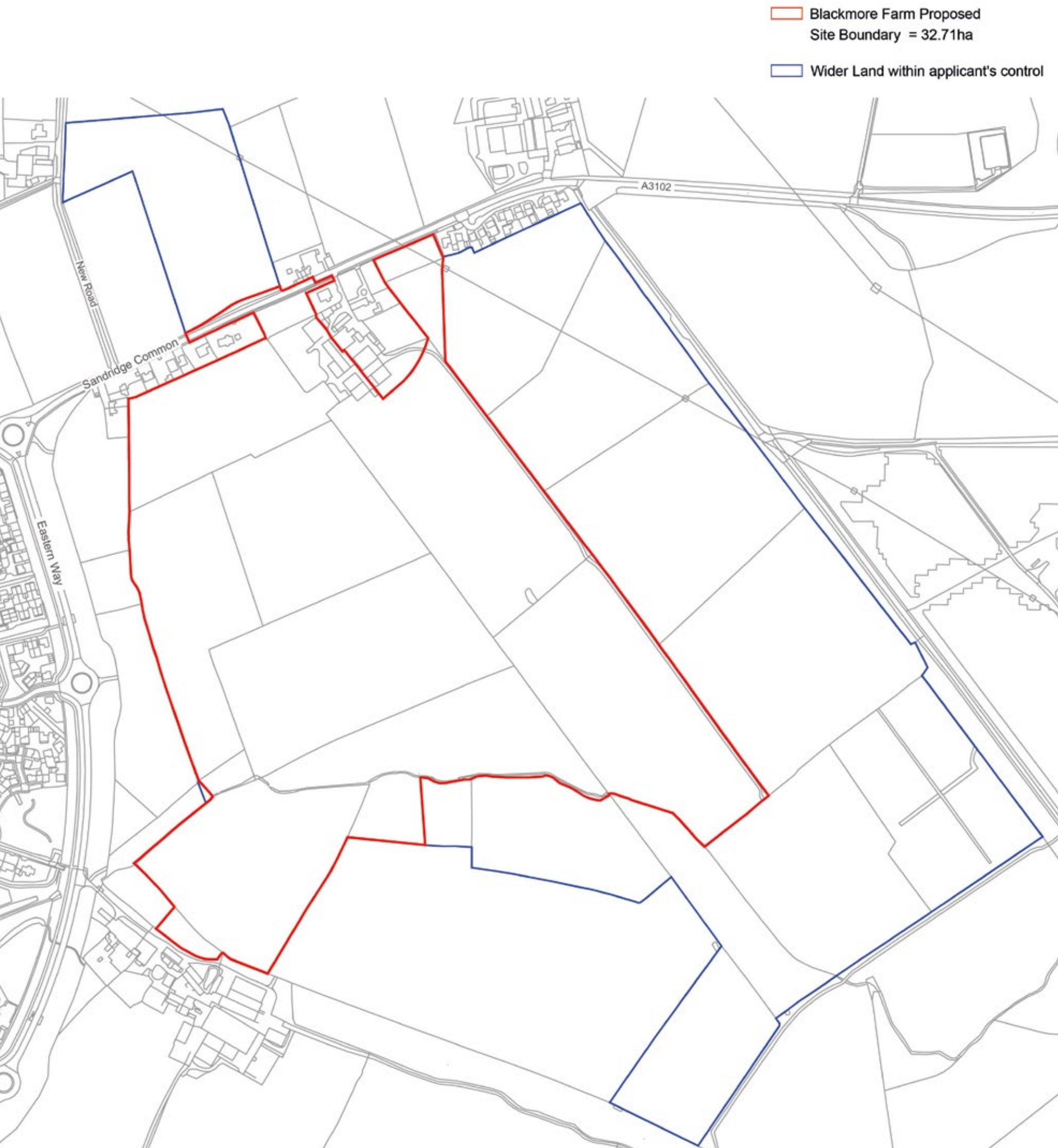
The Site

2.1 The application site is located on the eastern edge of Melksham, Wiltshire, which is situated to the east of Bath, between Chippenham and Trowbridge.

2.2 The outline application site area is approximately 32.7 ha and includes agricultural fields used predominantly as pasture and outbuildings associated with Blackmore Farm, along with areas of hard-standing. A tributary of Clacker’s Brook lies across the southern area of the Site.

2.3 The phase 1 application site comprises land predominantly in the northern part of the site, with other areas towards the south, which form part of the required infrastructure (Highways and Drainage).





» Site Location Plan for whole site as submitted for previous Outline application (Source: Origin3)

Constraints & Opportunities

2.4 Opposite is an extract of the Constraints & Opportunities plan from the outline Design and Access Statement.

2.5 Whilst it is not the intention of this document to re-assess these issues, they have been considered as part of the detailed designs and are summarised below:

LANDSCAPE

2.6 The Site is not covered by any formal landscape designations, although rising land to the east (next door to the solar farm) is identified under Special Landscape Area 5.

2.7 The Site's existing landscape character is one of pasture fields, wooded groups, hedgerows and its watercourse which could readily lend themselves to accommodating housing growth by being woven into a mature and accessible vegetated setting for new homes.

ACCESS

2.8 The Site is crossed by existing PRoWs (footpaths) – access to which could be improved to enhance connectivity to the wider landscape to the south and back into Melksham to the west.

2.9 Sandridge Common has sufficient capacity to accommodate access points and traffic arising from the proposed development.

HERITAGE

2.10 The Site does not contain any designated assets which would constrain development. Blackmore House, beyond the Site, is Grade II listed and its setting requires consideration but does not preclude development of the Site. Archaeological value on Site is considered to be of low significance.

FLOOD RISK

2.11 The Site is within an EA mapped Flood Zone 1 so is not considered at risk from river flooding.

2.12 Surface water flooding of the Clackers Brook tributary has been mapped by the EA but can be managed within new open spaces.

DRAINAGE

2.13 The Site currently drains to an existing watercourse across the south of the Site which should be retained.

2.14 Foul drainage connections are able to be made to the existing Wessex Water network.

POWER LINES / WATER MAINS

2.15 Existing 132kv high voltage overhead power lines cross the north east corner of Site. An easement corridor for these can be integrated into a development proposal. The existing water main can be integrated within an easement.

TOPOGRAPHY

2.16 The land gently rises to the north east and falls towards the south into the watercourse valley.

EXISTING CONTEXT

2.17 Existing homes off Sandridge Common back onto the Site – the proximity.





» Constraints & Opportunities Plan (Source: DAS)

CHAPTER

3.0 Design Evolution

3.1 In general, the scheme has been designed to comply with the design principles and parameters set at the outline stage. Below and opposite are the approved Masterplan and proposed Site Layout, which show the overall compliance in terms of land areas, Landscape Strategy and connectivity, with the some amendments, which are explained further in subsequent sections.



Key Amendments to approved Masterplan:

- 1 Widened ecological corridors.
- 2 Updated 'Hub' area to 0.4ha.
- 3 Regained residential development to mitigate losses elsewhere due to ecology and flooding constraints.
- 4 Designed out road to better protect existing vegetation and enhance ecological and POS strategy.



» Illustrative Layout (Source: Origin3)

CHAPTER

4.0 Design Proposals

Residential – 229 Dwellings (Class C3)

- 4.1 As mentioned in the previous section, the proposed Site Layout is consistent with the design concept outlined on the Illustrative Masterplan.
- 4.2 The site layout has evolved to ensure that built frontages respond to the surrounding context. Strong continuous frontages are proposed around the open space and Green Infrastructure edges to allow for suitable surveillance onto natural open spaces and enable safe pedestrian recreational routes. Dwellings along the northern fringes will ‘back on’ to existing development to create defensive rear space.
- 4.3 The layout maintains the existing green infrastructure (where possible), and has been evolved with the landscape designers and ecologists. The green fingers help to break up the development into smaller parcels, aid way finding and help to assimilate the development into the wider public open spaces.
- 4.4 The development will achieve an average net density of 37dph, in line with the outline planning permission. This allows for the formation of differing densities across the development, including higher density within the Main Street and Neighbourhood Core character area, while the landscaped edge will consist of more broken form and lower density.
- 4.5 Overall the density results in the efficient use of the site and the retention of landscaping, whilst at the same time promoting densities which are appropriate to its setting, will help assimilate the development into the surrounding areas.





Open Market Housing

	Housetype	Sq.ft	Sq.m	No's
2B	Denford	624	58.0	4
	Kenley	624	58.0	9
3B	Maidstone	830	77.1	16
	Ellerton	830	77.1	14
	Moresby	854	79.3	5
	Ennerdale	917	85.2	4
	Bewdley	978	90.9	8
	Norbury	1,107	102.8	8
				68

Social/Affordable Rented Housing

F	Loughton*	484	45.0	9
	Loughton 2	484	45.0	9
	Hornsea	721	67.0	9
	YB58*	538	50.0	2
	YB59*	584	54.3	2
2B	YB50	866	80.5	21
	WHDG 2B	1130	105.0	2
3B	YB52	1025	95.2	11
	YB55	1049	97.5	4
	5B Type A5A	1,342	124.7	2

*stretched/bespoke type to meet affordable mix

				71
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Shared Ownership

2B	YB50	866	80.5	7
3B	YB55	1049	97.5	2
				9

First Homes

2B	Kenley	624	58.0	8
3B	Maidstone	830	77.1	7
	Moresby	854	79.3	1
				16

Barratt Total				164
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Open Market Housing

	Housetype	Sq.ft	Sq.m	No's
3B	Letchworth	983	91.3	4
	Warwick	1,075	99.9	7
	Amberley	1,144	106.3	2
4B	Stratford	1,211	112.5	5
	Marlow	1,288	119.7	7
	Oxford	1,316	122.3	8
	Overton	1,410	131.0	3
	Shaftesbury (toolkit)	1,423	132.2	1
	Harrogate	1,553	144.3	4
	5B Hampstead	1,842	171.1	2

				43
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Social/Affordable Rented Housing

2B	Hadleigh	801	74.4	3
	Trent	868	80.6	2
				5

Shared Ownership

3B	Stour	1,017	94.5	3
				3

First Homes

2B	Trent	868	80.6	9
3B	Stour	1,017	94.5	5
				14

Redrow Total				65
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Spatial Structure

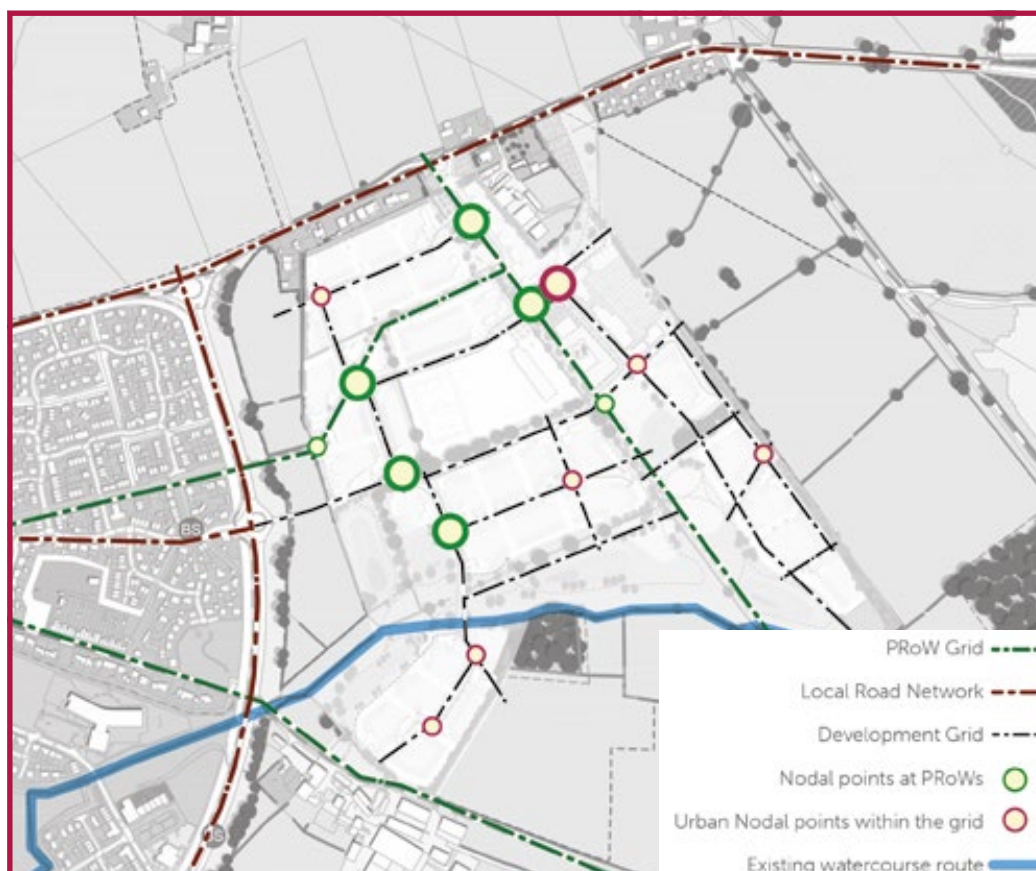
4.6 The Approved outline proposals demonstrated how the Parameter Plan's development footprint can be structured using a loose grid to maximise permeability for pedestrians and cyclists in particular.

4.7 The diagram opposite shows compliance with this grid, based around the retained hedgerow structure, existing PRowS and primary highway network to make efficient parcels and deliver a clear and legible movement network.

4.8 The detailed design allows shows how a variety of nodal spaces will function and the convergence of these routes, with a combination of built form to enclose spaces and keynote buildings and/or existing vegetation used as way-finding markers.

4.9 The scheme provides a varied mix of house types and sizes of which the affordable housing is proposed at a rate of up to 40%. The mix of housing proposed would be in accordance with the recommended mix set out within the Strategic Housing Market Assessment 2016 (SHMA) or any more up-to-date evidence.

4.10 The level of affordable housing proposed is in accordance with the S106 agreement which requires 40% of the overall figure of housing proposed to be affordable.



» Illustrative Spatial Structure (Source: DAS)





» Spatial Structure Plan

Building Heights

4.11 The design of the development proposals is based on the principle of perimeter blocks that provide a strong frontage to the public realm, whilst protecting the existing landscape features.

4.12 The scheme assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment.

4.13 The height and massing of the proposed development consists predominantly of 2 storey which is defined by the character areas and to help assimilate the proposals into the wider landscape.

4.14 2.5 storey and 3 storey dwellings are focussed along the Main Streets and within the core, central areas of the site as key buildings and to create a formality and prominence to the main movement corridor, aiding legibility.

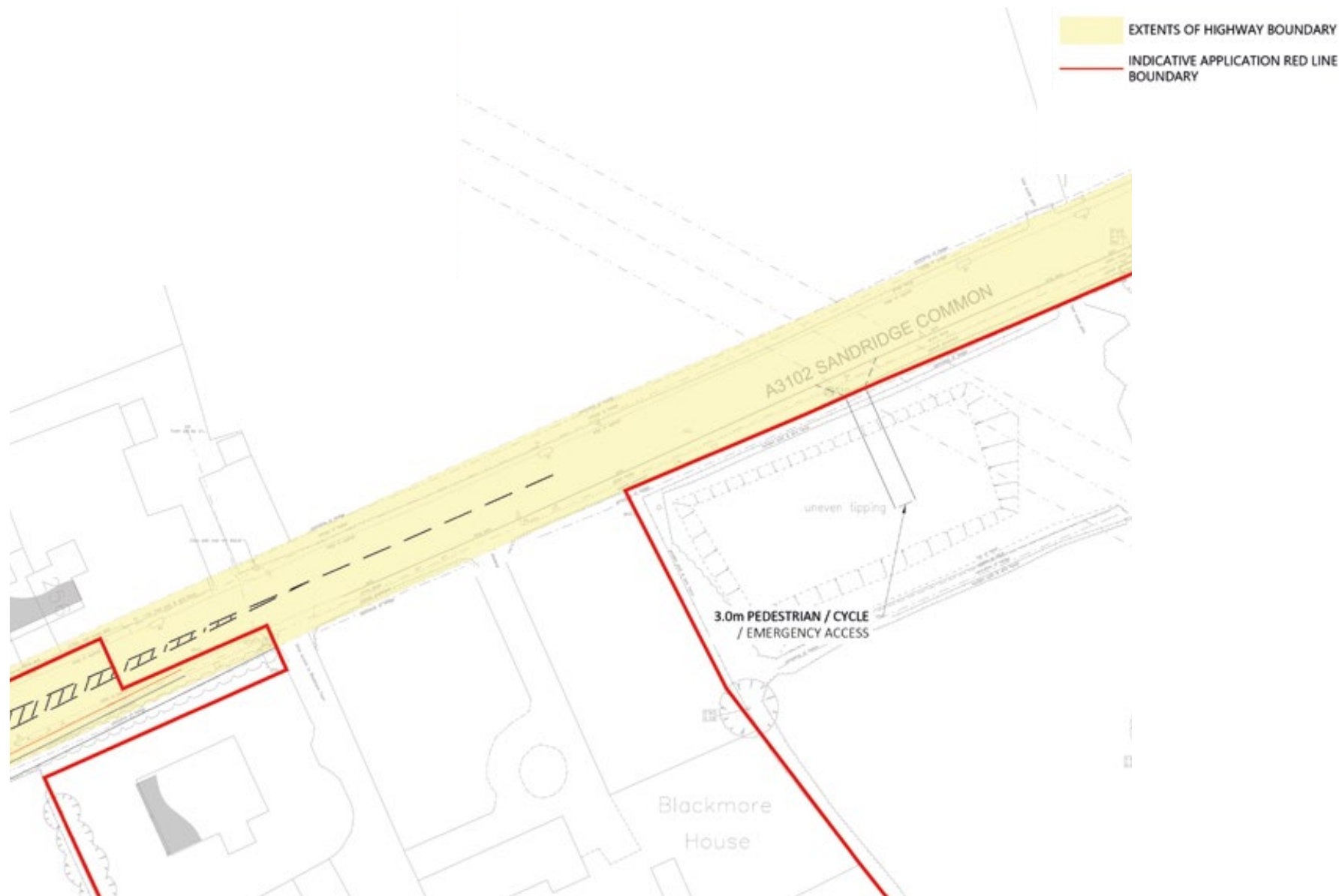
4.15 A range of house types and sizes ranging from smaller 1 bedroom apartments to 5 bedroom detached homes are proposed to help ensure a balanced community is created.



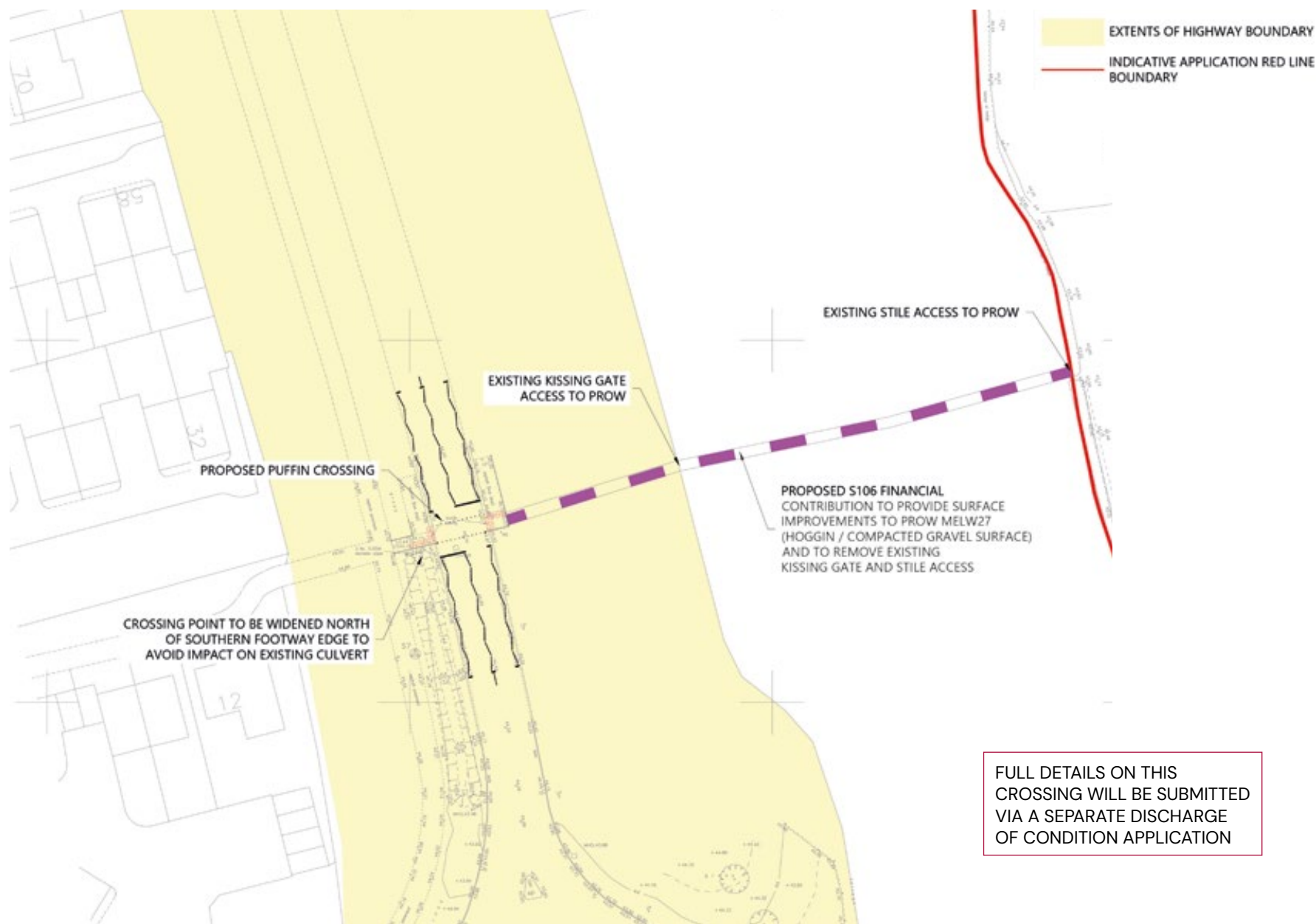
» Building Heights (Source: DAS)







» Proposed Pedestrian Cycle Emergency Access (Source: i-Transport)

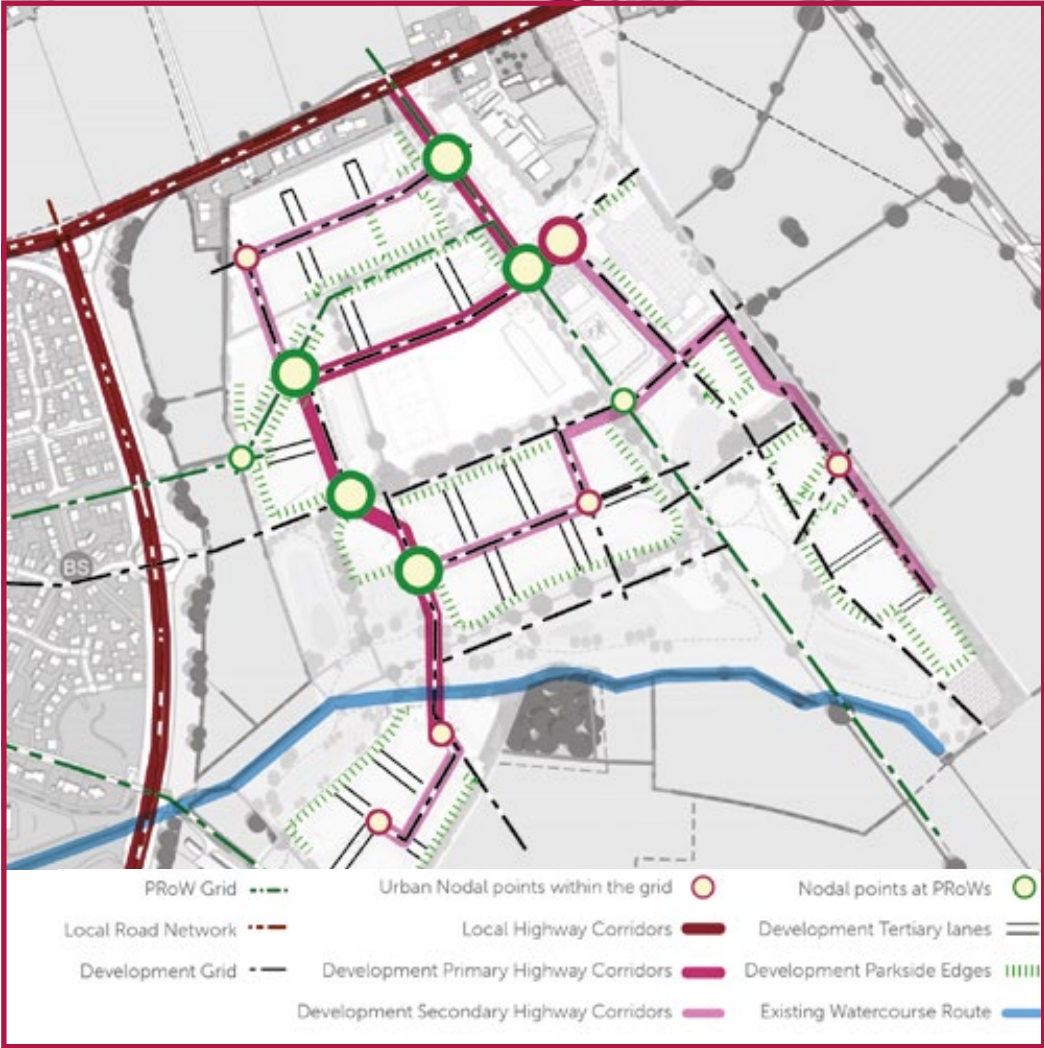


» Proposed Signalised Crossing (Source: i-Transport)

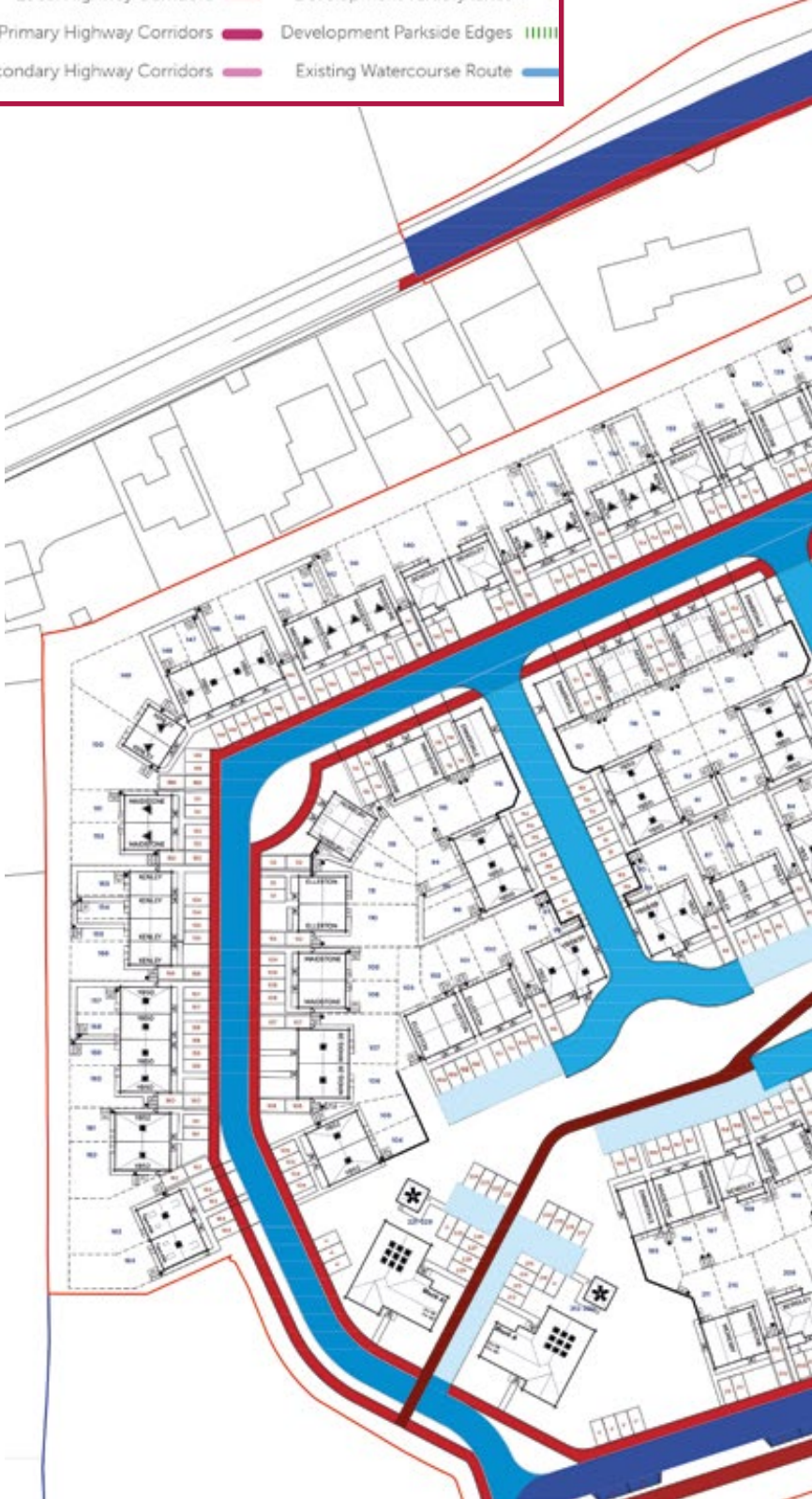
Street Hierarchy

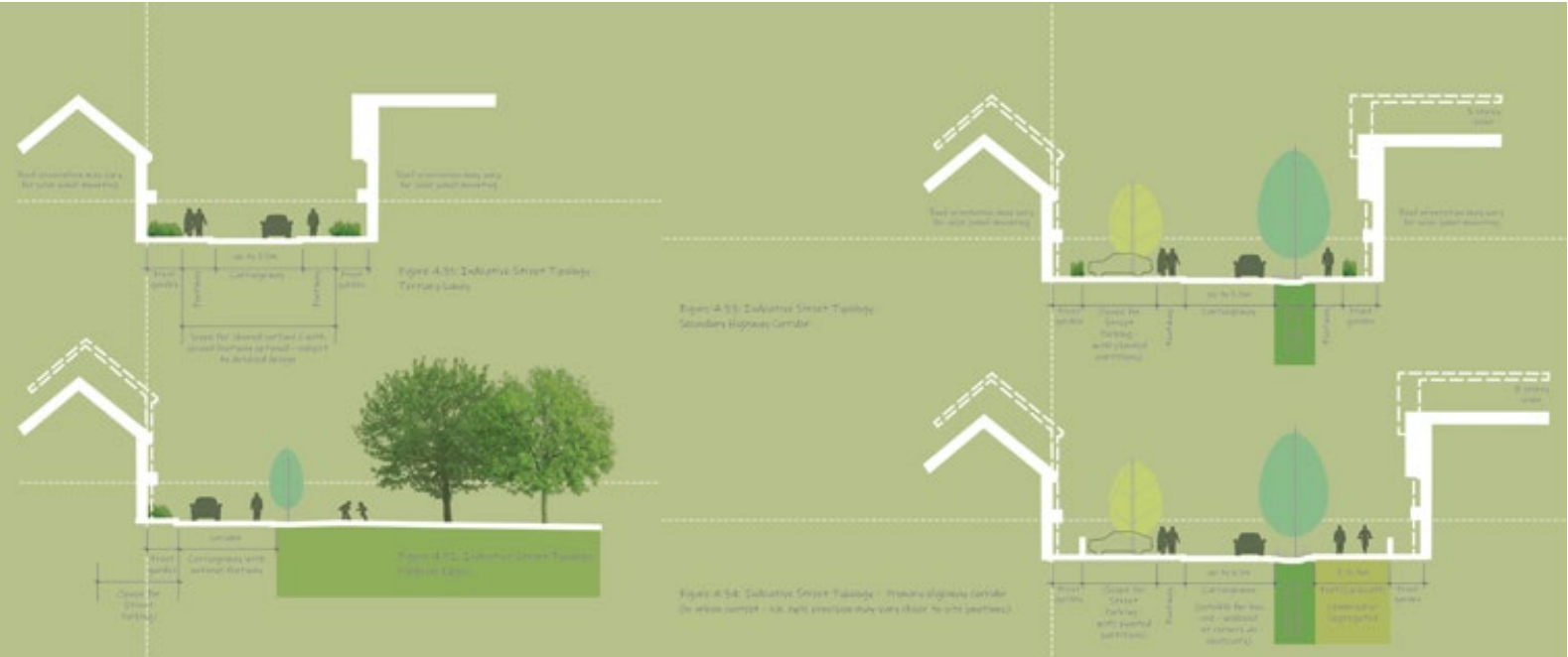
4.19 A well-connected movement network is proposed, consisting of a sequential hierarchy established within the approved DAS. The key principles include the following:

- All adoptable streets are designed to adoptable standards, using different classifications to create a clear hierarchy which has been outlined in the approved Movement plan.
- Streets are defined by the building layout, so that buildings, rather than roads dominate and the road hierarchy has been formed by the character of the built form.
- The adjacent street sections identify the road hierarchies prevalent on this phase which should diminish as you reach the peripheries of the development and are set out in the approved DAS.

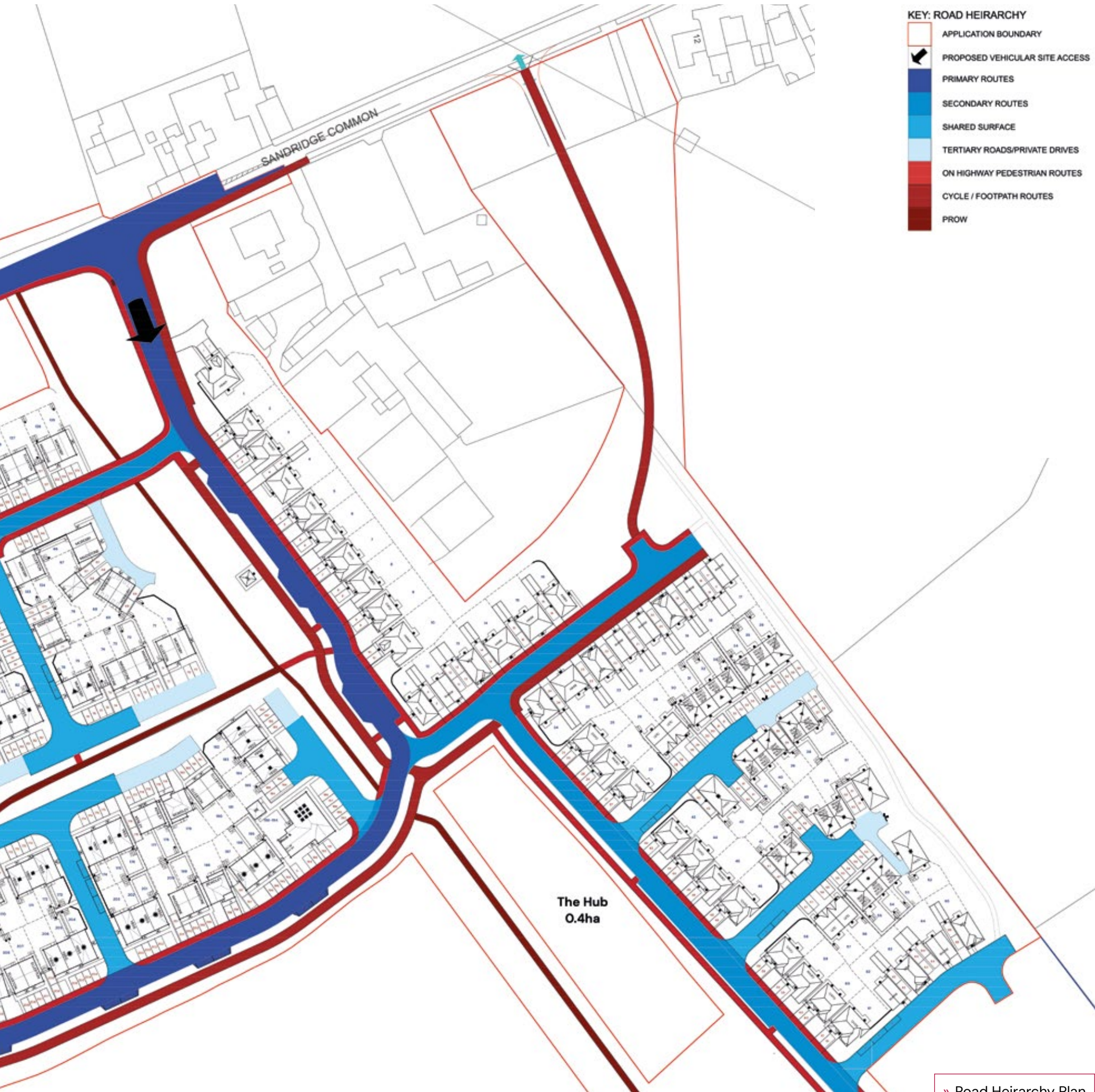


» Movement Plan (Source: DAS)





» Site Highway Hierarchy (Source: DAS)



» Road Heirarchy Plan

Pedestrian & Cycle Movement

4.20 The following measures to provide accessibility by foot and cycle are proposed in accordance with the Proposed Pedestrian/ Cyclist structure diagram.

- Provision of a shared foot/cycleway (3m in width), running along the Primary Highway Corridor.
- Provision of a cycle link between the Sandridge Common, the school, the Hub and the Employment areas.
- Provision of circulatory pedestrian routes through the site, offering pedestrians easy access to the community facilities and beyond.
- Incorporation of the existing PRowS within attractive landscaped areas which ensures ample widths and promotes their use.
- Provision of additional connection points to the wider movement network, above and beyond those consented.
- Provision of key new pedestrian and LTN 1/20 cycle links connecting the site to existing PRowS which provide routes to the south and west.
- Where possible, pedestrian links will be suitable for use by disabled people.
- Ensure that the demarcation between pedestrians and cyclists is clear and appropriate.
- Particular attention will be paid to ensure surface material quality and sufficient active overlooking, to provide a sense of safety and security for users.
- To ensure that vehicular movement corridors do not become a barrier to pedestrian and cyclist movements. Crossing points will be defined where appropriate particularly adjacent to public green spaces, to enable all users to cross safely and promote their use.



» Pedestrian/Cycle Structure (Source: DAS)



PARKING TYPOLOGY TABLE

Name	Type	Allocated	Description	Comments
Parallel	On street	Optional	Parking located parallel along the roadside. Accessed directly off the road.	Can be marked or unmarked. Easily accessible.
Perpendicular	On-plot/On street	Optional	Parking located perpendicular along the roadside. Accessed directly off the road.	Can be marked or unmarked. Easily accessible. Parking to be separated by landscaping and/or footways into maximum rows of 4Nº bays.
Attached/Integral Garage	On-plot	Yes	Private garage adjoining the dwelling, often allowing access into the house.	Should be set back behind the build line to allow parking in front and reduce impact on the street scene. Convenient access to dwelling. Can be joined to neighbouring garage and allows for room above.
Hard Standing	On-plot	Yes	Parking bay located next to the dwelling.	Can be located against the road or set back to allow additional parking in front. Can be joined to neighbouring parking bay.
Detached Garage	On-plot	Yes	Private garage often located next to the dwelling. Garages to be set back from prominent frontages. Careful design required to mitigate impact of parked cars on the streetscene.	Should be set back behind the build line to allow parking in front and reduce impact on the street scene. Can be joined to neighbouring garage and allows room above.



Parking

4.21 Parking has been designed in line with adopted parking standards and in accordance with the principles established within Local Policy and Guidance:

- At right angles to and contiguous with carriageways they should be at least 4.8m long and 2.4m wide.
- When parallel and adjacent to a footway, they should be 6m long and 2m wide.
- When parallel and adjacent to a boundary structure to be set back at least 1.8m, they should be 6m long and 2m wide.
- When parallel but adjacent to a boundary structure set back less than 1.8m, they should be 6m long and 3.2m wide.
- All parking bays should have 45 degree splayed ends.
- Parallel parking should only be applicable to visitor parking.

4.22 The majority of allocated parking is provided on-plot and generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings.

4.23 Where frontage parking is shown (within the secondary, ped-prioritised and some private drives) it is broken up in groups by landscaping strips.

4.24 The use of landscaping to soften the streetscape is also incorporated as per the NPPF and the approved DAS showing street trees within the highway or in front gardens.

4.25 Parking is convenient for the user to promote its use. These areas will be overlooked by properties in order to increase perceived and actual safety.

The drawing alongside illustrates the proposed.





POS and Green Infrastructure

4.26 Proposed green infrastructure will be seamlessly integrated into the development, enhance biodiversity and enhance the built form and amenity space for residents.

4.27 The following lists the elements as part of landscape strategy and green initiatives for this phase.

4.28 Native hedgerows around the site boundary are retained where possible and supplemented with additional planting and buffers.

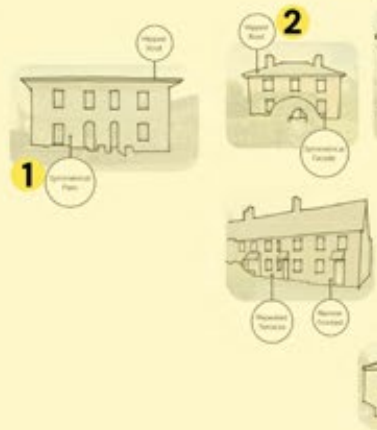
- Street trees are planted where possible and in accordance with the NPPF and SWMP.
- Attenuation basins shown with aquatic bench planting.
- Wildflower meadows, spring bulbs and fruit trees for POS areas.
- Play areas and pocket parks include shrubbery, flowers, trees and street furniture as well as natural play equipment.
- Hedgehog highways, bat boxes and swift bricks to be included across the site. The existing hedgerows and trees within the development provide a strong green network through the scheme. Most hedgerows and trees are to be retained and enhanced where required to secure their long-term future and retain the important wildlife corridors. The existing ProW MELW26 AND 27 will be retained through the development and enhanced by a tree lined avenues linking to designated open spaces.
- To the northern boundary traditional orchards have been proposed along with open parkland forming a sensitive boundary to respect the setting of the Listed Building of Blackmore House & Farm.
- The north and western boundaries of the development provide buffers to the rear of properties along Sandridge Common to protect residential and provide important wildlife corridors and foraging routes.
- The play area in Phase 1 forms a key part of the community facilities and is closely connected to The Hub at the centre of the development. The space is well connected via the network of footpaths and benefits from natural surveillance of the surrounding properties and road connections. The play space will be fenced to provide a safe and secure space for play, with predominately timber equipment providing a range of play experiences.
- Street Trees have been proposed to the main avenues through the development to soften the built form and have been selected for there upright form and suitability for urban planting.
- The open space to the south of the Phase 1 includes the provision of the attenuation basins which will be landscaped to provide wetland meadow grassland with occasional tree planting and native scrub to the margins. This planting aims to soften and integrate the drainage features into the open space and enhance the biodiversity of the development by providing valuable habitat for wildlife.





Appearance

- 4.29 The architectural approach to the appearance of this scheme will be derived from the character analysis within the preceding DAS.
- 4.30 The following character areas were established and our interpretation is shown below:
- CA 1: Core Areas.
 - CA 2: Edge Housing Areas.
- 4.31 In addition to these area, we have included an additional Character Area to mark the entrance to the site – CA3: Arrival Green.
- 4.32 The following details will differ in combination to establish the character areas.
- Building typologies.
 - Form and massing.
 - Windows and doors.
 - Enclosure details.
 - Materials and their placement.
 - Architectural styling and detailing.



EDGE HOU

Looser grain to development edges
Greater use of semi-attached and i
Less regularity of facade compositi

DIAGRAMS RIGHT:
Source - Outline Approved Design &

3

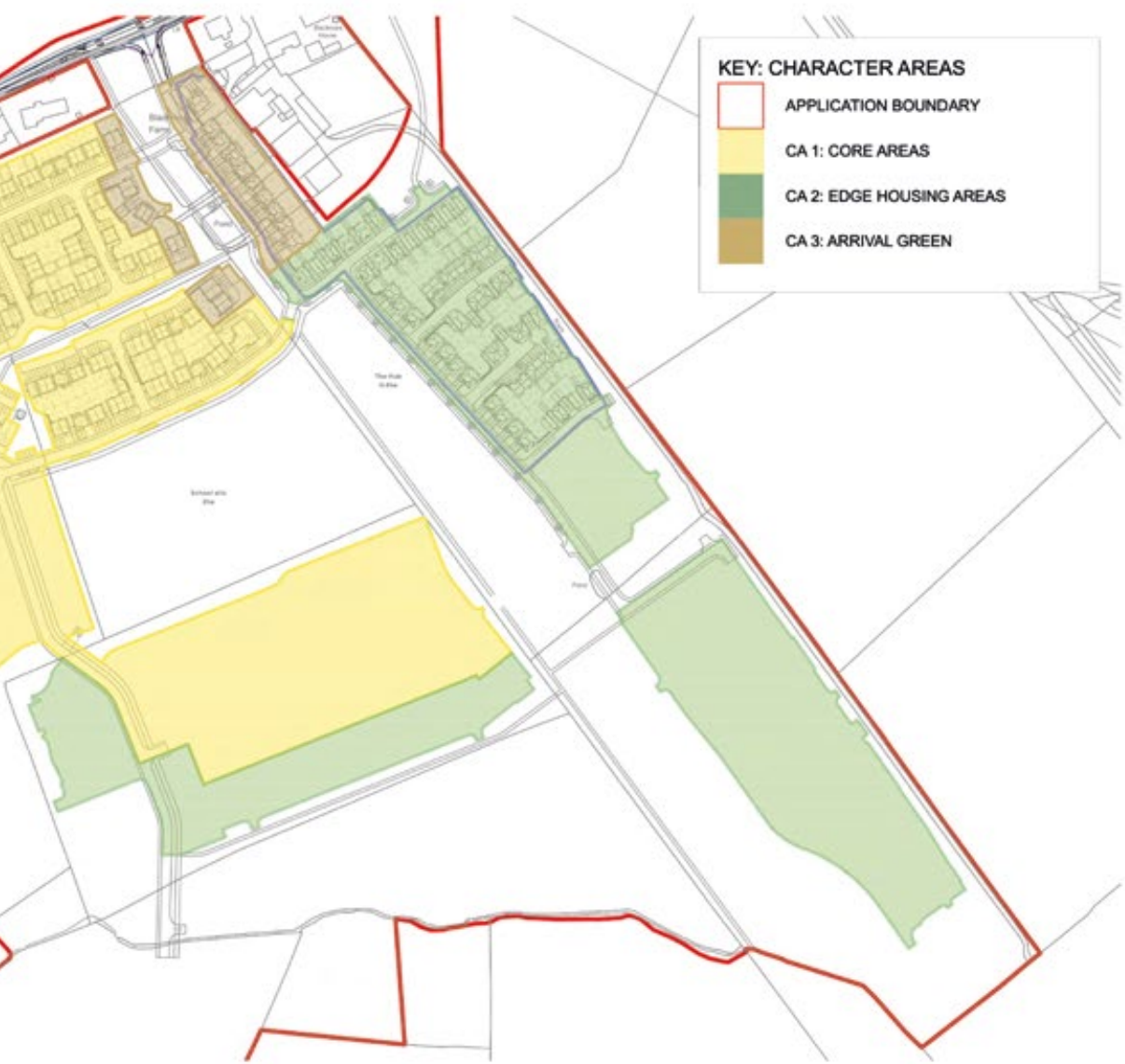
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5

CORE AREAS

Closer grained buildings located on the principal routes/open space frontages
Prevalence of attached dwellings (plus occasional larger apartment buildings)
Rigour of facade composition, larger scale, increased repetition, detailing and symmetry.

DIAGRAMS LEFT:
Source - Outline Approved Design & Access Statement



EDGE HOUSING AREAS

Individual dwellings on modest scale.

Access Statement

1

2

3

4



ARRIVAL GREEN

Medium density residential area at the entrance to the site presenting a sympathetic backdrop to the existing vegetation. Built form will define and enclose the open space creating an attractive space for all users to move through.

CORE AREAS

Higher to medium density residential area based around the principal route through the site towards the school and employment areas, which also includes some incidental open spaces and pocket parks.

EDGE HOUSING AREAS

Lower density residential frontage overlooking public open space and green buffers. There will be a looser grain to the development edges and greater use of detached dwellings with a less regular façade composition.





Arrival Green

- Mostly detached and semi-detached units.
- Predominantly Recon stone facades.
- Contrasting grey roof and brown roofs.
- Traditional styling with cottage style doors.
- A mix of flat canopies and pitched canopies.
- Buildings orientated to frame and overlook existing trees and hedgerows.



Core Areas

- Formal, Avenue character along Main Street.
- Continuous regular runs of terraced and semi detached of a higher density, up to 2.5–3 storey dwellings.
- Short setbacks and formal planting.
- Traditional styling with minimalist windows and detailing.
- Predominantly red brick, with grey roofs, some recon stone and render in a limited material palette.
- Smaller windows at height.



Edge Housing Areas

- Predominantly wider detached dwellings.
- Softer plot boundaries with informal planting and shrubbery to plot boundaries.
- Mix of hipped, gable and eaves fronted roofs.
- Traditional styling with cottage style doors and sash style windows.
- Rustic weatherboard detailing.
- Mixture of roof colours and textures.





CHAPTER

5.0 Biodiversity & Sustainability

- 5.1 The proposals will also include the provision of bird boxes, hedgehog highways and bat boxes, as well as log piles with additional boxes to be set out within the LEMP for each phase.
- 5.2 Root protection fencing will be implemented to protect root systems of retained hedgerows/trees/ woodland during the construction phase.
- 5.3 Dark corridors will be provided post-development associated with the woodland and hedgerows, as well as the areas of wildflower grassland.

Sustainable Building Techniques

- 5.4 An energy and sustainability assessment has been undertaken and supports this Reserved Matters Application identifying how energy efficiency and low carbon measures have been utilised to ensure that the site complies with the relevant building regulations and local council energy and sustainability policies.
- 5.5 The dwellings are designed in accordance with Part L and are identified on the page adjacent.
- 5.6 The development energy strategy is that it will meet the developments required CO₂ emission targets using well designed passive solutions, following the well-established fabric first approach, and the installation of high efficiency heating and hot water technologies. Such measures will include:
 - Increased insulation.
 - Enhanced glazing.
 - Low energy decentralised mechanical extract ventilation.
 - Boiler flue gas heat recovery.
 - Waste water heat recovery.
 - Photovoltaics as appropriate.
- 5.7 A combination of the following measures have also been balanced within the design:
 - Improved energy efficiency through careful building siting, design and orientation.
 - Sustainable Drainage systems (SuDs).

New Regulations Part L 2021

The biggest change in regulations over the last 10 years. The key changes in the home are:

- 31% carbon reduction with the introduction of PV's, increased insulation to the roof and ground floor, increased air tightness and the possibility of wider cavities on all homes.
- Introduction of Photographic Evidence, EV chargers and future proofing the heating system to work with an Air Source Heat Pump (ASHP).



5.8 The Proposed Development incorporates a comprehensive package of ecological avoidance, mitigation, compensation and enhancement measures, secured through the preparation and implementation of a Construction Ecological Management Plan (CECoMP) and a Landscape and Ecological Management Plan (LEMP), overseen by an Ecological Clerk of Works (ECOW).

5.9 During construction, sensitive habitats including woodland, hedgerows, semi-improved grassland, ponds and the on-site watercourse will be retained and protected through fencing and buffer zones, in accordance with best practice and BS5837. Works will be undertaken in line with a Construction Environmental Management Plan (CEMP) and pollution-prevention guidance to safeguard water quality. Construction lighting will be carefully controlled to avoid disturbance to bats, otters and other nocturnal wildlife, and vegetation clearance will be timed to avoid the bird breeding season unless ECoW checks confirm no active nests.

5.10 Species-specific mitigation measures will be implemented for protected and notable fauna. These include precautionary vegetation clearance and supervised searches for reptiles, amphibians and hedgehogs; licensed mitigation for hazel dormouse and, if required, badger and otter; retention and protection of known bat roost trees; and provision of mammal-friendly culvert design to maintain otter connectivity. Where impacts cannot be fully avoided, appropriate compensation will be delivered through habitat creation and the provision of artificial roosting and nesting features.

5.11 The scheme delivers significant biodiversity enhancement through an extensive green infrastructure network and long-term habitat management. Measures include the creation and management of new woodland, hedgerows, scrub, grassland and watercourse habitats; installation of bird boxes (including barn owl boxes), bat boxes, dormouse boxes, bee bricks, and reptile hibernacula; and hedgehog connectivity through garden fence gaps. Lighting design will retain dark corridors for bats and other wildlife.

5.12 Overall, the proposals are predicted to achieve a measurable biodiversity net gain across habitats, hedgerows and watercourses, with ongoing management and monitoring secured through the LEMP.

Materials and Waste Recycling

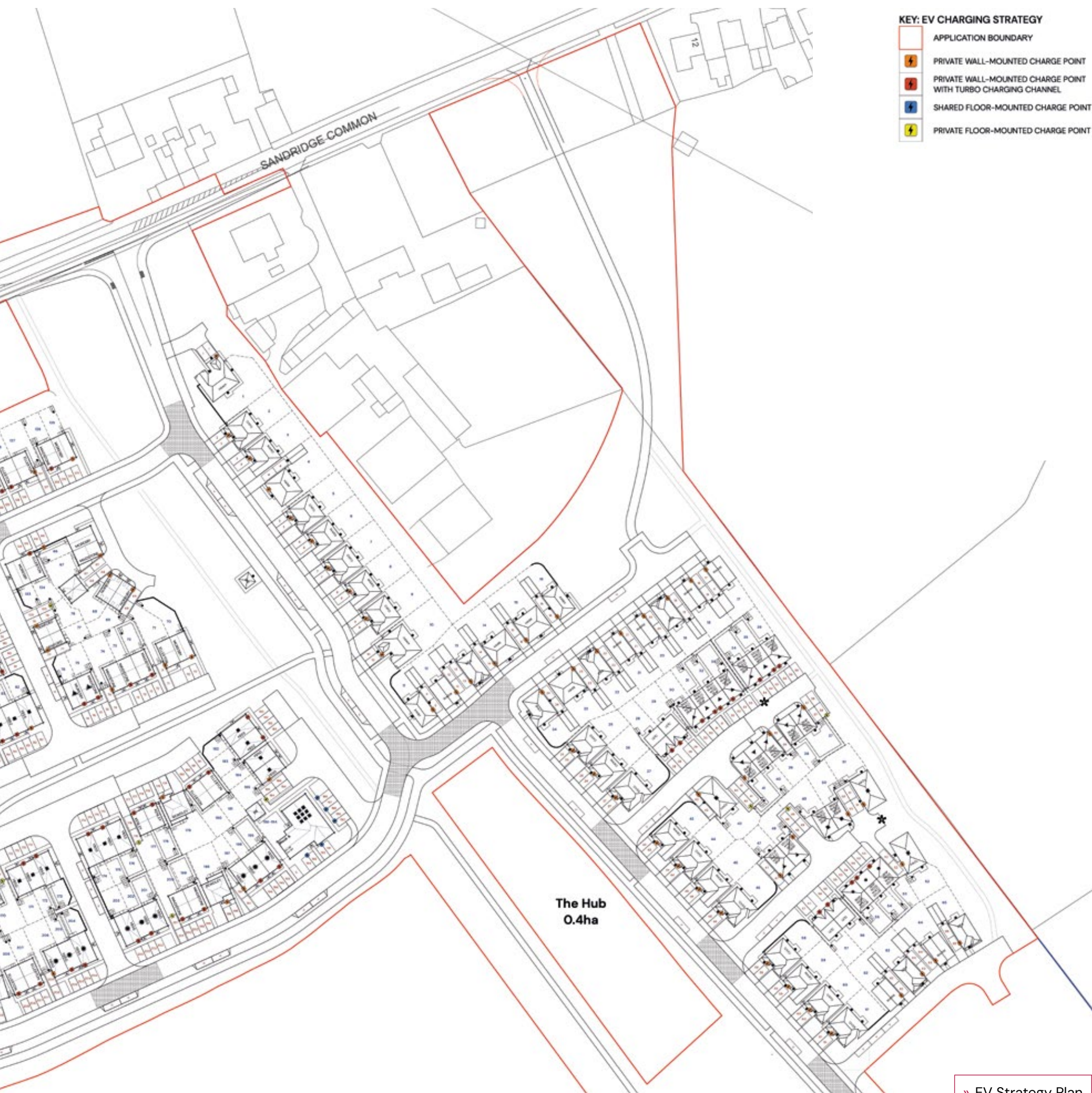
5.13 Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable.

5.14 Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Electric Vehicle Charging

5.15 Every dwelling has been provided with either a wall-mounted or floor mounted EV charging point.









No matter the project, no matter the challenge,
you can rely on us to find solutions, to get things done,
to get things **Expertly Done.**



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