

Cox Martin *Design*

Design & Access Statement for:

Full application for 9 dwellings
with new access , associated parking & gardens

on land

South of Park Street,
Heytesbury
Warminster

For C Martin & J Cox



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1.0 Introduction

1.1 Purpose of application

This Design and Access Statement has been prepared by Cox Martin Design on behalf of the applicants and supports a Full planning application for 9 dwellings , 3 of which will be Self-build or Custom-build.

This document explains how the design was conceived and developed, and should be read in conjunction with the architectural drawings, Planning Statement and all other submitted reports.

1.2 Statement from the applicants-

We are a local family whose aim is to create a positive future for our youngest son who has intractable Epilepsy and a learning disability as he moves out of full-time Special needs education.

We hope to build 3 self-build plots on the land for our own use, and retain the bulk of the remaining paddock for rewilding & Permaculture projects, thus creating meaningful activity in his day.

We are seeking permission for a small number of additional dwellings within the proposals to help with the financial viability of our retained part of the scheme.

We have assembled a talented team of consultants to ensure that our scheme is well designed, and backed up with all the necessary technical surveys & reports.

1.3 Proposal Overview

This development will provide :

3 no. detached self build/custom build plots comprised of:

- 1 no. 1 bed single storey dwelling
- 1 no 2 bed with a 1 bed self contained annex
- 1 no. 3 bed single storey dwelling

With 8 dedicated parking spaces

6 no. (3 pairs of semis) open market dwellings comprised of :

- 4 x 2 bed with dedicated study
- 2 x 3 bed with dedicated study.

With 14 dedicated parking spaces

Plus 2 dedicated visitor spaces for the site as a whole.

1.4 Key benefits

The key benefits of this scheme are that it will:

- support Local Authority housing targets through the provision of 9 open market & self-build /custom build homes.
- help to meet a demand for accessible dwellings with 2 of them being single storey (plots 2 & 3).
- Provides a self contained annex for an adult with a learning disability.
- by virtue of it's extensive landscaping and tree planting, will provide a significant increase in the BNG (Biodiversity Net Gain) of the site, over and above what is required under planning legislation.
- Will provide good amounts of off discrete off-street parking and dedicated visitor parking.
- During it's construction it will create work opportunities for local builders, sub contractors and suppliers.

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1.0 Introduction

1.5 Applicants specialist consultant team is comprised of:

Architecture & Heritage:- Cox Martin Design :

Cox Martin Design are a design led Architectural Practice based in Dorset & Wiltshire working across Central & Southern England. Established in 2014, we work on Commercial & Residential projects. Using creative thinking, experience, and expertise, we collaborate with our clients to create well designed, efficient, and beautiful buildings. At Cox Martin Design all our projects are context driven.

Planning Consultant : LP Planning Ltd

LP Planning are an independent planning consultant, dedicated to helping find solutions to planning matters. Over the last 19 years, Charlotte Watkins has established a solid working relationship with Wiltshire Council Planning team, and prior to setting up LP Planning she was a planning officer at North Wiltshire Council (now Wiltshire Council). Charlotte is a chartered member of the Royal Town Planning Institute, and is committed to promoting town planning as a career choice .

Design & Build Technical Ltd

Rod Martin

Rod has over 40 years experience in the construction industry as an architectural technician and latterly as a Technical Manager for medium sized housing developers. He advises on building regulation compliance and scheme buildability .

Land Surveyor : South West Surveys

South West Surveys proudly collaborate with architects, town planners, consulting engineers, surveyors, and private clients, offering specialist surveying services tailored to your specific needs.

At South West Surveys, we utilise advanced Trimble robotic total stations, GPS surveying equipment, UAVs (photogrammetry & LIDAR) and 3D laser scanners to deliver high-precision and detailed surveys.

Highway Consultant: Nick Culhane

Nick has over 34 years of experience dealing with the traffic and transport implications of residential and commercial development relating to planning applications submitted to Planning and Highway Authorities. Having started his career with Hampshire County Council dealing with the highway aspects of strategic planning applications, Nick moved to Winchester City Council where he undertook the role as Highway Engineer, commenting on anything from single dwelling units, to housing estates of 100+ units.

Nick has extensive knowledge of both Local and National Planning Policies and has acted as an expert witness on many Appeals and Public Enquiries.

Drainage & Civils Engineer : Stour Valley Civils Ltd

Stour Valley Civils offer Dorset based civil engineering design and flood risk consultancy services from project inception through to construction.

We specialise in drainage strategies, Suds designs and flood risk assessments, whilst also offering full civil engineering design services.

As a small company we offer flexibility and personal director involvement, meaning all projects benefit from our 20 years experience in the industry.

Arboricultural Consultant: NB Tree management Ltd

NB Tree Management is lead by Nick Baxter who is qualified to a degree level in 'Arboriculture and Tree Management'. Nick is a professional member of the Arboricultural Association and a member of the Royal Forestry Society.

Our clientele is diverse and consists of private homeowners, country estates, schools, architects, planning consultants, town councils as well as land agents and property management companies.

Ecology Consultants : BN Ecology Ltd

BN Ecology was founded with the goal of providing realistic & pragmatic solutions to developers for Ecological & Biodiversity Net Gain. Our team of experts brings a unique blend of ecological expertise, environmental knowledge, and civil engineering solutions to every project we undertake, providing a unique and unbeatable approach to Biodiversity Net Gain.

Nutrients Consultants: Holbury Consultancy Services Ltd

Holbury Consultancy works at the interface of planning and ecology to provide a range of services to the development and construction industries.

Holbury is led by Nicola French (Director), who brings 30 years of experience in finding, securing, and delivering solutions for Habitats Regulations Assessment (HRA), Appropriate Assessment and complex ecological and planning challenges.

Holbury specialises in teasing out ecological strategy & providing support, expertise and a positive and constructive approach to ecological constraint and opportunity.

2.0 Context

2.1 Wider site

The site is located in the village of Heytesbury, which itself is located approx. 4.5 miles, or an 8- 10 minute drive east of Warminster.

Heytesbury is identified as a *Large Village* within both the adopted and emerging Local plans, providing a sustainable location for proportionate growth. It has 2 pubs, (one of which is currently undergoing renovations), a Primary School, Shop & post office, and Church. There are footpaths & lighting on both sides of Park Street which would allow safe pedestrian access from the site to the rest of the village and its facilities.

The site is well located within a few minutes walk of the bus stops on the High Street that serve Heytesbury. There is a regular service to and from Warminster, which take 9-12 minutes and regular busses to Salisbury which takes a little over 30 minutes. From Warminster the National Rail service can be access. These give credible alternatives to reliance on using a car.

See the Highways Report for more details.

The site is adjacent to, but outside of the settlement boundary.



Imagery from Google Maps



Settlement boundary of Heytesbury

Site

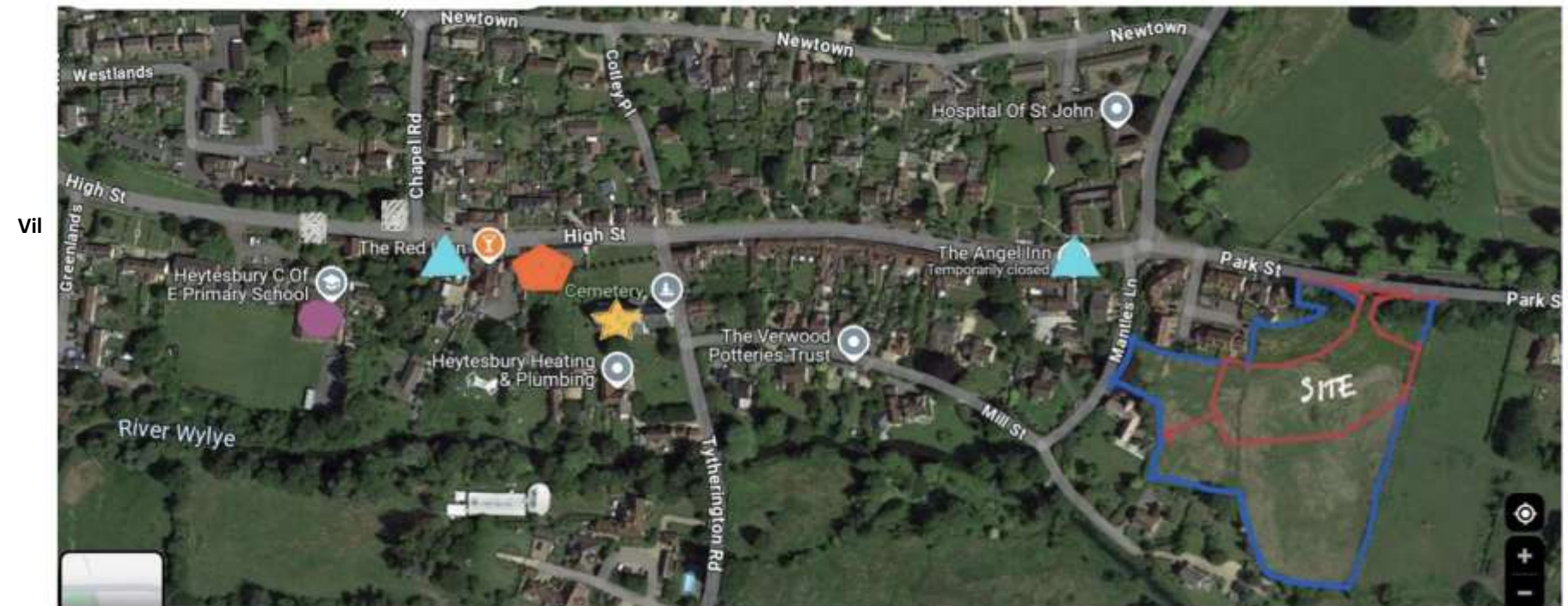
2.0 Context

2.2 The Site

This application site is approximately 1.2 acres (0.5 hectares) of land situated on the south side of Park Street, which forms part of the wider 4-acre agricultural paddock recently bought by the applicants. The land is not part of a wider agricultural farm and has been used in recent years for grazing horses.

The site is currently accessed from Mantles Lane via two 5 bar gates. The paddock is bounded by a small belt of trees to the north & hedging to the east, with residential properties on the northern, western, and southern edges. Housing can also be seen further to the East along Park Street. This housing is outside of the settlement boundary.

The most recent new-build houses in Heytesbury, are 10 dwellings built in 2008-9 (adjacent to the north east corner on the site), known as Old Forge Close. These houses were built on the site of a Garage (and presumably former Forge.)



- PRIMARY SCHOOL
- BUS STOPS TO FROME - SALISBURY (VIA WARMINSTER)
- ▲ PUB
- ★ CHURCH
- ⬠ SHOP & POST OFFICE

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2.0 Context

2.4 Photos of the site

1



2



3



4



5



6

Key:

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2.0 Context

2.3 The immediate surroundings

The wider land purchased by the applicants has boundaries on Park Street to the North, and Mantles Lane to the West & South. To the East the land is bordered by hedging and paddocks /grazing land.



1– access on Mantles Lane looking towards the side of 3 Old Forge cl.



2– Existing tree belt at the north of the site, looking east.



3. corner of park Street and Mantles Lane



4. ‘Tinkers’ Park Street– adjoining the site.



5 .Corner of 101 Park Street looking into Old Forge Close



6. Park Street looking East towards ‘Tinkers’.

Imagery from Google Street view

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2.0 Context

2.3 The immediate surroundings

The current access on Mantles lane can be found between the newer development of Old Forge Close, and the listed thatched house known as 'Three Chimneys'.

Opposite the existing gate is 'Beech Barn', a new dwelling consented in 2008 which replaced a former garage to the neighbouring property known as The Coach House.

The southern border of the 4 acre paddock is backed on to by 2 relatively new detached dwellings, a red brick house (Kingfishers) which has a large balcony to the front that over looks the river, and Mantles Cottage.

Mantles Cottage sits at the very southern end of Mantles lane, and although thatched, was built in the 1970's.



1 Looking south along Mantles lane to Three Chimneys.



2 existing site access.



3 Three Chimneys



4 Beech barn



5 Brindle House



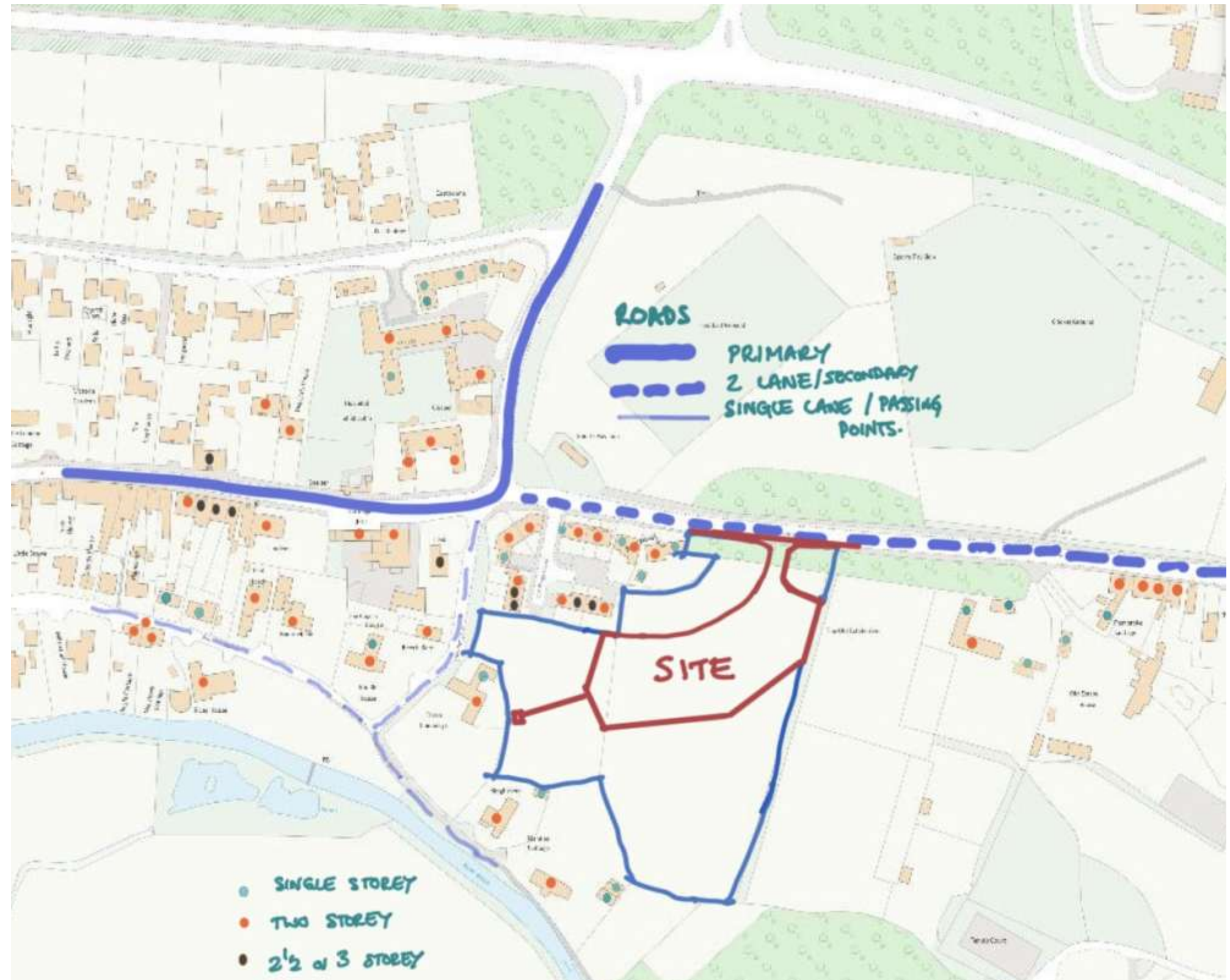
6 Kingfishers

2.0 Context

2.3 Immediate surroundings & road network

This page shows the general layout of the buildings and roads around the site.

It also highlights storey heights close to the site. Which vary from single storey to 2 & 1/2 storey.



3.0 Site Analysis

3.1 Orientation & Access

The site sits to the South of Park Street, and is currently accessed from Mantles Lane. The land owned by the applicants includes the tree belt at the north of the site that adjoins the back of the existing footpath on the south side of Park Street.

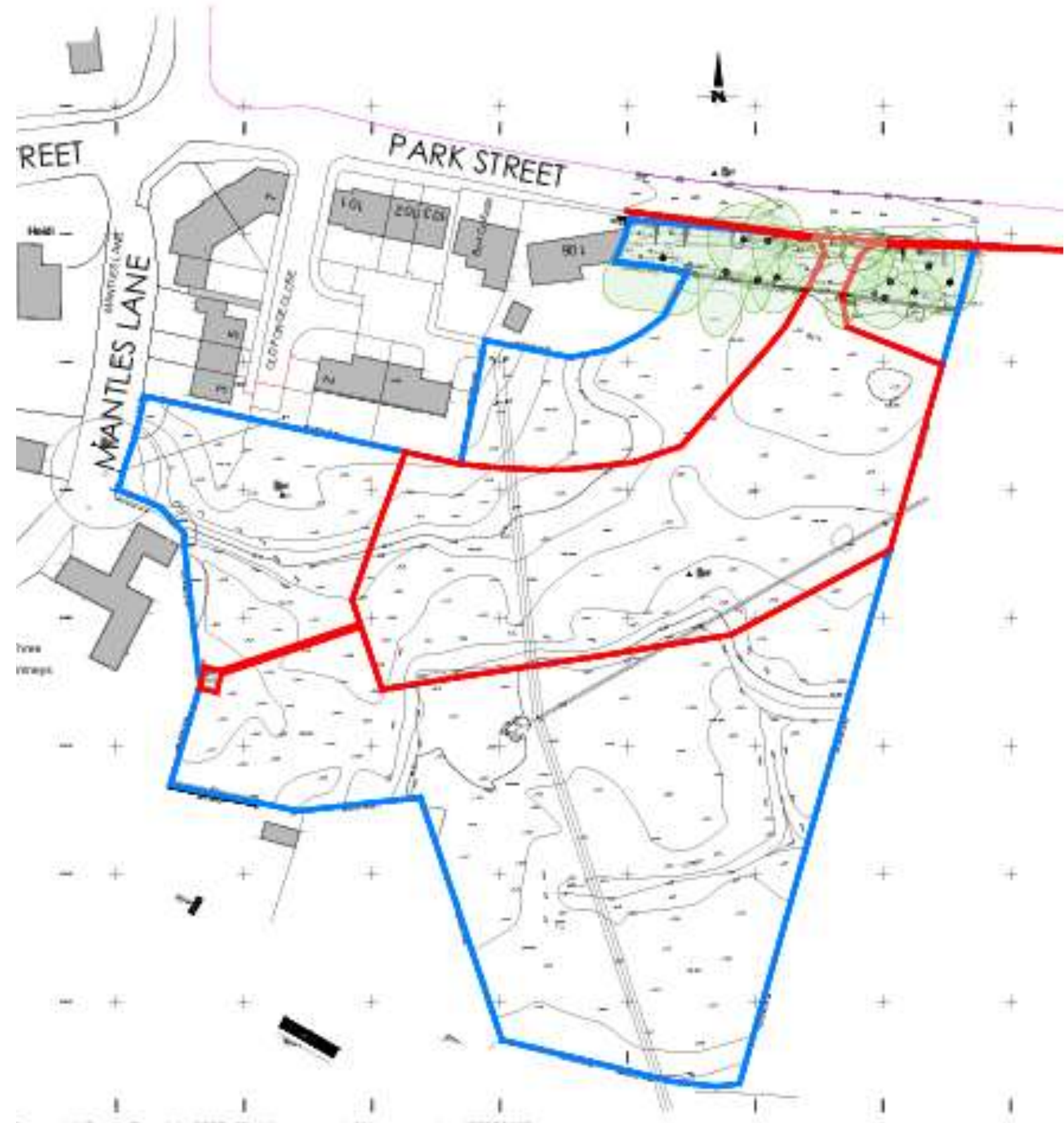
Non of the trees within this 'tree belt' are protected by TPO's (tree preservation orders).

There are no public right of ways across the land.

The topographical survey included within this application shows the site to be relatively flat ,but falling generally towards the southern boundary.



Existing access from mantles Lane



Topographical survey of the site/ overlaid on OS plan of adjacent plots

3.0 Site Analysis

3.2 Opportunities & Constraints

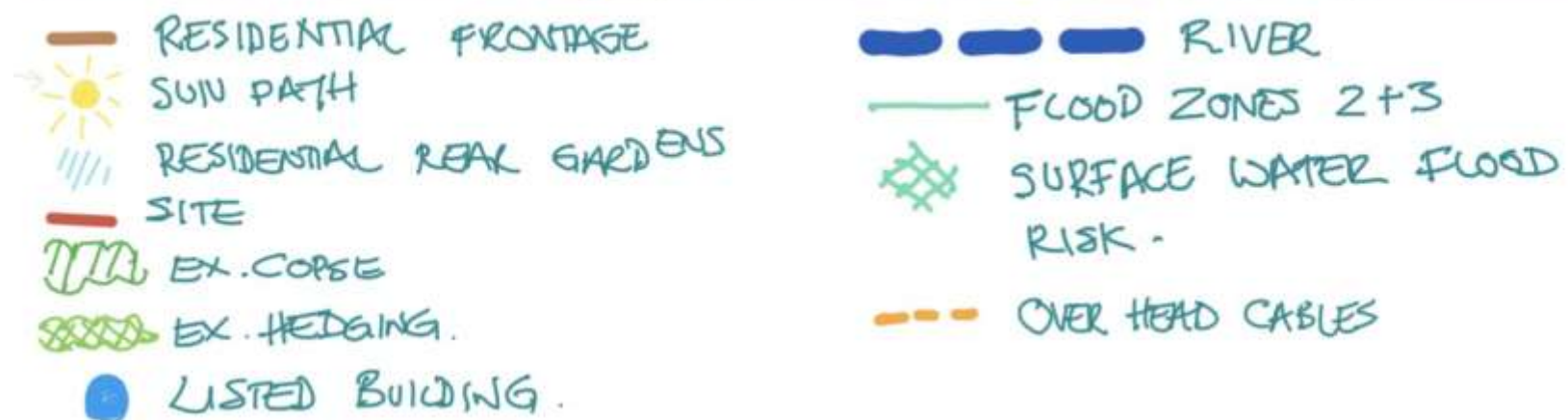
The main constraints and opportunities were established early and informed the design process.

Main Opportunities

- A relatively large, flat site.
- Residential properties immediately to the North, South & West .
- Good orientation .
- Views to the South towards hills in the distance
- Opportunities to improve Biodiversity.
- Bounded by quiet residential roads (away from A36 noise).
- Good transport links. (Bus, Road & Rail.)
- Safe pedestrian route along Park street to the rest of the village.
- A new access from Park St. would have good visibility splays.
- Tree belt to the north

Main Constraints

- Over head cables within site
- Tree belt to the north
- Proximity to listed buildings.
- Proximity to the edge of the Conservation Area
- Adjacent residential properties.
- Existing hedged boundaries.
- Narrowness of Mantles Lane
- Potential for Archaeology
- Areas of the site prone to 1:1000 year surface water issues
- Proximity to the River—Adjacent to areas prone to flood risk.— (note: these areas are OUTSIDE of the sites redline boundary).



3.0 Site Analysis

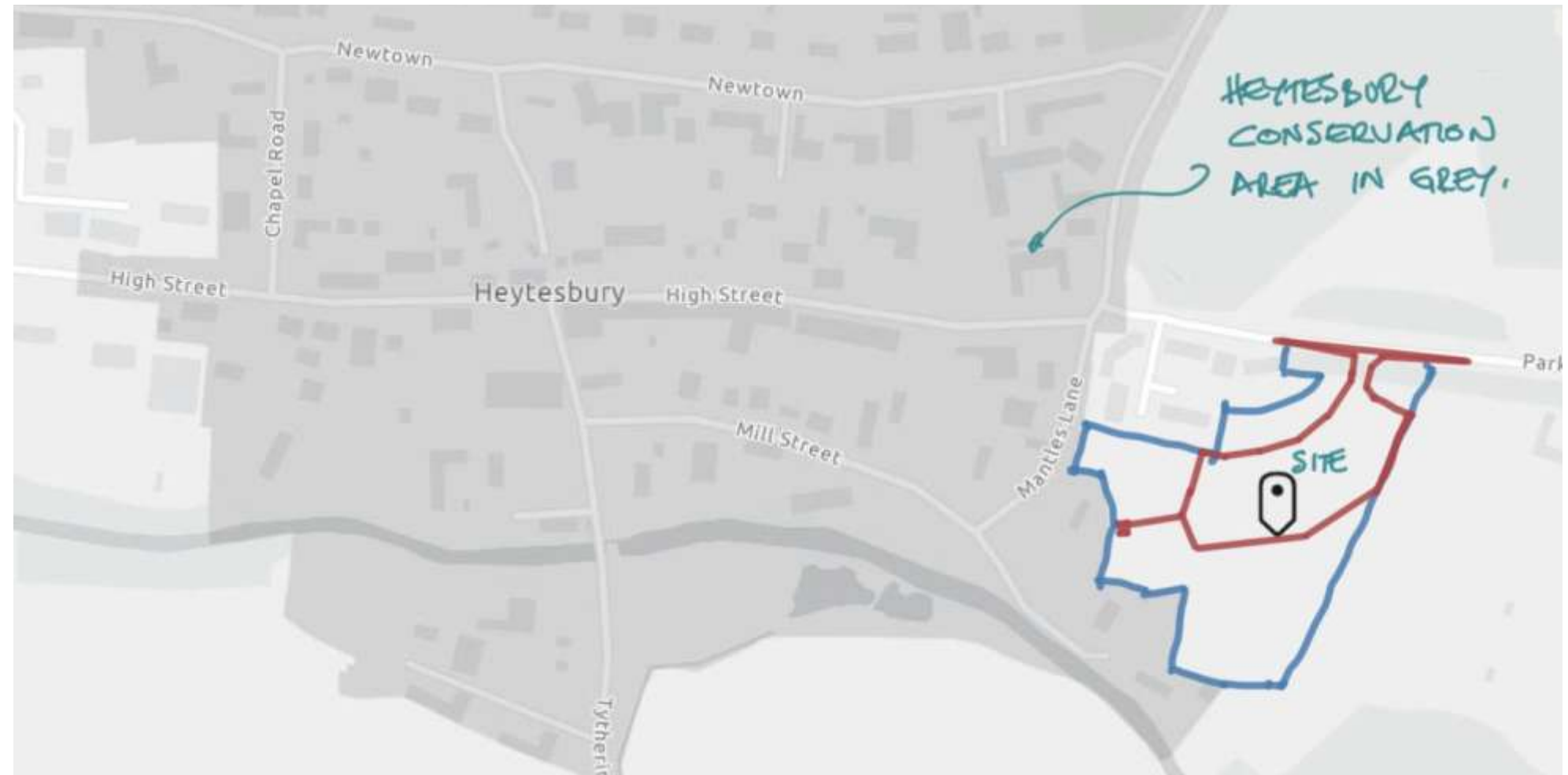
3.3 Heritage assets

The application site is located close to, but not adjacent to Heytesbury's Conservation area, which itself is a heritage asset.

Existing built form, screens the site from the High Street, and Mill Street, and topography screens it from Mantles Lane.

The application site is close to (but not abutting), two listed buildings, Tinkers to the north, and Three Chimneys to the west.

For more details see the submitted **Heritage Statement**.



Plan showing Conservation area hatched in grey, and application site in red.



Plan showing ,listed buildings as blue dots, and application site in red.

4.0 LANDSCAPE

The village of Heytesbury is located in a valley on the northern banks of the River Wylde and south of the A36 road corridor, approximately 4.5m south-east of Warminster.

4.1 The wider landscape Character

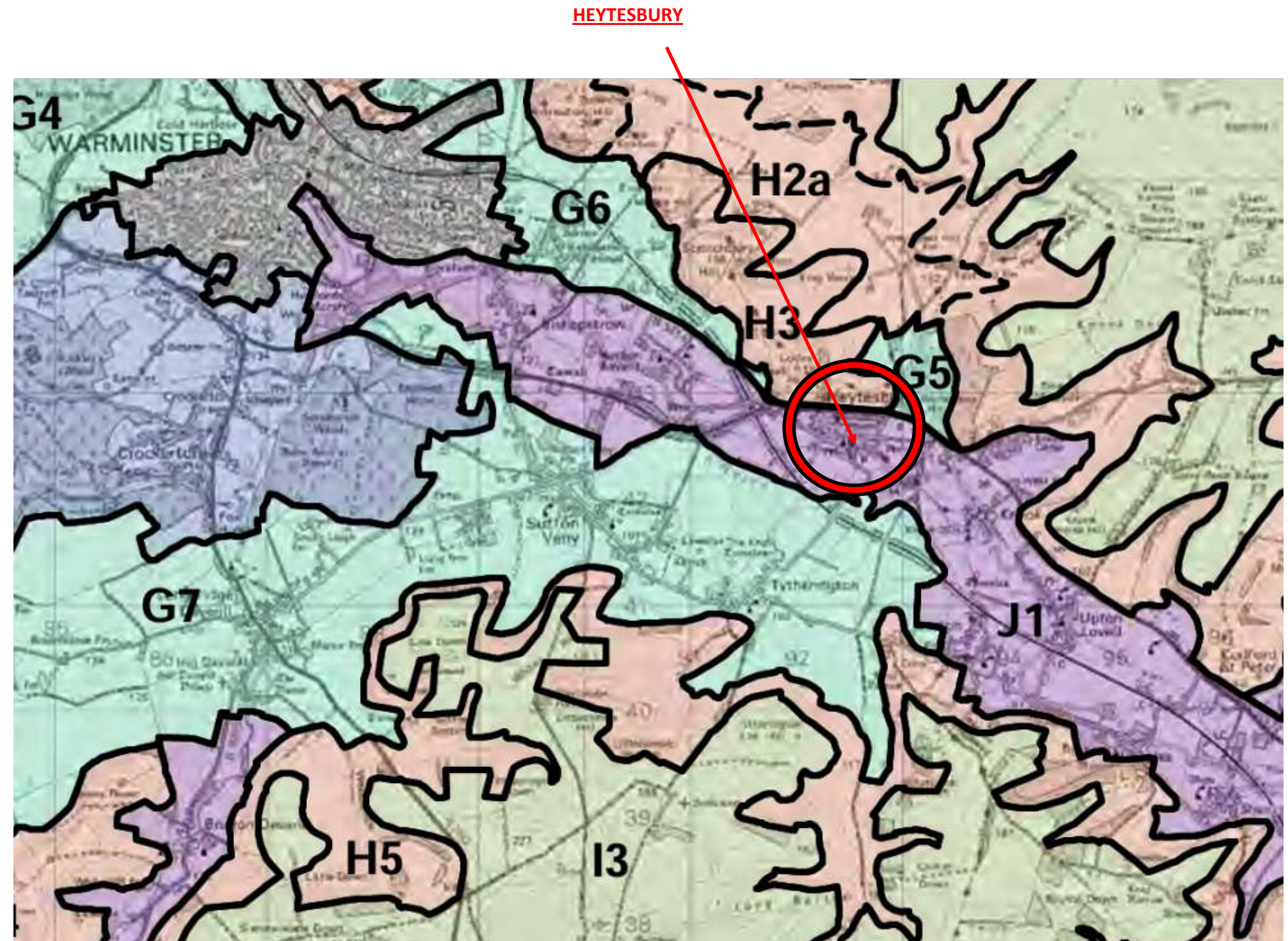
In West Wiltshire's Landscape Assessment (2007) Heytesbury is characterised as being within Landscape group **J1 Wylie Chalk River Valley**. This type of landscape is describes as :

'The Wylie Chalk River Valley runs eastwards from Warminster enclosed by generally smooth, steep chalk slopes. The valley floor is a rural landscape where sheep and cattle graze the floodplain within small irregular fields bound by intermittent hedgerows. Tree cover includes small beech plantations and lines of willows and poplars which follow field boundaries together with the past and present courses of the Wylde and its tributaries.

The floodplain provides a corridor for movement with the Salisbury-Warminster railway line and A36 trunk road running along the gravel terraces either side of the floodplain. Attractive linear or nucleated villages (Bapton, Stockton, Sherrington, Boyton, Upton Lovell, Knook, Norton Bavant and Bishopstrow) are scattered along these east-west routes, their traditional buildings are predominantly of stone, and there are some with distinctive flint and limestone chequers. The long history of human occupation of the valley is made evident by the survival of Neolithic long barrows on the valley floor, as well as a number of Bronze Age round barrows, the Norman motte and bailey earthworks at Sherrington and the pattern of medieval settlements along the valley, largely surviving today.

Post-medieval agricultural improvements included the creation of water meadows, the channels of which are still visible components of the valley landscape, and watercress beds. Despite the relatively large-scale landform of the valley, this is an intimate landscape with a semi-enclosed character. Although characterised by busy transport corridors, both along and across the valley, the floodplain retains a peaceful quality'.

The site is within an enclosed valley setting and is not in a remote or isolated location. There is potential therefore, for a small, sensitively designed development (located close to the existing built form of Heytesbury) to have a relatively small effect on the wider landscape. But careful design & landscape mitigation would be required.



Extract from West Wiltshire's Landscape Character Assessment 2007

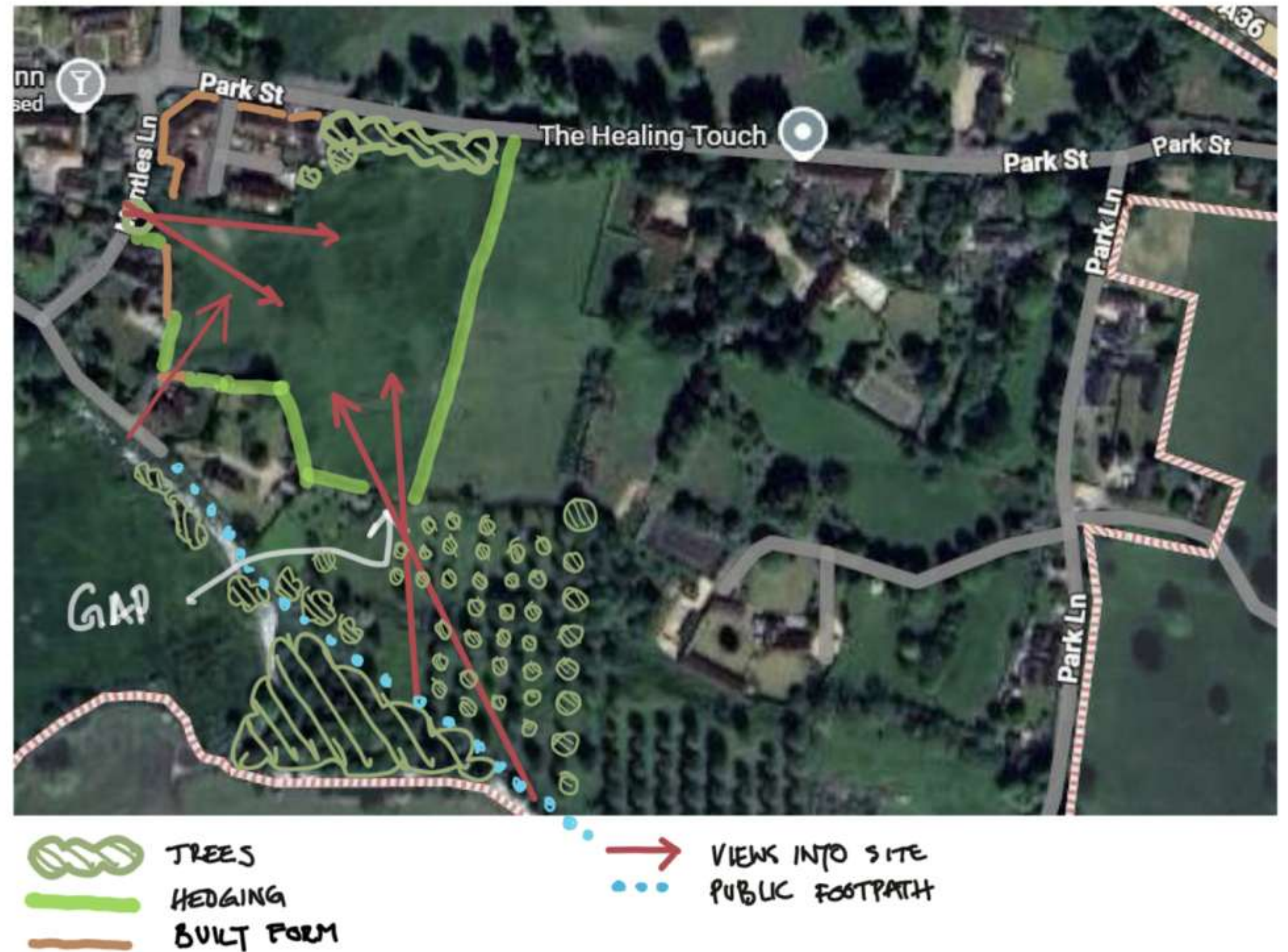
4.0 Landscape

4.2 Landscape baseline condition

The application site is a relatively level field. At the moment it appears as unmanaged, low grade grassland with areas of ragwort. The field is located immediately to the south of Park Street which is a quiet, often enclosed, tree-lined road running eastwards from the High Street. Pockets of housing front on to Park Street, with some set further back behind walls or hedging.

4.3 Local landscape views

Locally, the site is well enclosed and views into the site from the rest of the village are very limited, as it is generally shield by trees, hedging or built form. During the winter when the tree belt north of the site (bordering Park street) is without leaf, there are glimpses across the site to the rear of Mantles Cottage & Kingfishers. The rest of the year this is much more obscured.



This satellite images shows that the site is not an isolated agricultural paddock, there are residential properties to the North, West & South, and slightly further removed, to the east. The site is visually contained by hedging, trees or built form to most of it's perimeter. But the arrows show where views in are possible. The view from the access gate on mantles Lane is to the retained paddock area. The view from Kingfishers driveway is a narrow area at first floor level only. Lastly a relatively narrow gap in hedging at the very southern end of the blue lined site allows views in to the site from the riverside public foot path. (see images over).

4.0 Landscape

4.4. Local Landscape views

Views into the wider (blue-lined) land are possible from the gate on mantles Lane, but the topography of the site (which rises up from Mantles Lane), and then down towards the site, prevents views of the redlined application site itself .

See following page for key to views

1



A gap in the southern Mantles Lane boundary (which is generally hedged), located at 'Kingfishers' provides a narrow view in to the most western part of the application site, (at the first floor level) , and of the rear of no. 1 Old Forge Close. The other parts of the application site are hidden by the built form of Kingfishers and garden hedging.

2



3

From the footpath (looking north west) this view (taken in February) is seen from the public footpath.

It is clear that this is not a remote agricultural setting. It shows Mantles Cottage (to the left) with it's garden shed, green house, manicured lawns, and other garden items visible.

Above the hedge at the rear of Mantles Cottage, the rooftops of the Old Forge Close properties can be clearly seen as a back drop. Through the gap in the southern boundary hedging (highlighted in orange) , the rear elevation of Tinkers can be seen.

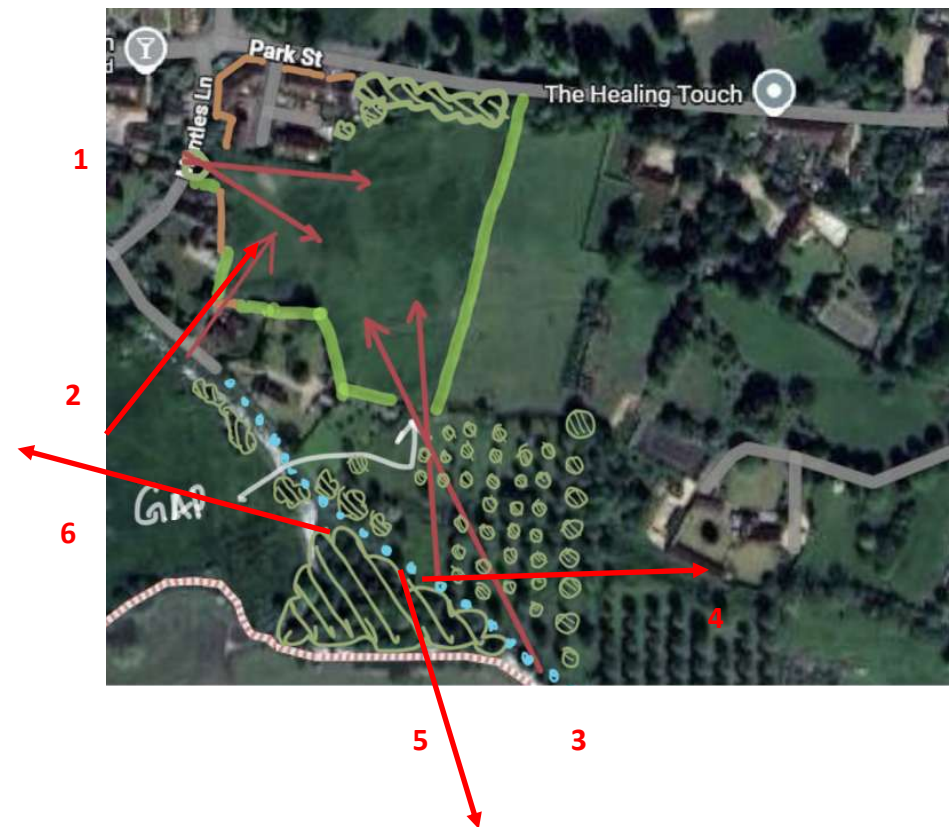
So it is clear that in the Winter at least, any new dwellings on the site will be visible through this boundary gap. So landscaping mitigation will need to be provided from the south to minimise the visual impact from the public right of way.

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4.0 Landscape

4.4 Local Landscape views

Landscape view photos key:



4

From the footpath (looking east) this view (also taken in February) is seen from the public footpath.



5



6

From the footpath looking west & south (across the river) the view is of water meadows ,and much more open agricultural land, with the occasional agricultural building. The hills of the Deverills can be seen rising up in the far distance.

5.0 Overall Vision

5.1 Clients aims

The applicants have lived locally since 2002. In 2005 their youngest son was born with a rare genetic condition which causes him to have Intractable (uncontrolled) epilepsy and a learning disability.

He has been in special needs provision for the past 10 years and is currently at Fairfield College in Dilton Marsh where he gets involved in lots of 'land-based' activities.

Conscious that he would be out of full-time education soon, they have been searching for land to create a space that would allow their son to lead as independent, and positive a life, as an adult, as possible.

The family had considered buying a small paddock (and living in a house nearby), which although much easier to achieve, wouldn't have given their son the same level of independence as he would get, if they were resident on the site.

As he'll never be able to drive (or probably even get public transport by himself), being remote from the land would mean that their son would still be fully dependant on them.

By having a house on the land they will be able to oversee their sons activities from the house (keeping him safe), whilst giving him a greater feeling of independence. He would also be able to walk to the village facilities from the land.

Often small building plots (or barns) with agricultural land are very rural, which for this family isn't ideal. So, when the site in Heytesbury came on the market they were very keen to acquire it.



Aerial view looking south-east towards the site, with St Johns in the foreground

6.0 Design Development

6.1 Pre-application advice & design development

This application is informed by **2 pre-application submissions** made by the owners to the Council.

The first sought advice on the viability of a 3-4 dwelling scheme located at the northern end of the site, with a new access onto Park Street.

The feedback on this scheme was that the new access would be acceptable if visibility splays could be proven, and the 'least-best' trees removed for it's construction, with all other trees being retained. Areas within a 1:1000 year risk for surface water flooding were noted and a flood risk assessment was requested.

It was also confirmed that Wiltshire Council could not currently meet it's '5 year housing land supply' targets and that, in sustainable locations (such as Heytesbury) this would trigger the Tilted Balance policy.

(The Tilted Balance policy, 'tilts the balance in favour of development,' even on sites that are outside of the current settlement boundary.)

The County Archaeology Officer confirmed that a 'Scrape, Clean & Record' archaeological dig would be conditioned as part of any subsequent approval. This required the applicants to look at how this could be funded as initial budgets for the archaeological dig were in excess of £100K.

The second pre-application submission looked at options for a 'permission in Principle' application for between 6-9 dwellings on a larger site.

Feedback on this scheme was extensive, and requested additional technical information for things such as the surface water drainage design, ecology, & Landscape impacts.

The applicants decided at this point, to make a Full application, and all the additional design and survey work was undertaken, and is included in this application.



First pre-application sketch scheme for 3 self build dwellings & 1 open market dwelling.

6.0 design development

6.2 Concept development

The initial client brief was for a small 'Farmstead' type cluster of 2-3 homes for them, their sons, and possibly grandparents , (plus an additional plot to cover the cost of the Overage clause), with the rest of the 4 acres retained for rewilding and permaculture projects that their son could help with.

However, several things have altered the requirements as the design has progressed, this has included feedback from 2 Pre-application submissions to the Council.

They are still looking to create a cluster of 3 self-build dwellings for their use, but with a small amount of additional open market 'developer plots', to help fund the retained part of the scheme.

It is hoped that the sale of these additional plots to a reputable local developer will help cover the costs of :

- The Overage clause placed on the land by the previous owners.
- Archaeology surveys that the Council have confirmed will be required.
- Additional infrastructure costs.

For the applicants this is not purely a 'profit-driven' exercise. These additional plots will help to create a financially viable scheme, offsetting particular costs associated with the site.

6.3 Affordable housing

Generally the Government does not require the inclusion of 'affordable housing' that would be owned & managed by a housing association, on schemes of less than 10 dwellings, as they understand that smaller schemes cannot be made financially viable with their inclusion.

However, housing associations do purchase sites for development , so the applicants made early approaches to both White Horse Housing and Selwood Housing to see if either of them would be interested in buying the proposed 'developer plots' for the provision of affordable housing. Unfortunately both confirmed the scheme would be too small for their needs.



Early schematic sketch plan

6.0 Design Development

6.4 Wiltshire Design Guide

- The **Wiltshire Design Guide** Supplementary Planning Document ('the WDG SPD') was formally adopted by Wiltshire Council on 25th March 2024.
- The WDG SPD sets out the approach to appreciating context and focusing on what is important in design and place-shaping , to ensure future development makes a positive contribution to the physical character and heritage of Wiltshire and to the livelihood of its communities, ensuring that it responds to it’s immediate and wider context.
- This design guide has been used to inform the design of this scheme.

The **Three Golden Threads** of the guide are:

- Health, wellbeing & community
- Sustainability & climate resilience
- Right homes in the right place.

Health, wellbeing & community.

This scheme has been designed so that all public/shared spaces are well landscaped, well overlooked, and have active frontages to the street.

All houses in ‘The Row’ overlook paddock land to the front and rear, and homes within the ‘Farmstead’ part of the scheme overlook a shared landscaped courtyard to the front , and retained paddock land to the rear.

All the future residents will feel surrounded by nature, but a short walk from the services of the village centre.

The houses are designed to have good levels of natural daylight and opportunities for natural ventilation, with large windows to every room.

All houses, (other than the one bed house) have a minimum of 2 separate living spaces to allow different activities to happen concurrently.

The ‘heart of the home’, the kitchen/dining/living rooms all open out via patio doors to good sized rear gardens. All gardens can receive sunlight during the day (non are purely north facing).

Sustainability & Climate resilience

All houses (other than the one bed house) have a dedicated study for home working, and all will have high speed internet connection.

All houses will have electric car chargers and low energy lighting, and will be designed to be very thermally efficient. They will be heated via air source heat pumps and the option of providing solar panels (PV) will also be assessed at the technical design stage.

External lighting will be designed to be Bat friendly and directional.

Sustainable urban drainage systems (blue & green) including permeable paving & road surfaces, use of swales etc will be used to control surface water drainage. (See the specialist Drainage report submitted for more details.)

Low water usage sanitary fittings, and on-plot rain water harvesting systems (capturing rain water for flushing toilets and for watering gardens), will reduce each householders ‘drinkable’ water usage.

Responding to the site’s sensitive location close to the river, low phosphate septic tank systems have been specified. (See the Nutrient Neutrality report submitted) .

The site’s Redline has been designed to ensure the houses are not within flood risk zones, and that development will not exacerbate flood risk on other sites. (see separate flood risk report submitted.)

BNG (biodiversity net gain) for the site will be hugely increased (see the separate report submitted), with additional planting of trees, hedging & grassland, within dedicated ‘BNG zones’ which will be managed for wildlife under the BNG legislation for 30 years.

Bat & bird boxes will also be incorporated.

Right homes in the right place

Wiltshire Council have identified Heytesbury as a sustainable location for new dwellings.

In it’s local plan it suggests it should be able to accommodate 25 additional dwellings , which clearly can’t be accommodated within the confines of the existing Settlement Boundary.

In it’s ‘Forward Planning Working Group’ report issued by Heytesbury Parish Council in 2023, possible locations for these additional 25 new homes were considered, including this site.

The report seemed to infer that all 25 houses would be accommodated on one site, although it did note that having smaller groups of new dwellings might be less impactful to the village than one new large estate.

Proposing to only develop on 1.2 acres of the wider 4 acre paddock is appropriate, as it keeps development out of areas at the southern end of the paddock that have a risk of flooding .

No new houses have been built within the village since 2009.

A recent planning application (ref 2025/09577) to convert the old Vicarage in Heytesbury into 4 flats and build an additional 3 detached dwellings (within the settlement boundary) ,caused relatively high levels of objections from villagers, the Parish Council , the Highways and Conservation officers, to the point that the application was subsequently withdrawn.

One of the over-riding comments received was that the large 5 & 6 bed dwellings proposed weren’t appropriate (or wanted) by the village.

These proposals are for a mix of detached & semi-detached 1, 2 & 3 bed dwellings.

In addition plots 2 & 3 will be fully accessible, and plot 1 will include a self contained access for the applicants disabled son.

6.0 Design development

6.5 Figure Ground studies

The figures ground studies (without & with the development), show that the scheme fits within the general pattern of 'built-form' within the village, which becomes looser as it moves from the village centre out towards the East.

Figure/ ground sketch –
pre- development

Figure/ground sketch –
post development

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6.0 Design Development

6.6 Precedent studies– form & materials village houses

Generally housing in Heytesbury is built from a mix of brick, stone, painted brick or render. Some timber cladding is also evident.

Elevations are generally fairly flat, with simple timber (or upvc) doors and windows. Roofs are generally pitched and can be gabled, hipped or half hipped, in either plain clay tiles or slate::



Housing seen within Heytesbury



6.0 Design Development

6.7 Precedent studies – form & materials– Barns & farmsteads

Clusters of single storey barn courtyards (including Dutch barns) can be seen within Heytesbury & in adjacent areas such as Corton & Tytherington, as these photos show.

A mix of materials can be seen, including brick, metal & timber cladding, under metal, plain clay tile or slate roofs. Generally the barns are simple and functional.



Typical courtyard of barns in a local village (Tytherington)



Brick & slate barn-like structures – Heytesbury



Typical agricultural barns (including Dutch barn- Tytherington



Courtyard of barns (including Dutch barn) at Corton



Timber clad converted barn – Tytherington

7.0 Specialist Design

The design of this scheme has been informed by a full suite of specialist reports which are included with this application:

7.1 Planning Statement

See separate report by LP Planning Ltd

7.2 Heritage statement

See separate report by Cox Martin Design Ltd

7.3 Transport & parking

See separate report by Nick Culhane

7.4 Ecology & BNG

See separate survey & report by BN Ecology

7.5 Trees

See separate report by & NB Tree management Ltd

7.6 Flood Risk & Drainage

Water infiltration and groundwater testing was undertaken in Feb 2026 after 2 months of almost continuous rain.

See separate drainage & Flood risk assessment report by Stour Valley Civils

7.7 Nutrient Neutrality

See separate report by Holbury Consultants

8.0 Proposals

8.1 Amount & Type of Development

The two proposed areas of development would include the following residential accommodation:

Plots 4-9 'The Row' - (developers plots), provides:

- 4 x 2 bed (2 pairs of semis) 2 storey
- 2 x 3 bed (1 pair of semis) 2 storey + accom in the roof

Plots 1-3 'The Farmstead' (self build plots), provides:

- 1 x 1 bed single storey
- 1 x 2 bed (2 storey) + 1 bed annex (single storey)
- 1 x 3 bed single storey
-

8.2 Access & layout

Access

It is proposed that the existing site entrance from Mantles Lane is retained to service the retained rewilding and permaculture land within the 'blue line' and will not be used for the residential development site.

A new access has been proposed onto Park Street, taking onboard comments from the Highways officer, Conservation and Tree Officers. The new access will have 2.4 x 43m visibility splays in both directions along Park Street.

Layout

Careful consideration has been given to the site layout to ensure the privacy and amenity of neighbouring properties.

Generally, landscape buffers have been positioned between existing houses and the new proposed development.

Plot 2 is the only plot that shares a boundary with a neighbour, for that reason it has been designed as a single storey dwelling and has a lower slab level than the neighbouring property.



Sketch layout plan

8.0 Proposals

8.3. Landscaping & BNG (biodiversity net gain).

Landscape buffer zones have been created to all neighbouring dwellings by pulling the 'redline' site plan into the centre of the wider site, other than to the rear of plot 2.

Plot 2 has been designed as a single storey dwelling to remove any overlooking, overshadowing or overbearing issues with the neighbour at no. 1 Old Forge Close. Furthermore the slab level of plot 2 has been set at a level that is lower than the adjacent neighbouring dwelling.

BNG landscape zones to the southern & western boundaries will soften the visual impact of the development when seen from further afield. (Albeit, that opportunities to view the site from the wider landscape are limited. * See section on Landscape Visual impact.)

8.4 Bins and cycle storage

Each dwelling will have dedicated space for bins and cycle storage within their rear gardens to meet the Council requirements.

The refuse lorry will access the site (passing plots 4-9) and turn at the turning head just before the 'Farmstead' plots. Plots 4-9 will bring their wheelie bins to the edge of the shared roadway for collection on bin day.

A dedicated 'bin-day collection point' has been located adjacent to the entrance into the shared courtyard. Plots 1-3 will bring their bins to there on bin collection day, from where they will be collected. All 'pull distances' are within the limits set by Wiltshire Council. No bins will be collected from the access with Park Street.

8.5 Parking/turning

On plot parking provision meets the standards set by Wiltshire Council. A total of 22 dedicated on-plot spaces are proposed with an additional 2 visitor spaces. Parking has been designed to ensure it does not dominate the development.

Turning space for refuse lorries, and fire engines meets the required standards.

See the Transport report for more details including vehicle tracking of fire engine & refuse lorries.

Trees and ecology

The trees and ecology of the site is very important to the applicants. The new site access has been located in discussions with the Arboricultural consultant and requires the removal of only 'dead or decaying C Grade' trees, and a small group of very small self seeded saplings.

22 native trees will be planted throughout the site, along with native hedging and grassland in dedicated BNG areas. This new planting will not only increase the overall biodiversity of the site when compared to its current condition, but will help to mitigate the visual impact of the development when viewed from the limited areas where views into the site are possible (such as the riverside footpath to the south.)



Site plan (redline)

8.0 Proposals

8.6 House types - Layouts & Internal relationships

The development splits into 2 areas:

‘The Row’ (the ‘developer plots’)

This area of the site has 2 house types, a 2 bed & a 3 bed. Each is well designed and meets the requirements of the ‘Housing Technical standards’ which stipulates minimum floor areas for rooms and storage.

The houses have been designed taking design cues from the existing houses on Park Street (and the wider village).

Details and materials have been proposed which are sympathetic to it’s setting within Heytesbury.

Each house has:

- Separate living space overlooking the front garden
- Kitchen/dining family room with patio doors out to the rear garden
- Gr floor wc
- Storage for coats and shoes from the entrance hall
- Good sized family bathroom
- Bedrooms with good wardrobe space.
- Dedicated 1st floor study .(not sized as a bedroom.)
- Natural light to the stairwell
- Good areas of glazing & natural daylight to each room
- Loft storage
- Views over a rewilding paddock to the front & adjacent paddock land to the rear.
- Good sized front & rear gardens, 2 dedicated off road parking spaces

In addition, the 3 bed houses have:

- an ensuite to the main bedroom
- Utility space within the gr floor wc.

The 3rd bedroom is fully within the roof and has a rooflight to the rear so there is no additional bulk to the building ;, over and above that of a 2 storey dwelling.



Section plots 4 & 5



Plots 6 & 7

Plots 4 & 5

Paddock access

Plot 3

8.0 Proposals

8.7 House types - Layouts & Internal relationships—

The 'Farmstead' (self-build/custom build plots)

This cluster of 3 dwellings has been designed to feel like a collection of agricultural barns, and has been located further into the site, thereby relating more to the retained agricultural land, than the houses closer to Park Street.

Views of the rooftops of plot 2 & 3, and the side of plot 1 will be visible from the gate at Mantles Lane, and the proposed 'agricultural' aesthetic will be in-keeping with this semi-rural view.

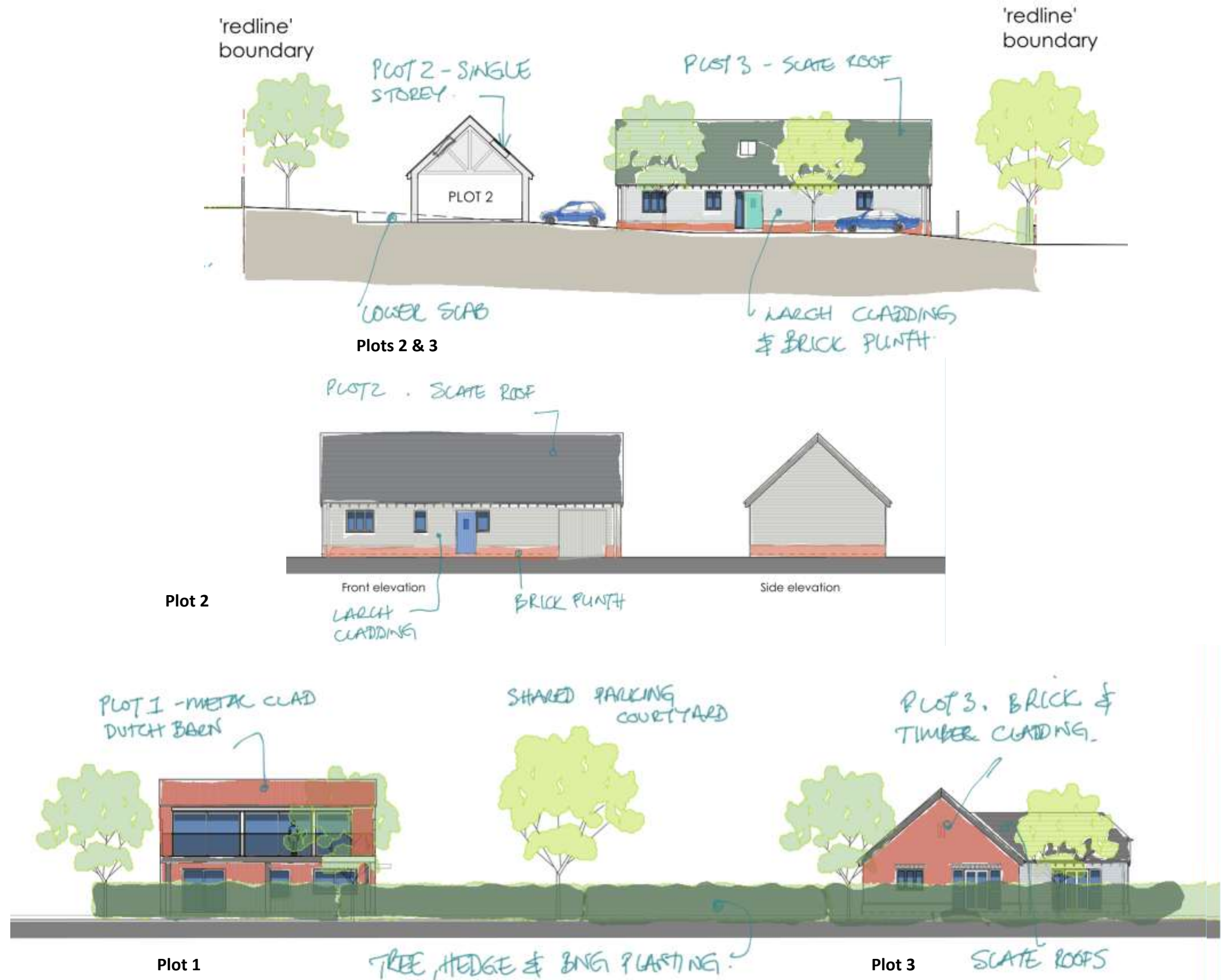
Plots 2 & 3 are single storey with a mix of brick, and timber cladding. Their design has been kept 'stripped back' and simple to reflect an agricultural aesthetic, rather than a domestic one.

Plot 1 is a part single storey and part 2 storey building designed in the form of a 'Dutch barn', and is clad in metal cladding as is synonymous with this style of building.

Plot 1 (which will be the applicants house) has been designed and positioned to be central to the main part of the retained land. The main living spaces are located on the first floor to provide good overlooking of the land, and activities on it.

The single storey part of plot 1 contains the self contained annex for their son. It has it's own 'front door' but is linked internally.

Each of these houses has been individually designed to provide flexible, sustainable, family living that responds to it's immediate and wider context.



8.0 Proposals

8.8 Neighbour amenity

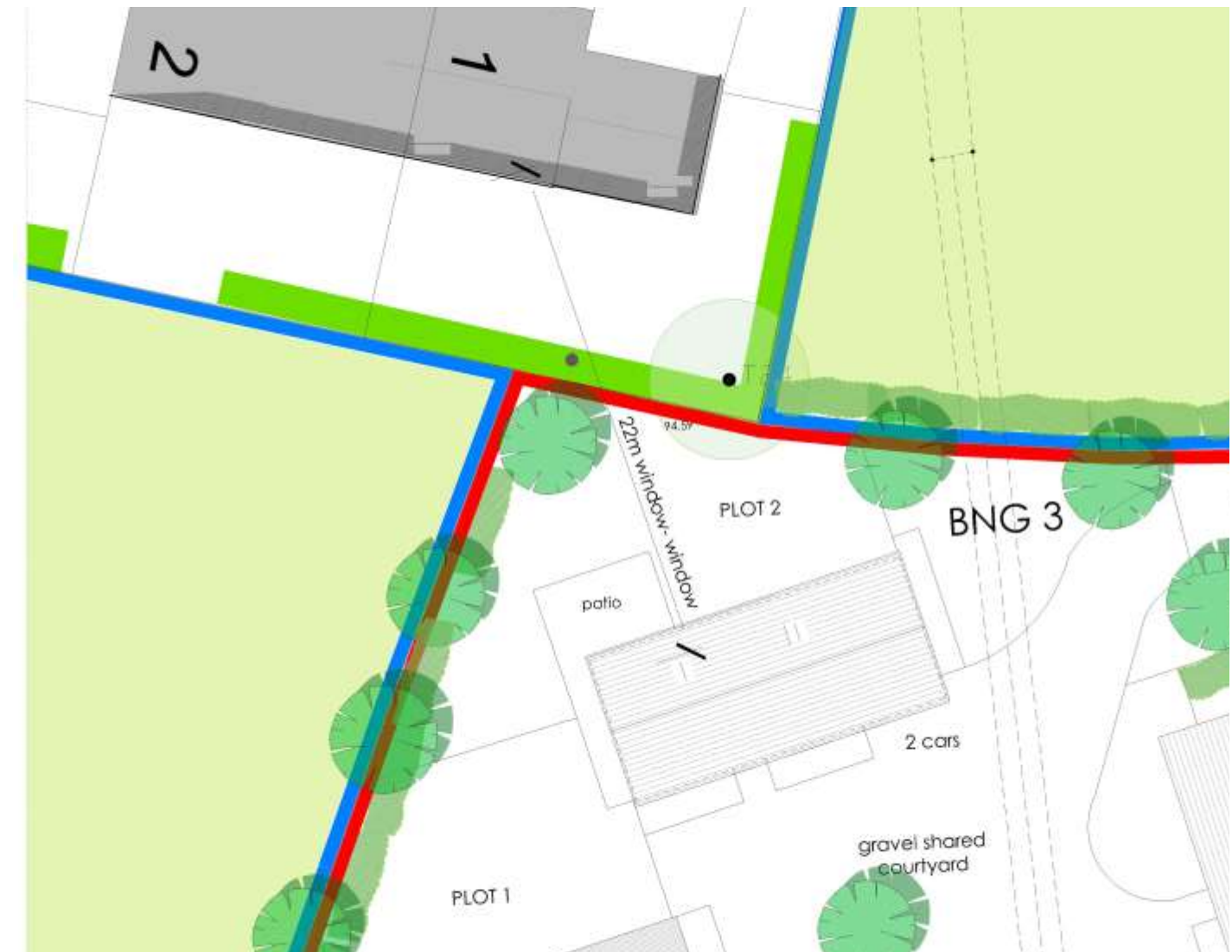
This plan shows the landscape buffers between existing dwellings and the proposed development. All separation distances exceed the required distances between adjacent dwellings (as set out in the Wiltshire Design guide,) except for plot 2, which meets the distance .

Plot 2 has been designed as a single storey dwelling to remove any overlooking, overshadowing or overbearing issues with the neighbour at no. 1 Old Forge Close. Furthermore the slab level of plot 2 has been set at a level that is lower than the adjacent neighbouring dwelling.

Paddock buffers to neighbouring properties



Comparative levels & separation distance from plot 2 to rear of 1 Old Forge Close



Detail of separation distance from plot 2 to rear of 1 Old Forge Close

8.0 Proposals

8.9 Wider landscape

The proposed development would represent a change to a small part of the valley landscape in a localised area, already contained by a strong landscape framework, with a close association with the built form of the village of Heytesbury. The site is not within an isolated area.

The wider character of the river valley is unlikely to be affected overall, and the pattern of tight-knit villages will not be diluted.

As such, the magnitude of the impact on the wider character area will be low, particularly within the context of the site's location, in a relatively well enclosed valley setting, set against the context of the existing built form of Heytesbury village.

The proposals will represent a minor alteration to key characteristics of the wider valley landscape with a low magnitude of change. The likely degree of change as a result of the proposed development, on the wider valley landscape is therefore assessed as slight.

Mitigation measures have been proposed to reduce any adverse impacts on the wider and more local landscape area.

8.10 Local landscape

Landscape mitigation (in the form of trees, hedging) has been proposed to the southern & western edges of the site, to mitigate for impacts to the local landscape. In particular, with regards to views into the site, from the riverside public footpath.

These landscape areas are outside of the residential garden curtilage, and will be managed as landscape for 30 years through the BNG legislation and a legal agreement with the Council.

These areas of landscaping mitigation will enhance the already strong landscape framework of the site, to further contain the site and screen more prominent localised views.

8.11 Landscaping within the site

The existing tree belt to the northern edge of the site is an important landscape feature that the owners want to retain and enhance. Which is why they have included it within their curtilage rather than include it in the 'developers plot'.

Generally it is to be retained, with only 3 dead or decaying trees, and a small group of low grade, small, self-seeded saplings being removed. (See Tree report for more details.)

The impact of the new access, will be minimised by :

- Having a 'footpath crossover' along Park Street, rather than a wider, more prominent 'bell mouth' type of junction with kerbs.
- Having a 'shared surface' rather than a tarmac road with pavements on either side will reduce the overall width of the opening, and therefore it's visual effect on the tree-lined feel of Park Street.
- Landscape zones either side of the entrance are proposed to be planted up with woodland shrubs rather than mown grass which would be more 'domestic' in feel.
- Generally the planted bank at the back of the footpath to Park street is being retained. (Within the visibility splay this will be a maximum of 600mm high to allow for a safe visibility splay).
- The 'shared surface' will be constructed from block paving and granite setts, which will give it the feel of a shared driveway rather than a 'road'



Only 1 parking space is shown on the front of plots (4-9) to reduce the dominance of parked cars on the site. The rest are either parked on private driveways to the side of dwellings, or in a dedicated carport (with a green roof) located between plots 7 & 8.

Plots 1-3 area designed around a shared gravelled courtyard, with landscaping at its entrance and within the shared parking area, which will soften the feel and limit the dominance of cars parking within the courtyard.

2 Visitor parking spaces will be constructed using a 'grasscrete' type product which allows grass to grow between the concrete paving highlighting that these spaces are for occasional visitors.



Cox Martin *Design*

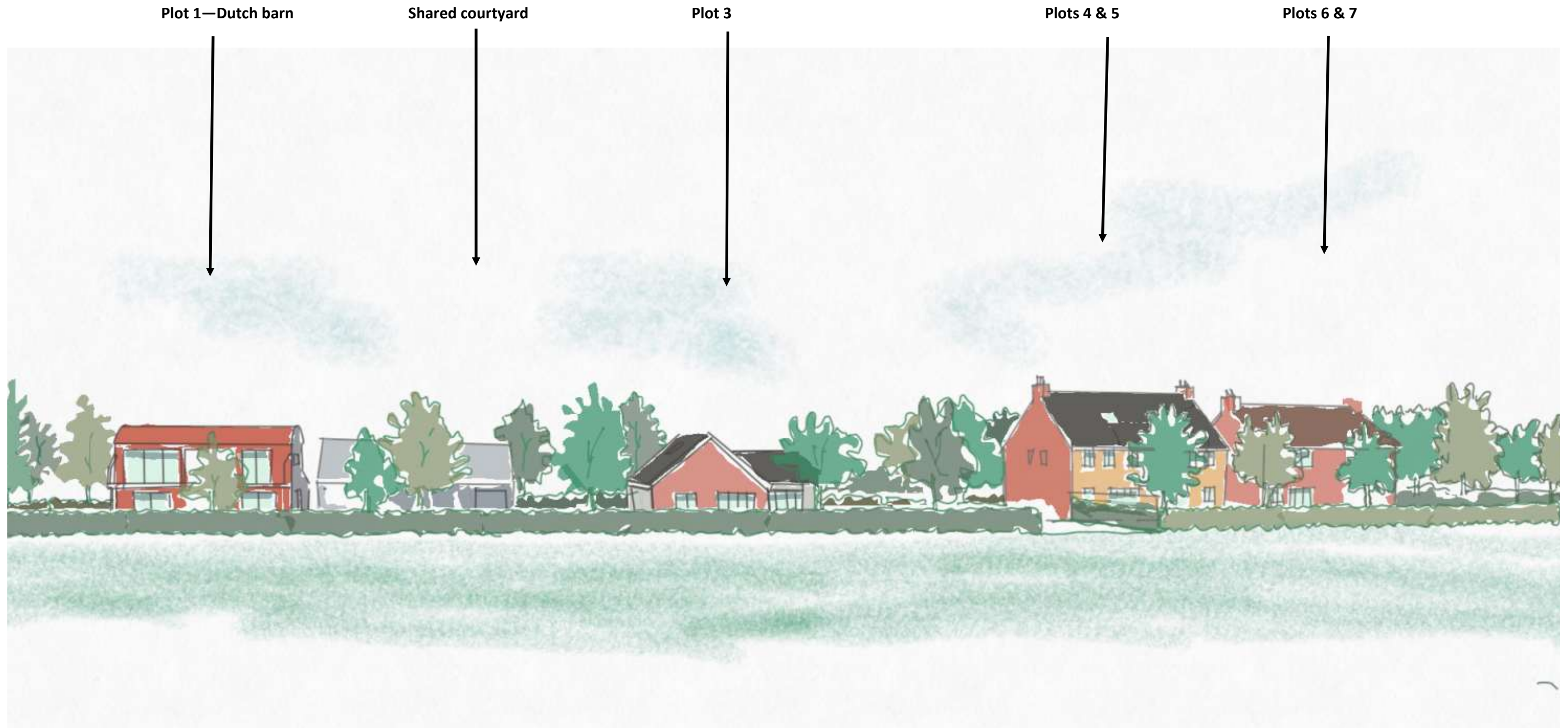
8.0 Proposals 8.12 3D sketch views



View looking south into new entrance from Park Street

Cox Martin *Design*

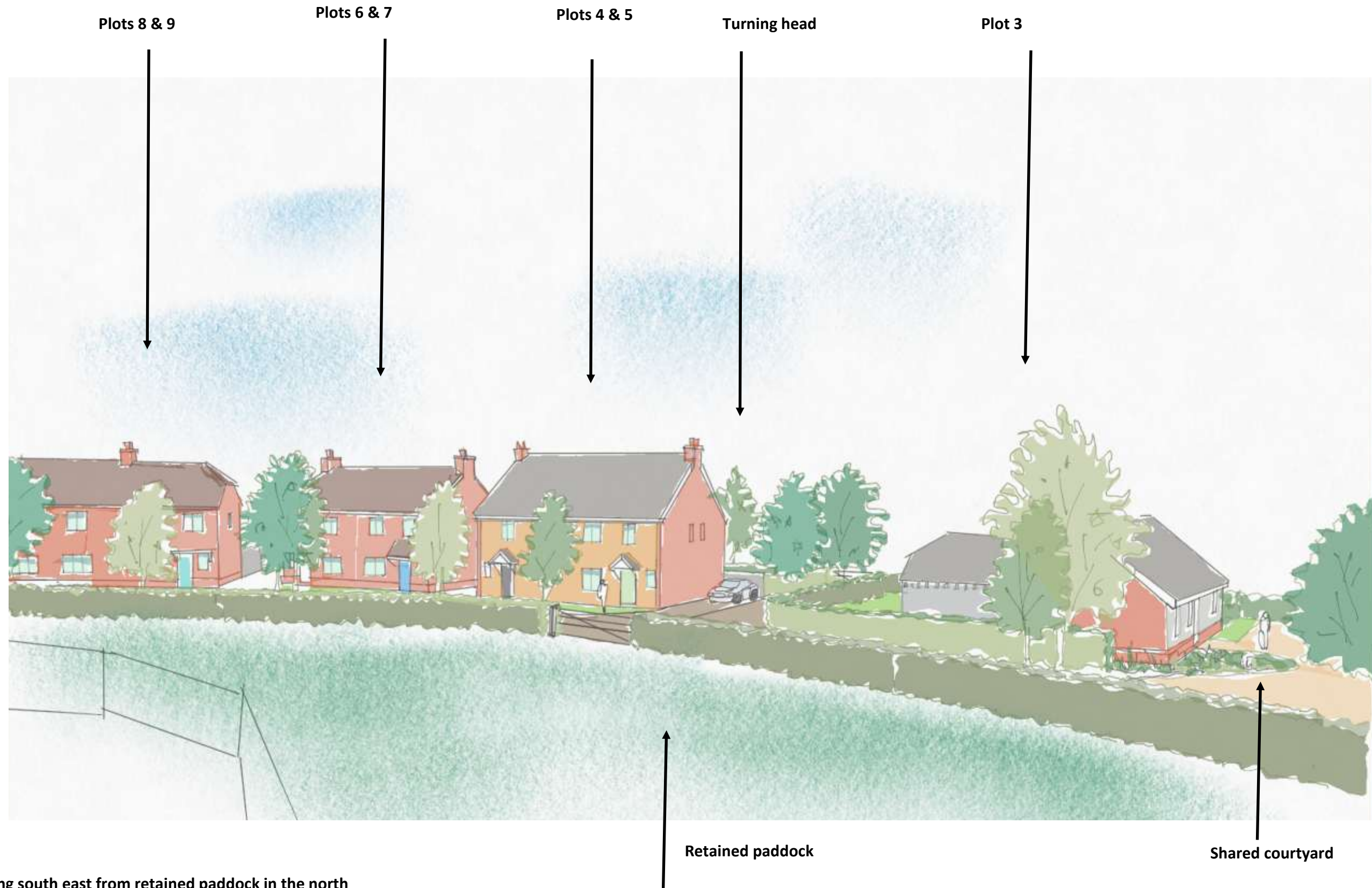
8.0 Proposals 8.12 3D sketch views



View looking north west from retained paddock in the south

Cox Martin *Design*

8.0 Proposals 8.12 3D sketch views



View looking south east from retained paddock in the north

Cox Martin *Design*

8.0 Proposals

8.13 Materials:

RED MULTI BRICK

NATURAL STONE WITH BRICK QUOINS

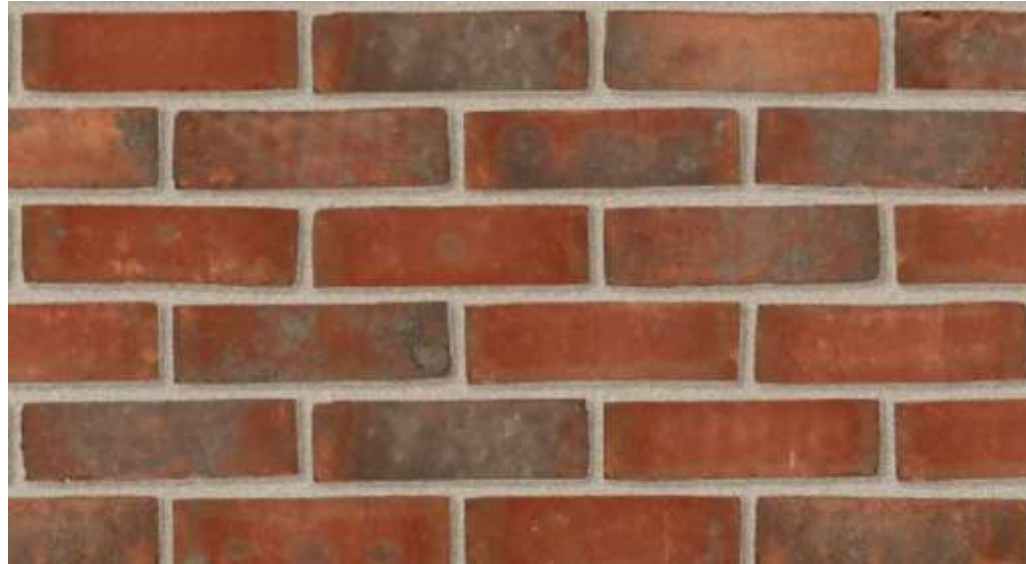
PERMEABLE BLOCK PAVING & GRANITE SETTS (SHARED SUFACE)

HORIZONTAL LARCH CLADDING TO THE BARNS

METAL CLADDING (TO THE DUTCH BARN)

BOUND GRAVEL (TO THE SHARED COURTYARD).

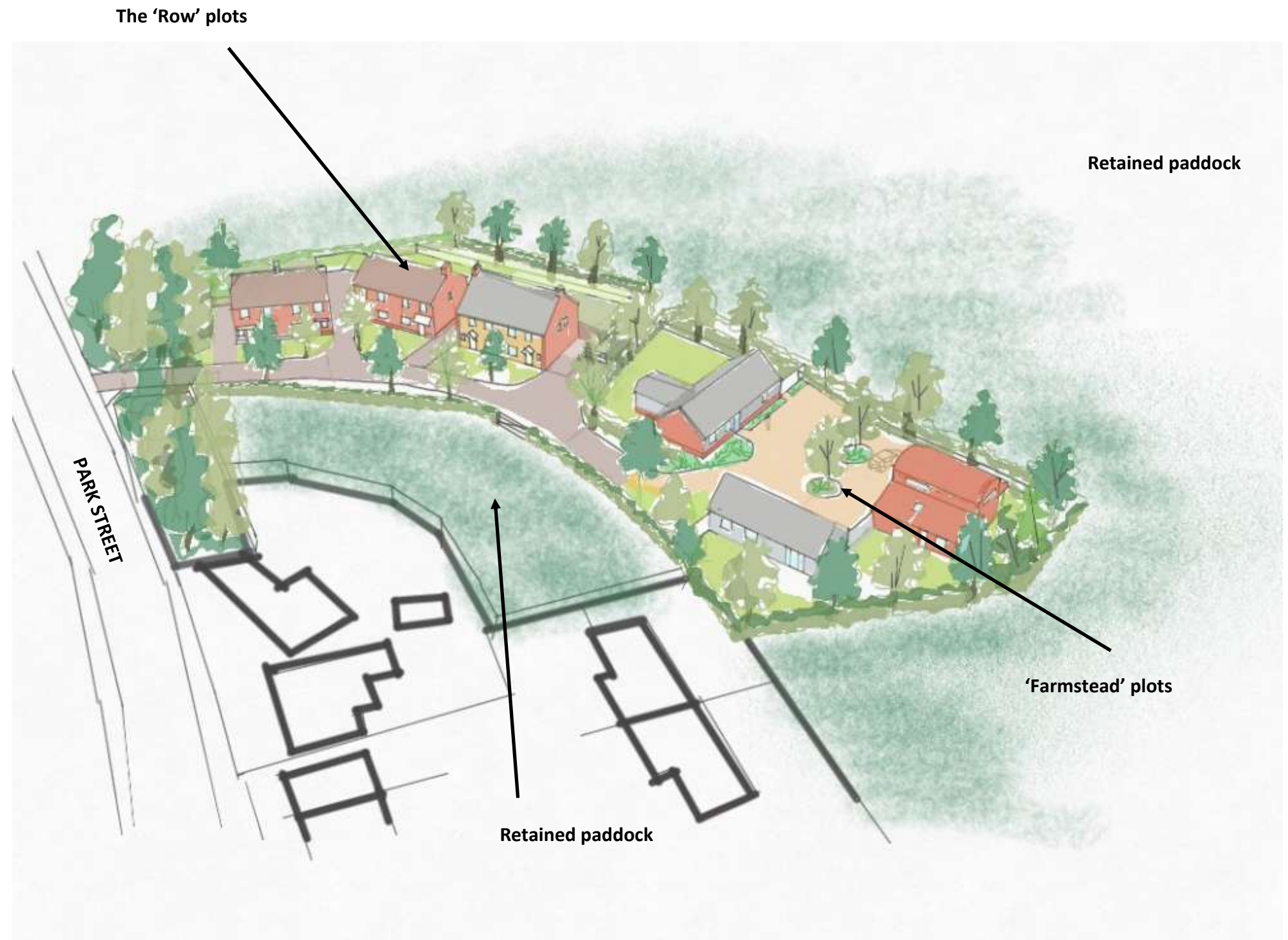
BUFF POERCELAIN PAVING SLABS FOR PATIOS & PATHS



8.0 Conclusions

If approved, these proposals will:

- create a small high-quality, well landscaped, energy efficient housing development. Which is respectful of it's village setting.
- Provide 9 of the 25 new dwellings allocated to be provided within the village in the Local Plan.
- Increase the variety of housing within the village, with the creation of 3 self– build plots, 2 of which would be fully accessible and 1 of which would have a self contained fully accessible annex for a disabled person.
- Provide a good mix of smaller detached and semi-detached housing ranging from 1 to 3 beds.
- Provide good amounts of off road & visitor parking in line with Wiltshire's parking standard, without it dominating the site.
- Improve the biodiversity of the site with an on-site BNG uplift of 20 % across the whole development , when compared to the current grazing land which is low in terms of biodiversity.
- Create a development that is not at risk of flooding, and which does not increase flood risk to other areas.
- Provide a safe new vehicle and pedestrian access onto Park street with the removal of only dead , decaying, or very young trees from the existing tree belt.
- Increase the overall number of trees on site by 19.
- Retain the bulk of the 4 acre paddock (2.8 acres) as agricultural paddock.



Birds eye view looking south east