

JANUARY 2026

LAND NORTH OF SEAGRY ROAD GREAT SOMERFORD

Design and Access Statement



Prepared by BHPH Architects for Mr N Davies and Ms E Turtle.

BHPH
architects

Reference : 3919.DAS03

Prepared by : RN/ES

Checked by : RN

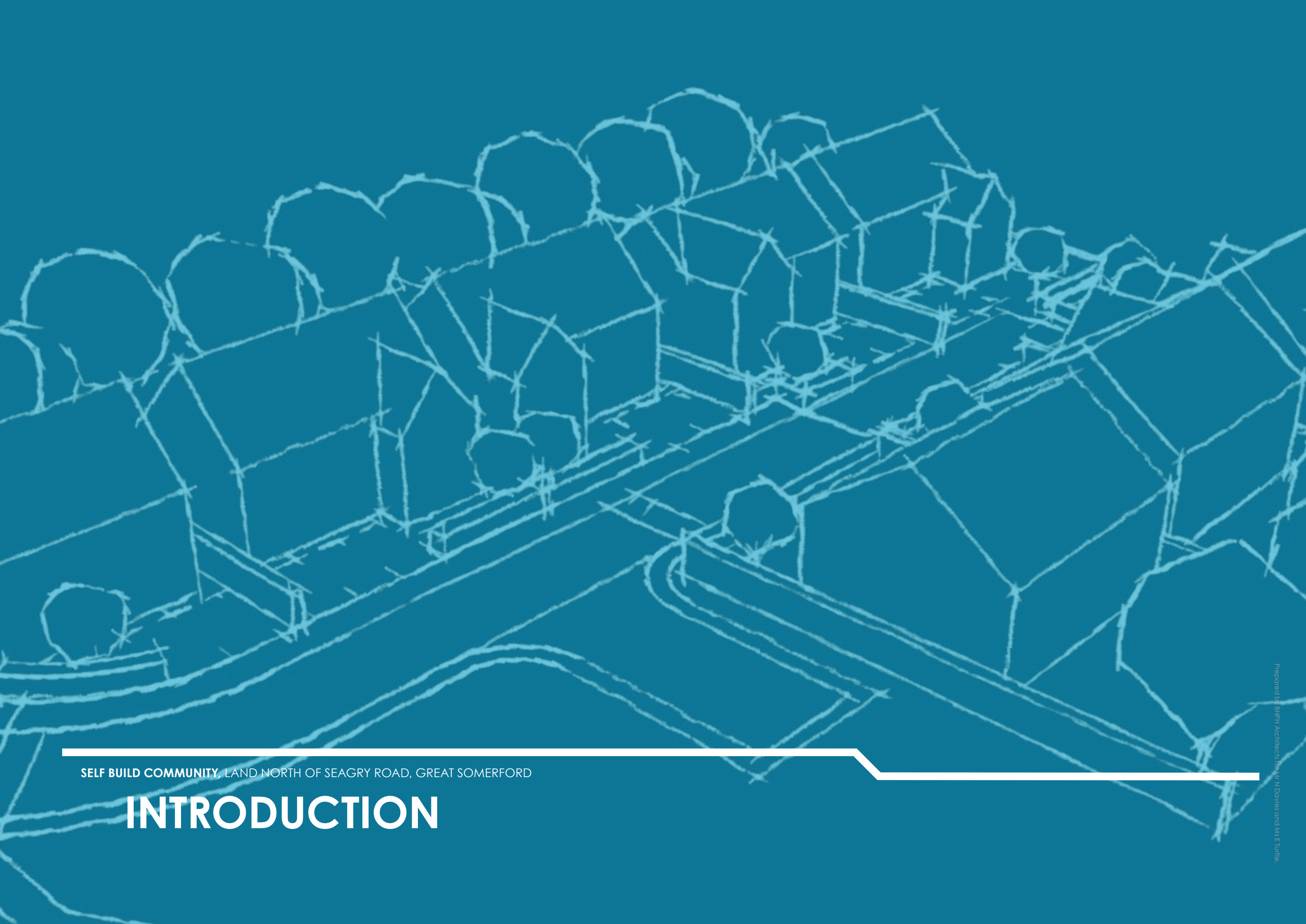
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SELF BUILD COMMUNITY, LAND NORTH OF SEAGRY ROAD, GREAT SOMERFORD

INTRODUCTION

1 INTRODUCTION

OVERVIEW

- 1.1
- This statement has been prepared by BHPH Architects in support of an outline planning application submitted on behalf of Mr N Davies and Ms E Turtle by Vision Planning.
- 1.2
- The application is for the redevelopment of the land to the north of Seagry Road and is to provide infrastructure and associated landscaping to service 8 no. self-build plots .
- 1.3
- The outline planning application is described as follows:
“Erection of 8 self build dwellings, associated works and landscaping (access not reserved)”
- 1.4
- This outline application seeks approval for the principle of the development and access, infrastructure and communal landscaping with all other matters being reserved for future consideration.

PURPOSE OF THE DOCUMENT

- 1.5
- The aim of the statement is to ensure the process of design is integral to the creation of new developments, generating attractive, usable, durable and adaptable places with sustainability being a key intention of development at all times. This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. It also takes account of the advice set out in the CABI publication, “Design & Access Statements - how to write, read and use them”.

DOCUMENT CONTENT

- 1.6
- In particular this statement will address the following design issues;
- Use – What the land and buildings will be used for.
 - Amount – How much development can the site accommodate?
 - Layout – How buildings, public and private spaces will be positioned to form the best holistic design solution in relation to both the site and the wider context.
 - Scale – How large the buildings and spaces will be.
 - Landscaping – How the open space will be treated to enhance the overall built environment.
 - Appearance – What the building and spaces will look like.
- Although, a number of these items are not directly related to this outline application.

The document will also seek to consider the following access issues;

- Vehicular & Transport Links – The proposed access points and routes onto the site and how these respond to the existing highway network.
- Inclusive Access – Equal ability to move within the site regardless of age or disability.

SUPPORTING DOCUMENTS

- 1.7
- The statement should be read in conjunction with the submitted drawings and the following documents:
- Planning Statement prepared by Vision Planning.
 - Arboricultural Survey, Impact Assessment and Method Statement prepared by Wadey Trees.
 - Preliminary Ecological Assessment and Enhancement Strategy prepared by Ethos Environmental Planning.
 - Drainage Statement prepared by Cole Easedon.
 - Environmental Preliminary Risk Assessment prepared by Cole Easedon.
 - Transports Statement prepared by Cole Easedon.
 - Archaeology Assessment prepared by Worlledge Associates.
 - Heritage Statement by Armour Heritage.

THE SITE

THE SITE

- 1.8
- The site currently comprises a part of a parcel of land used for grazing. The application site area is 0.5 hectares.
- 1.9
- The application site is situated to the north of Seagry Road, Great Somerford, and is used as pasture land.
- 1.10
- The red lined site is bounded to the east and south by existing woodland (trees and hedges).

SELF-BUILD

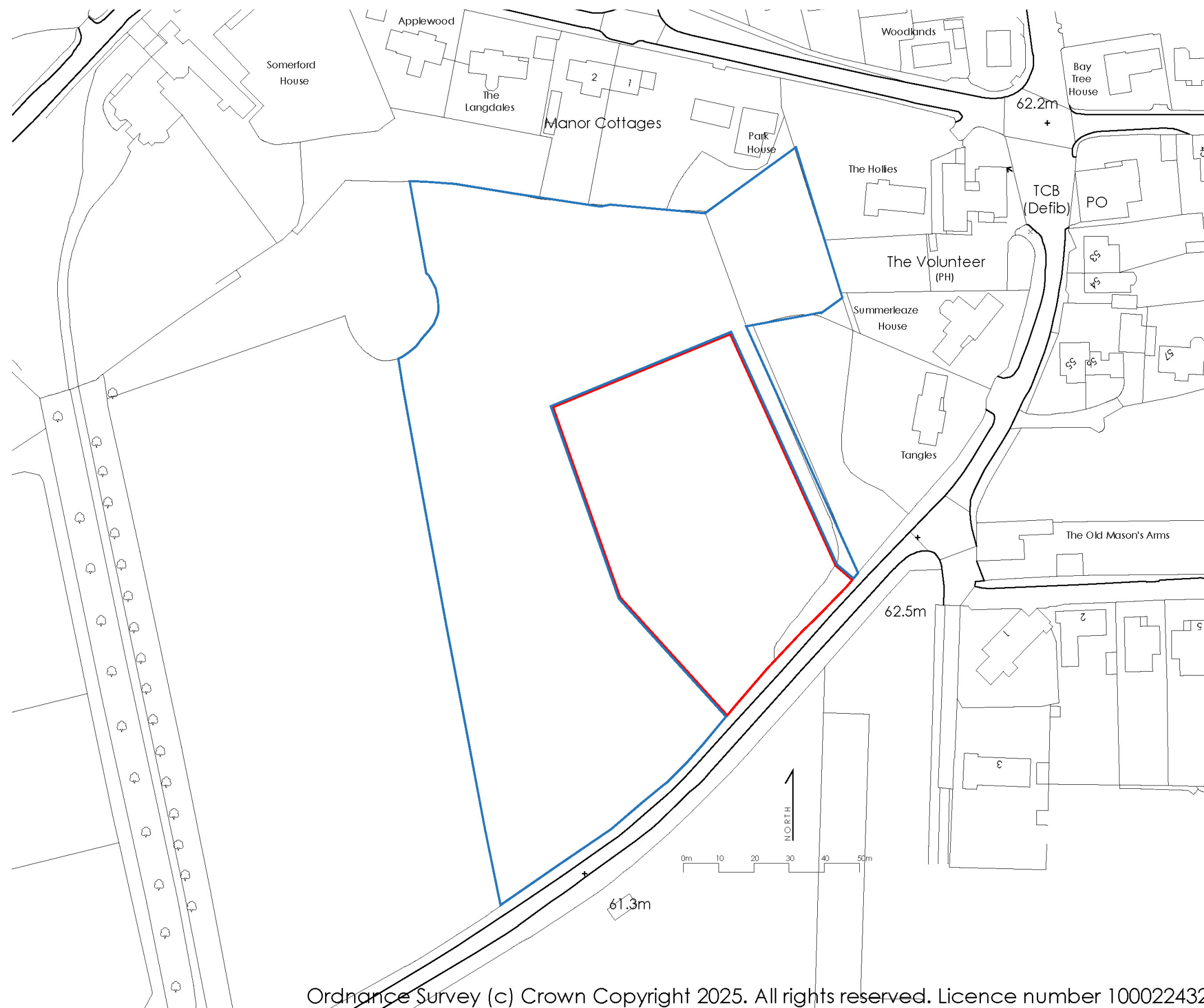
- 1.11
- The Self-Build and Custom Housebuilding Regulations (2016) allows authorities to set local eligibility criteria in the form of a local connection test. The register is then divided into two parts;
- Part 1 is for those individuals and associations who meet both the Local Connection Test and the national eligibility criteria, as set out in the regulations,
- Part 2 is for individuals and association groups who do not satisfy the Local Connection Test, but meet the national eligibility criteria.
- 1.12
- Wiltshire Council has a duty to grant sufficient development permissions to meet the demand applies to Part 1 of the Register.
- 1.13
- The table below sets out the delivery of Wiltshire Council against the number of people on the register.

WILTSHIRE COUNCIL SELF AND CUSTOM BUILD MONITORING				
BASE PERIOD	APPLICANTS ON THE REGISTER	PLOTS GRANTED PERMISSION	DEMAND MET?	SUPPLY PERIOD FINISHED?
Base 1 (August 2015 to 30/10/16)	36	36	YES	YES
Base 2 (31/10/16 to 30/10/17)	50	42	YES	YES
Base 3 (31/10/17 to 30/10/18)	55	39	YES	YES
Base 4 (31/10/18 to 30/10/19)	90	51	YES	YES
Base 5 (31/10/19 to 30/10/20)	67	28	YES	YES
Base 6 (31/10/20 to 30/10/21)	155	50	NO	YES
Base 7 (31/10/21 to 30/10/22)	338	41	NO	NO
Base 8 (31/10/22 to 30/10/23)	68	39	NO	NO
Base 9 (31/10/23 to 30/10/24)	55	78	NO	NO



The Site

SITE LOCATION

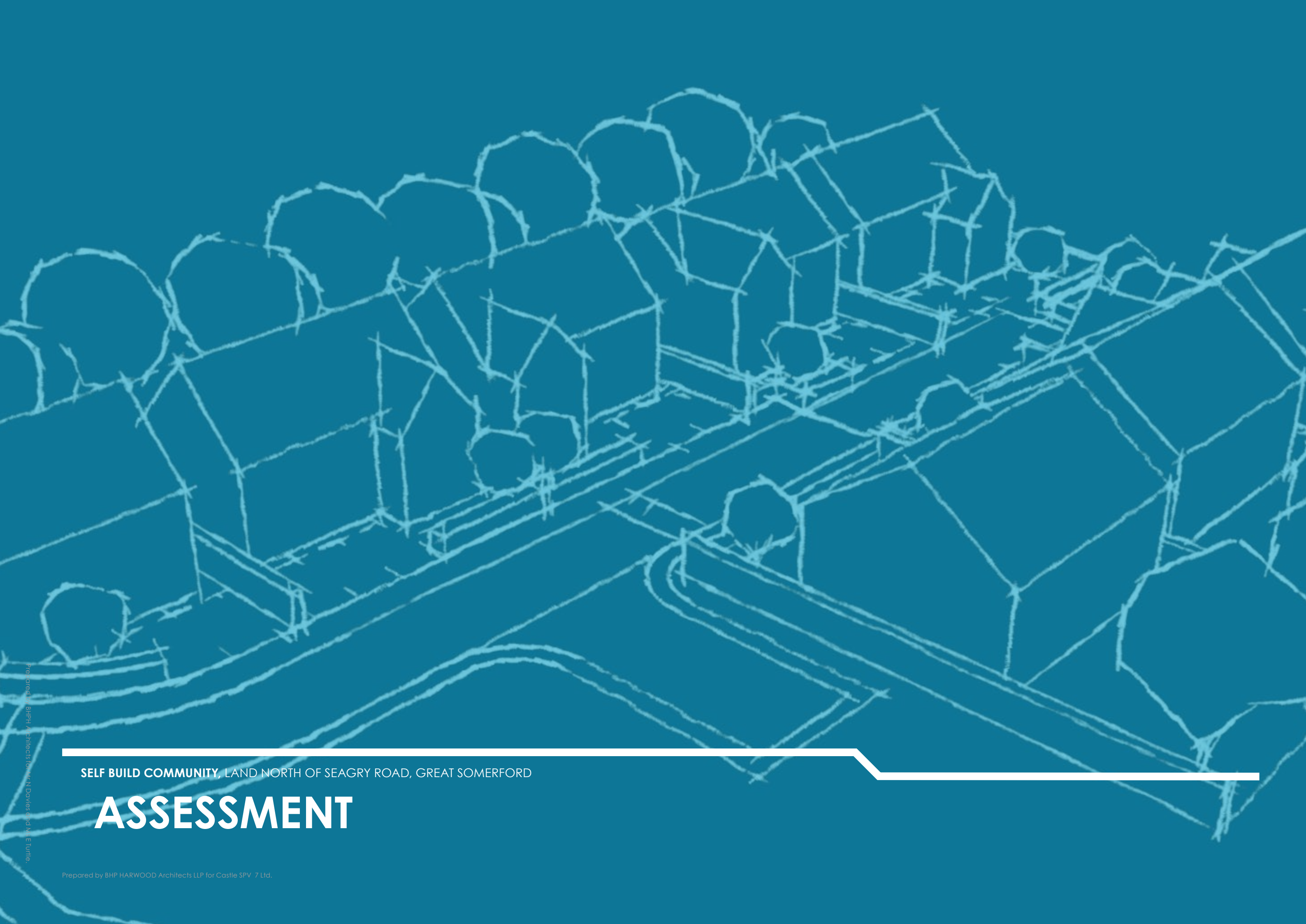


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Site Location



Site Photographs



SELF BUILD COMMUNITY, LAND NORTH OF SEAGRY ROAD, GREAT SOMERFORD

ASSESSMENT

Prepared by BHP HARWOOD Architects LLP for Castle SPV 7 Ltd.

2 ASSESSMENT

INTRODUCTION

2.1 The assessment of the site and context is vital in establishing the parameters for the new development. Developing a full understanding of the area allows the site's potential and sensitivities to be appreciated. The site and surrounding areas display a number of varying assets and characters that can be used to inform the design process, developing a unique sense of place that will enhance the locally distinctive qualities of the neighbourhood. This will ensure that the new development will knit into the existing fabric and context of the area.

PLANNING POLICY AND CONTEXT

2.2 A Planning Statement has been prepared by Vision Planning to accompany this application which sets out the planning gain put forward by the proposed development.

ACHIEVING SUSTAINABLE DEVELOPMENT

2.3 Paragraph 8 of the NPPF States that:

2.4 Achieving sustainable development means that the planning system has three over arching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.5 In response to the tripartite definition of sustainability within the NPPF, the section of text below assesses the headline benefits of the development.

- **Economic role**
 - Construction industry jobs
 - The New Homes bonus from central government
 - Financial contributions via a section 106 agreement.
- **Social role**
 - 8 no. new self build plots
- **Environmental role**
 - New landscaping as part of the development
 - Enhancement of biodiversity.
 - Retention of existing landscape features.

SELF-BUILD HOUSING

2.6 The Self-Build and Custom Housebuilding Act 2015 introduced new duties on local authorities to keep, and have regard to, registers of individuals and community groups seeking land for the purposes of self or custom housebuilding. Wiltshire Council has established a Register to help determine the demand for self-build and custom housebuilding in Wiltshire. The Register will provide the Council with a record of individuals and groups who are interested in building their own homes within the authority's local area.

National Eligibility Criteria

2.7 To register interest in self-build and custom housebuilding in Wiltshire, the Self-Build and Custom Housebuilding Regulations 2016 require that to be eligible for entry to the register, you must be:

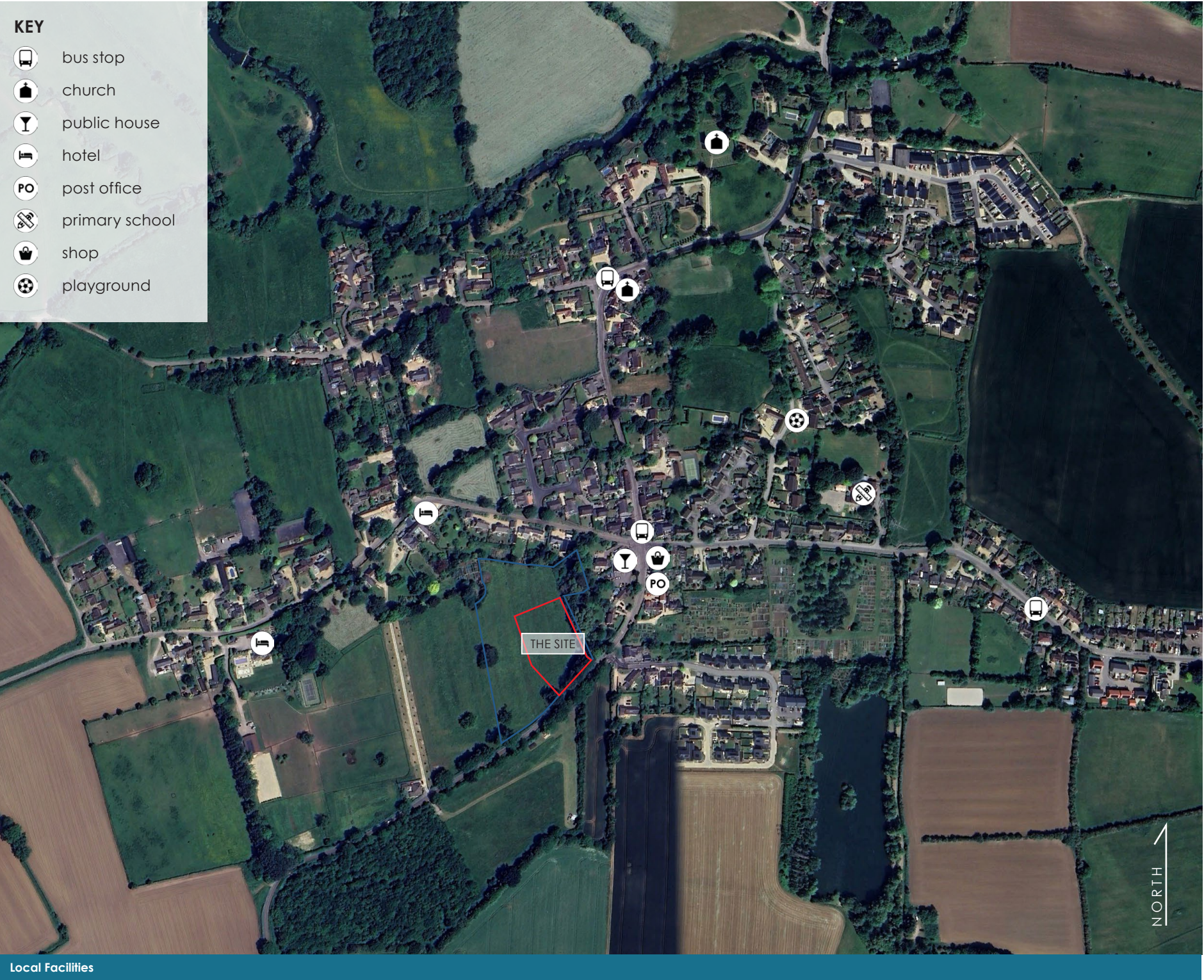
- 18 years of age or older;
- A British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;
- Seeking (either alone or with others) to acquire a serviced plot of land in Wiltshire to build a house to occupy as your sole or main residence.

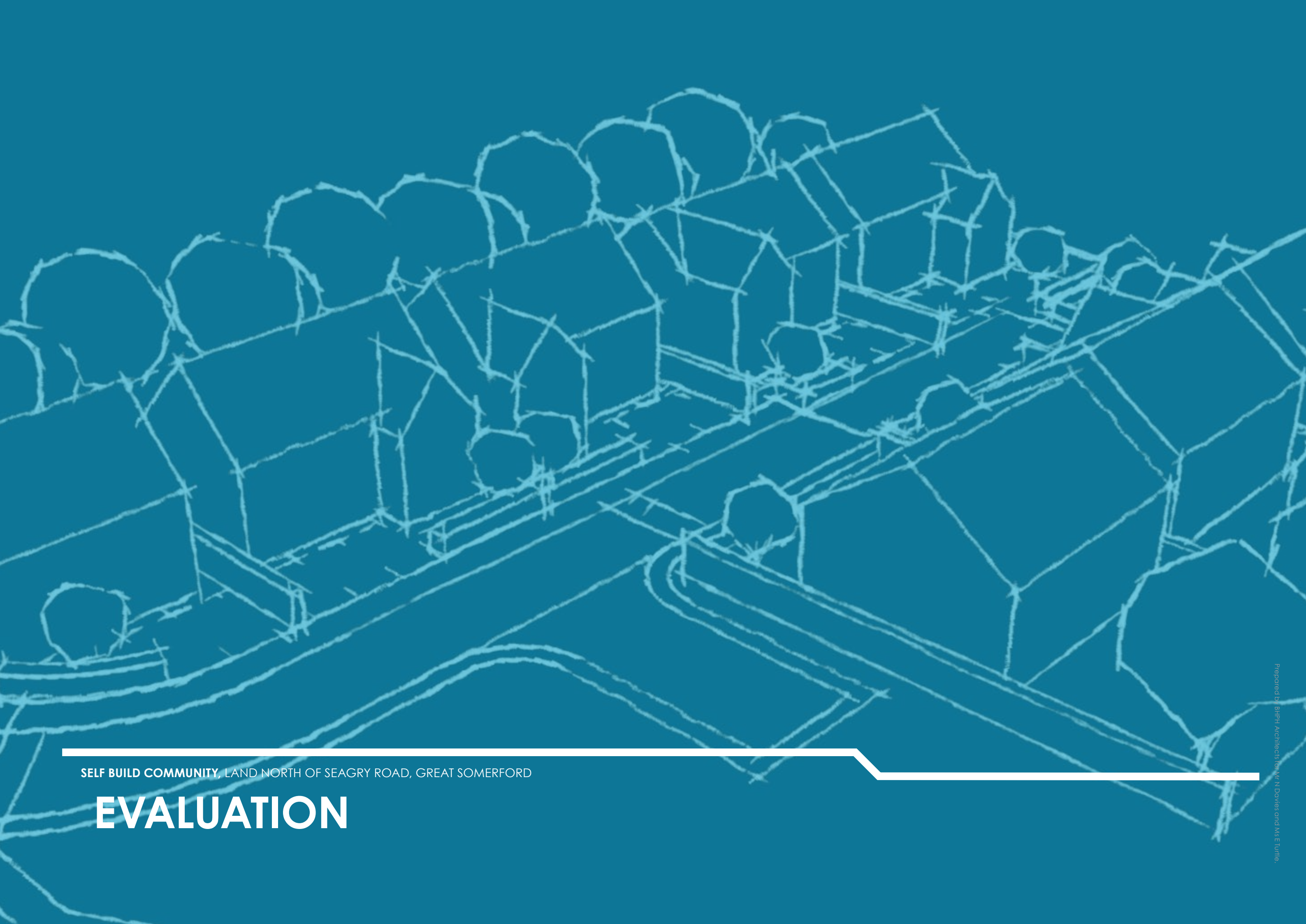
REGIONAL CONTEXT

- 2.8 The application site is situated on Seagry Road, Great Somerford, on the southern edge of the village. The M4 junction 17 is approximately a 4 mile drive from the site.
- 2.9 Great Somerford is located approximately 6.3 miles north-east of Chippenham and 11.8 miles west of Swindon.
- 2.10 Chippenham Train Station is approximately a 7 mile/20 minute drive from the site.
- 2.11 The closest bus stop is 0.1 miles from the site and provides a service from Chippenham to Little Somerford.
- 2.12 Chippenham Train Station provides services to Bristol, Bath, London, Weston-Super-Mare, Swindon, Didcot, Taunton & Westbury.

LOCAL CONTEXT

- 2.13 The site is located in the southern part of the village.
- 2.14 The site ownership (blue line included) is bounded to the north by existing housing boundaries; and to the east and south-east by existing trees & hedges.
- 2.15 The plan to the right sets out the location of the key amenities within the village of Great Somerford.





SELF BUILD COMMUNITY, LAND NORTH OF SEAGRY ROAD, GREAT SOMERFORD

EVALUATION

3 EVALUATION

OPPORTUNITIES & CONSTRAINTS

3.1 The adjacent plan sets out the opportunities & constraints in a graphical form on the site and begins to identify the areas of the site most suited for different uses within the development.

OPPORTUNITIES:

- Provision of Self Build Homes to meet the identified local demand from those wishing to build their own homes.
- Work with the attractive sylvan setting to create a distinctive residential environment.
- Provision of high quality landscaping and amenity space.
- Provide housing in a location central to the village and its amenities.

CONSTRAINTS:

- Woodland and trees.
- No Footway on Seagry Road
- Scale, massing and design of new buildings to respect the context of neighbouring properties.

KEY



Existing Trees



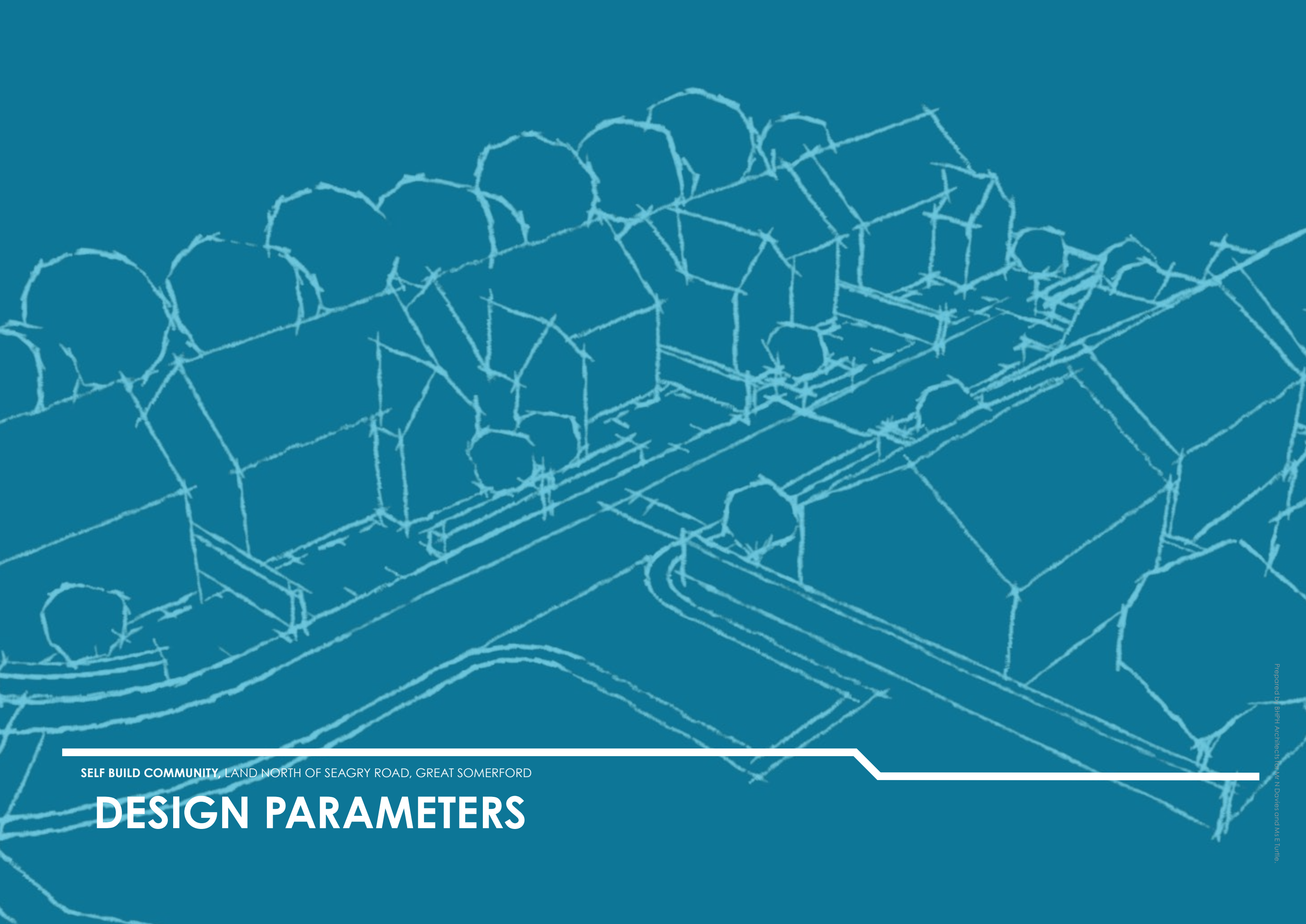
Tree Buffer Zone (no build)



Vehicular and pedestrian access must be from south-eastern edge



The Site



SELF BUILD COMMUNITY, LAND NORTH OF SEAGRY ROAD, GREAT SOMERFORD

DESIGN PARAMETERS

4 DESIGN PARAMETERS

- 4.1
- The Parameter Plan described on the adjoining page should be read together with its key and the description.
- 4.2
- This provides more detailed information on certain elements shown on the plans.
- 4.3
- The Parameter Plan shows the general extent of the developable area of the site, the internal road network, the extend of each plot and the developable area within each plot.
- 4.4
- In addition, the Parameter Plan shows the extent of planted buffers between each plot.
- 4.5
- The following chapters present the Design Proposals, which have been developed during the assessment, consultation and evaluation processes previously described in this document.
- 4.6
- Any subsequent applications will need to be in accordance with the parameter plans. This outline element of the application is accompanied by an illustrative layout plan which demonstrates how the development could be built out when applying the parameters as defined and described.
- 4.7
- This application does not seek approval at this stage for the detailed design or external appearance of any proposed buildings. However, this Design and Access Statement sets out the context within which design details would come forward as part of the outline applications to the Local Planning Authority in the form of a design code.
- 4.8
- The form of the application, whilst allowing control over subsequent applications, also allows for a degree of flexibility in the final design so that the scheme can evolve over time within the parameters. This illustrative information is contained within the next chapters.

SCALE AND MASSING

- 4.9
- Each Plot has a maximum build platform, excluding garaging (please see table below). The dwelling footprints assumes all 2.0 storey dwellings, to demonstrate the sites capacity.

PLOT MAXIMUM GROSS INTERNAL AREAS		
PLOTS	SQUARE FEET	SQUARE METERS
1	734	68.1
2	1009	93.7
3	1010	93.8
4	1130	105
5	1129	104.9
6, 7 & 8	1265	117.5

NEW GREEN INFRASTRUCTURE

- 4.10
- The existing landform informs the proposals by careful consideration of the features and contours.
- 4.11
- The new amenity areas open up local landscape features and landmarks for public access where previously there was none.
- 4.12
- The proposed network of landscape routes and nodes will create both active and passive recreation opportunities.

DEVELOPMENT PATTERN

- 4.13
- The proposed development will be set within this landscape framework in parcels that will respond to the site and surroundings. The scale, density and character will develop across the site in accordance with it's varying nature. It is important that the new community should establish a strong sense of place that has its foundation in the local character of the area, reinforcing local identity and integrating the new development into the existing fabric.
- 4.14
- A clear and legible movement framework will allow both new and existing residents to understand and enjoy the opportunities that are provided.







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STREETS & SPACES

5 STREETS AND SPACES

INTRODUCTION

- 5.1 This chapter sets out the information in the following sections:
- Urban structure - a further description of the principles contained in the masterplan and the introduction of the illustrative layout.
 - Layout and appearance – general design principles for the development and description of the various character areas generated by the site.
 - Approach to mix and density.
 - Access and movement strategy – further guidance on road hierarchy and character.

LAYOUT

Continuity and enclosure:

- 5.2 Public and Private spaces are clearly separated by building frontages and boundary enclosures and the subtle use of landscaping. Communal open spaces are defined and protected with boundary enclosures and landscape features.

Quality of the public realm:

- 5.3 Attractive spaces have been created across the scheme with different character and scale to give a variety of interest and experience.
- 5.4 Dual aspect elevations will be incorporated into the design for plots 1 & 8 due to their visibility to and from the public realm.
- 5.5 The detailed design of the lighting and landscape will deter crime.

Legibility:

- 5.6 The simple internal layout of the site will ensure that the development is clearly legible from an urban design stand point.

Ease of movement:

- 5.7 The principle proposed access point into the site is from Seagry Road.
- 5.8 The informal pedestrian footpath provides a safe route into and through the site.



Proposed Layout

APPROACH TO MIX & DENSITY

- 5.9
- The site will comprise entirely detached dwellings. Buildings will be up to 2 storeys in height, with a maximum ridge level of 9.0m above finished floor level.
- 5.10
- Typically these areas will comprise:
 - Building frontages arranged to define routes and spaces.
 - A range of housing types and styles that respond to the requirements of the specific urban design principles and topography of the location.
 - Parking incorporated on plots, with the potential to deliver car ports and garages.
 - Frontage or clear links to the green landscape routes and spaces.

ACCESS & MOVEMENT STRATEGY

- 5.11
- The main access point into the site comprises 5.5m wide carriageway.
- 5.12
- Beyond this, the access route is 4.8m with areas of a planted service margin and a footpath.
- 5.13
- The footpath follows the main access route around the site, but continues an individual path to the eastern corner of the site, where it can link to the existing footpath on the opposite side of the road, currently terminating/turning into the junction accessing the Great Somerton estate which sits to the eastern side of Seagry Road.

Cycle Storage:

- 5.14
- Provision for the secure storage of min. 4 bicycles will be provided within each plot.

Parking

- 5.15
- The parking strategy for the development site has been informed by a number of documents including the Wiltshire Council Local Plan Transport Policies, manual for Streets 1 and 2 and most significantly, Wiltshire County Council's Car Parking Strategy (March 2011).
- 5.16
- It is proposed that each home will have a minimum of 2 no. for parking spaces with an enhanced provision where space or design allows.
- 5.17
- In line with Wiltshire County Council's policy, the design code will ensure that each home has at least 1no. 7KW mode 3 charger with a type 2 connector.

REFUSE & SERVICE STRATEGY

- 5.18
- The layout has been designed to allow refuse and service vehicle turning at the turning head and a circular route for main plots, in accordance with Wiltshire Council's guidelines.
- 5.19
- It is proposed that each dwelling will, as part of the design code, have to provide accessible but unobstructed waste storage. On collection day, the residents will have to deliver the correct bin to a kerb side location. Where as part of the management company's service charge the bins will be moved to a location near the turning head or circular route to allow for collection. Once emptied the bins will then be returned to the roadside by each plot.

LAYOUT & APPEARANCE

Streetscape

- 5.20 Successful streets and spaces are defined and enclosed by buildings, structures and landscape features. Buildings will front onto all spaces, whether that be around a square, a park, a landscape edge or street.
- 5.21 The boundary treatments and landscape elements in the street will also play an important part in establishing a high quality environment. The definition of defensible space with hedges and planting, or walls and fences will vary across the site in response to the location and character.

Variety & Character

- 5.22 It is essential to create an identity for the new development that reflects the character of the existing local areas while establishing its own sense of place. The use of distinctive patterns of development, landscape, building forms and materials will help the new dwellings fit comfortably within their given surroundings.
- 5.23 The sense of place for the development will be generated by a mix of the site's natural features and the proposed landscaping features to be developed as part of the proposed scheme. Strong existing landscape features such as the mature tree belt around the site will form the back-drop to many of the new dwellings, while new and enhanced landscape features provide focal points and character for development.

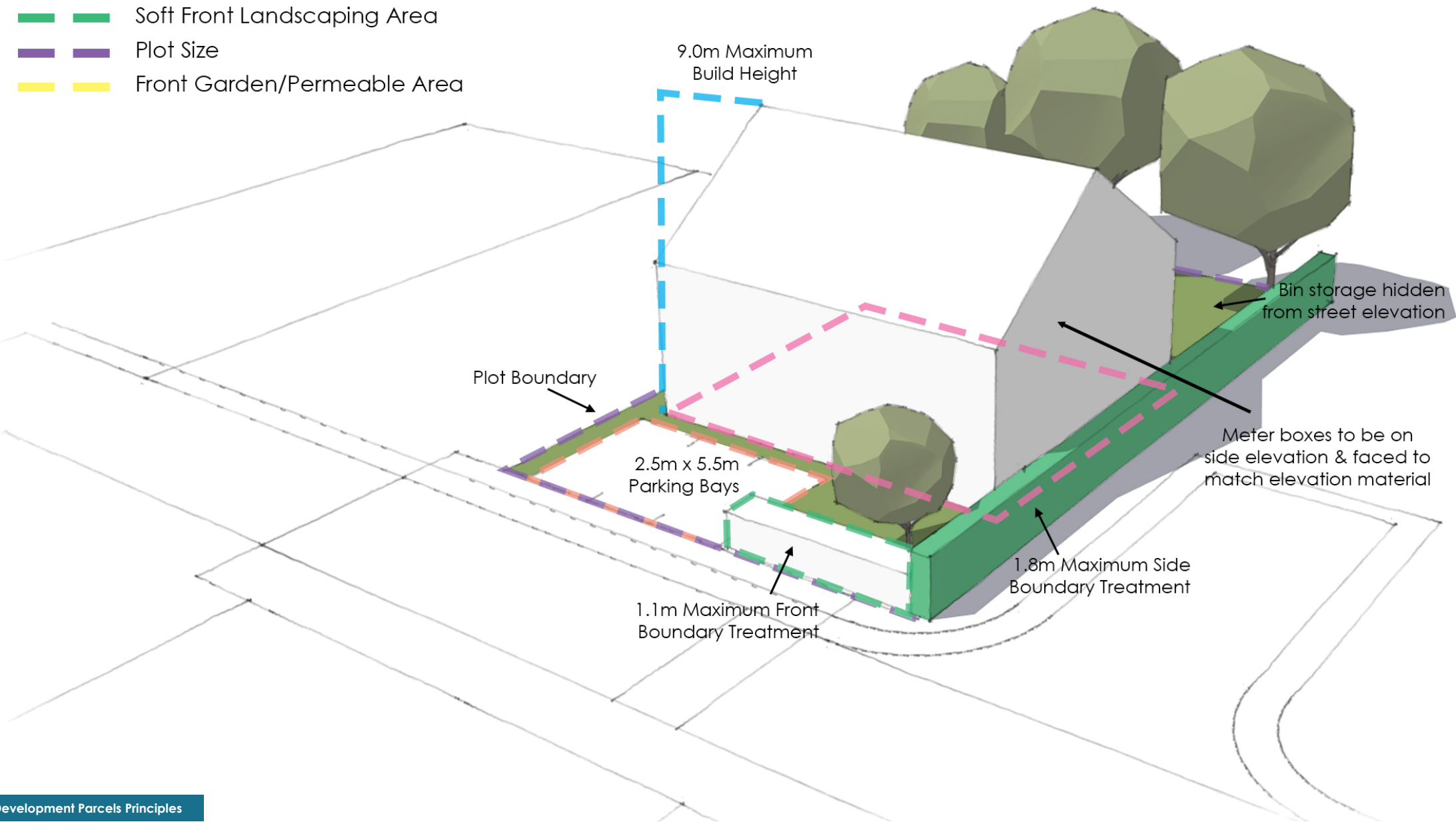


Concept Elevations



KEY

- Build Platform
- Maximum Build Height
- Car Parking
- Soft Front Landscaping Area
- Plot Size
- Front Garden/Permeable Area

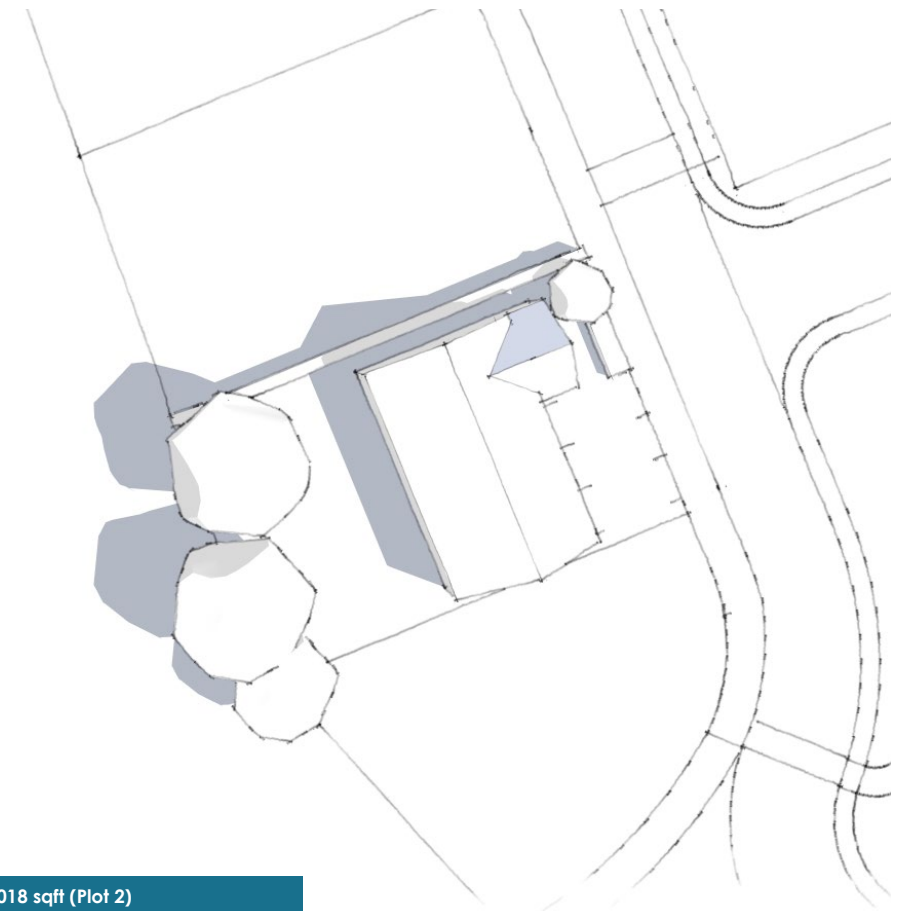


CONCEPT PLOT ARRANGEMENTS

5.24 The following pages show some concept built forms for each self-build platform that comply within the parameters set out in the design code section of this Design & Access statement.



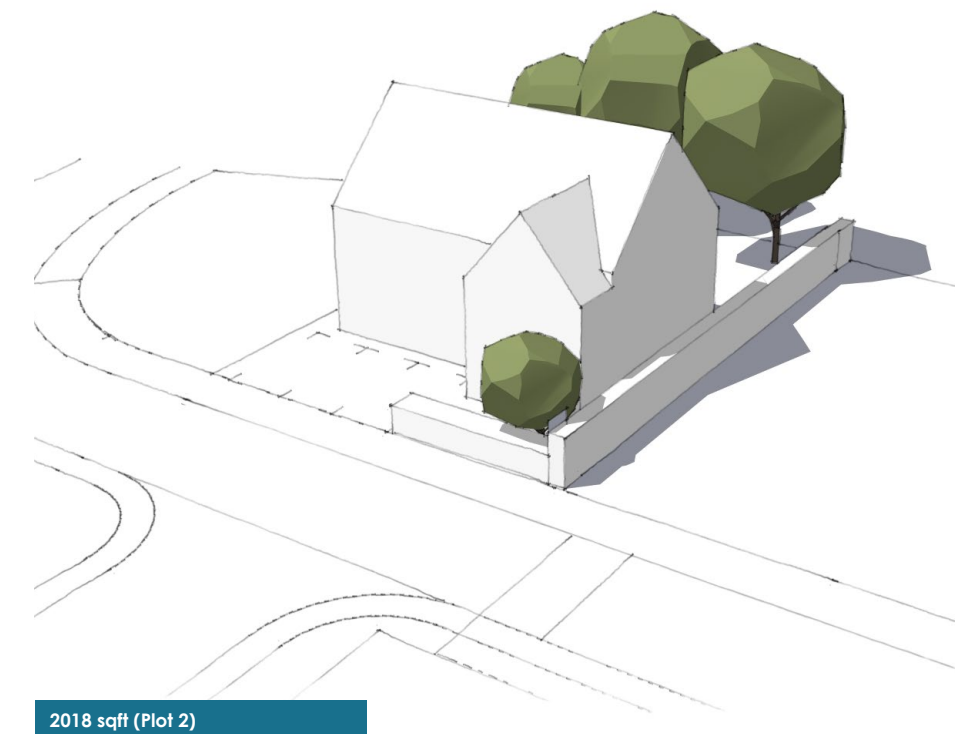
1467 sqft (Plot 1)



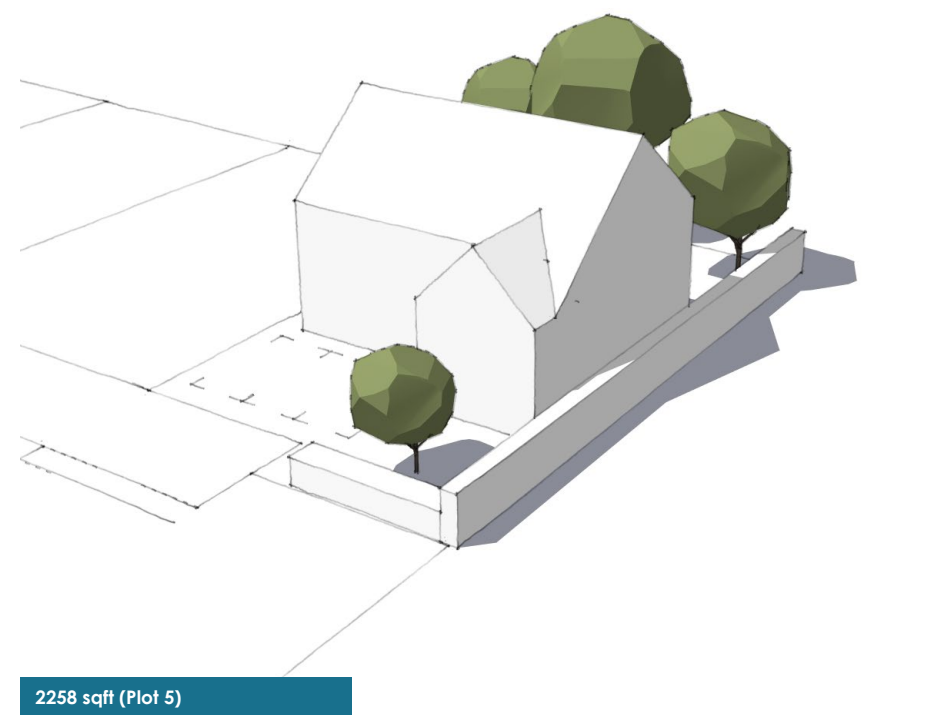
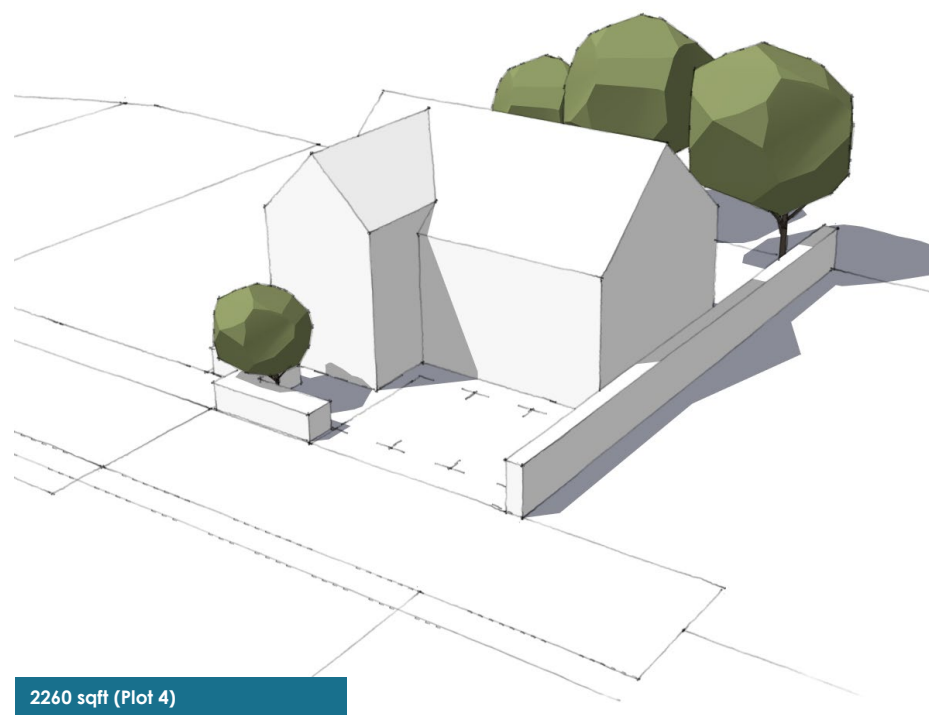
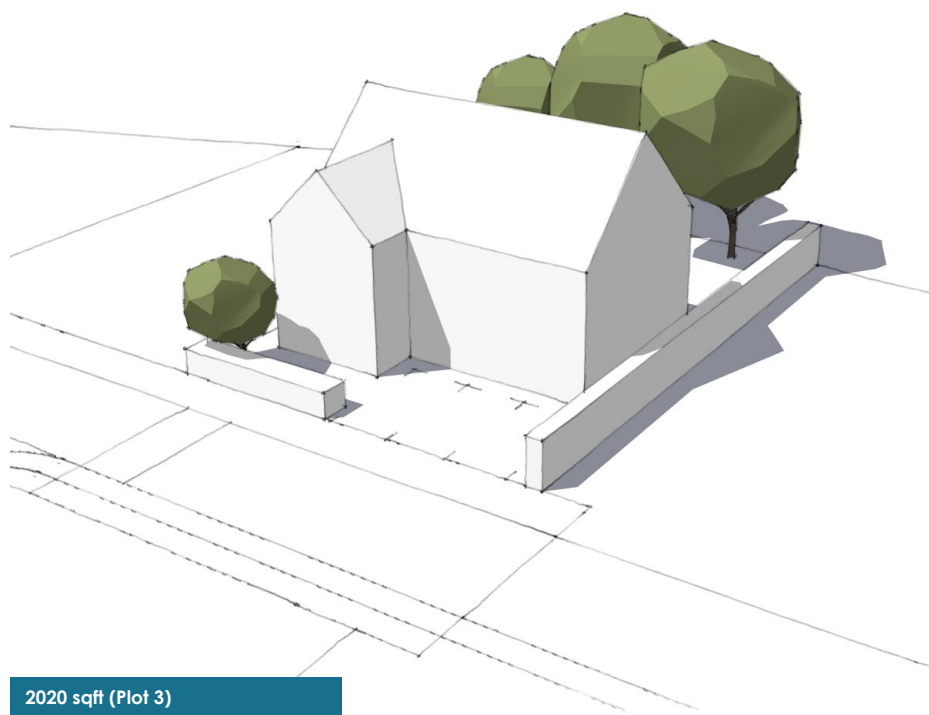
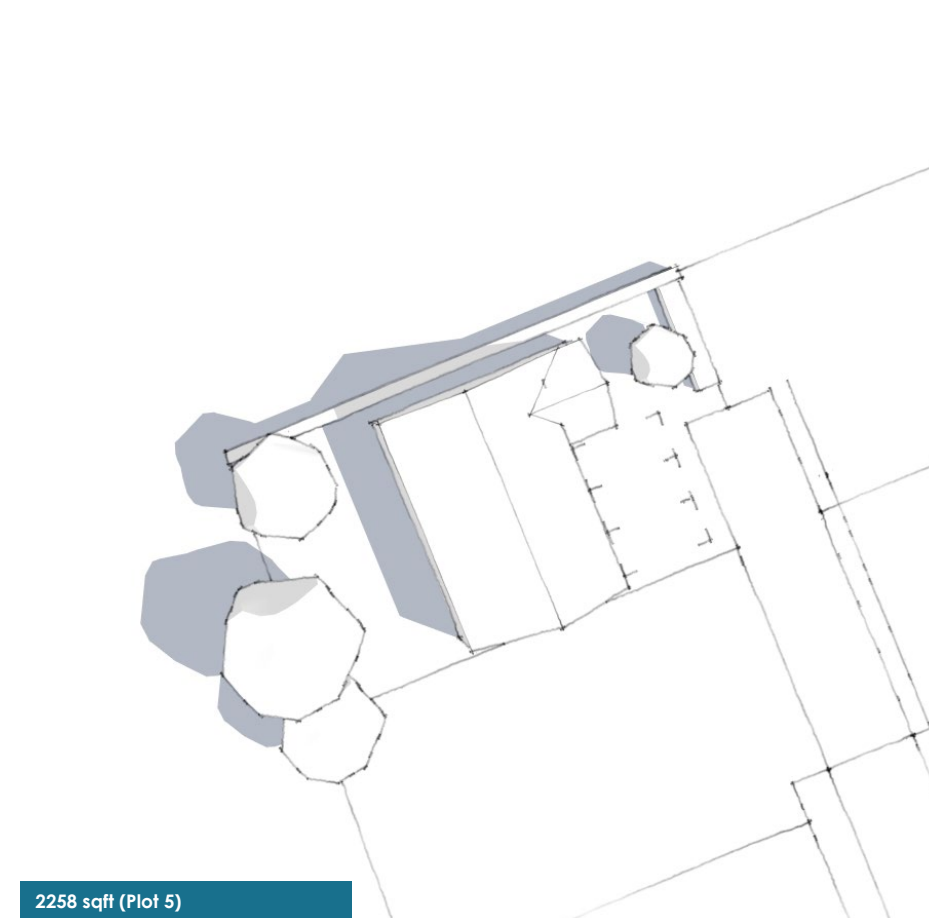
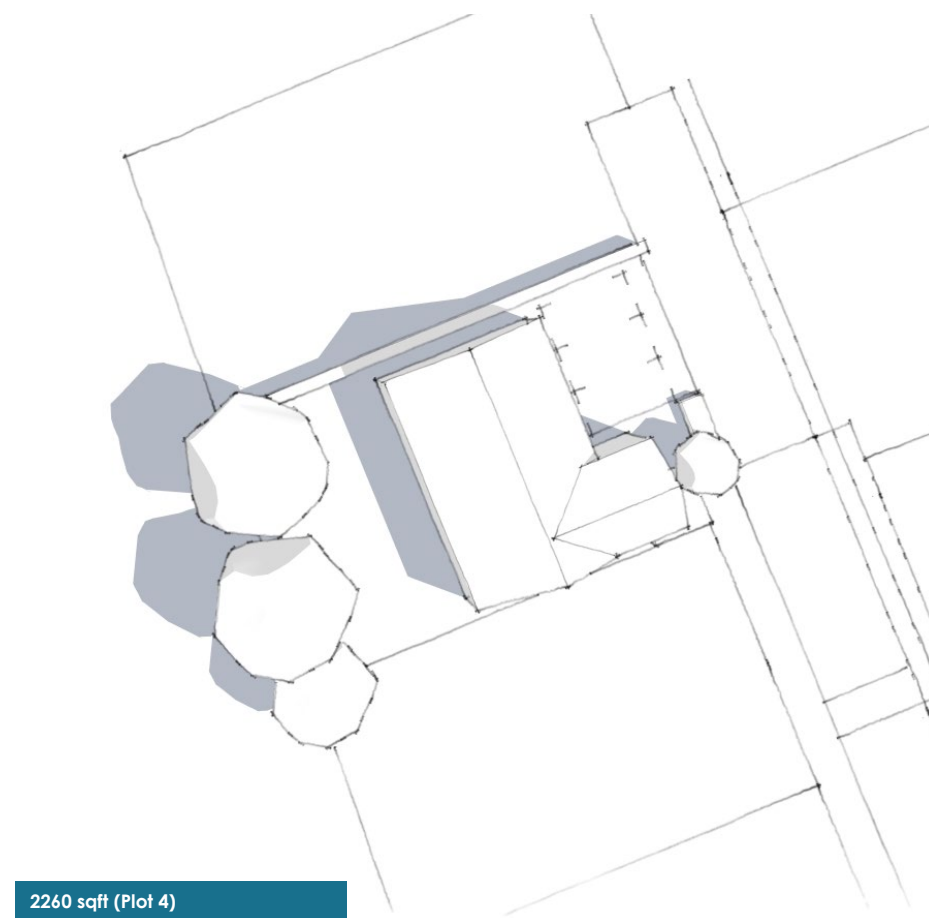
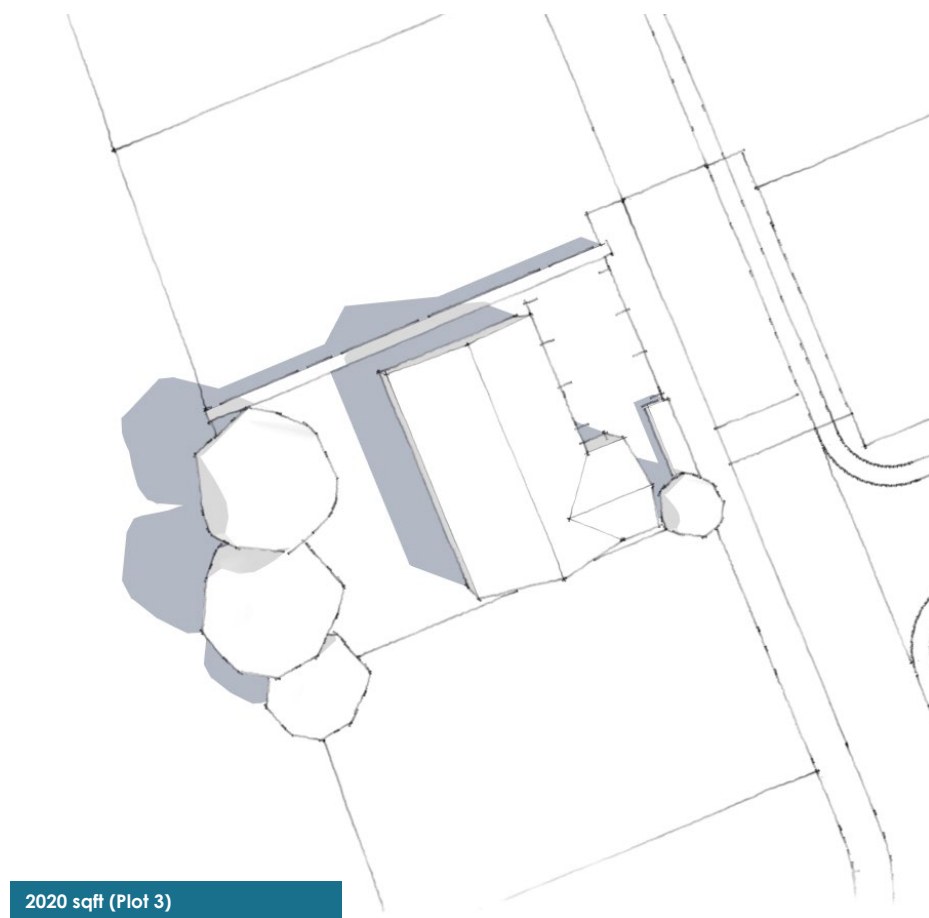
2018 sqft (Plot 2)

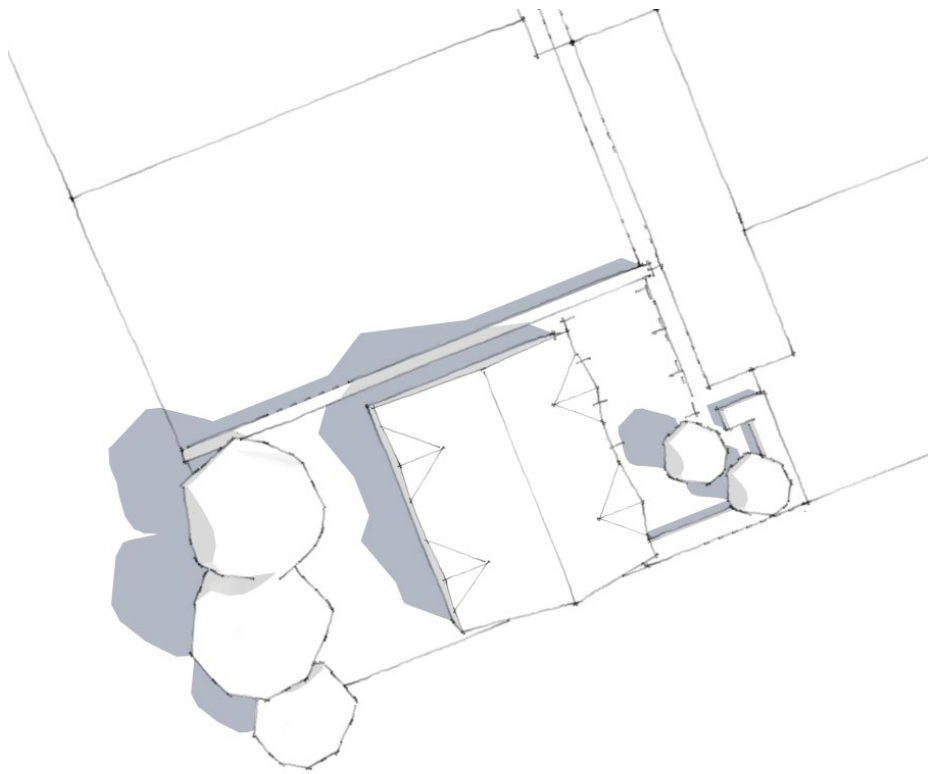


1467 sqft (Plot 1)

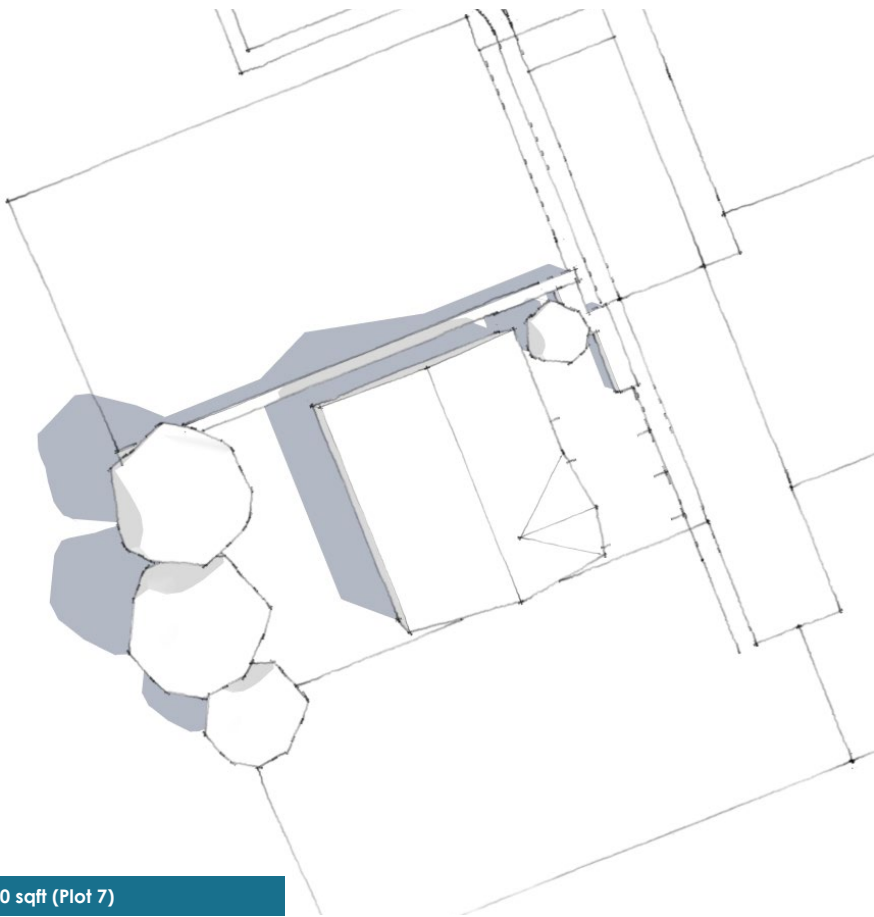


2018 sqft (Plot 2)

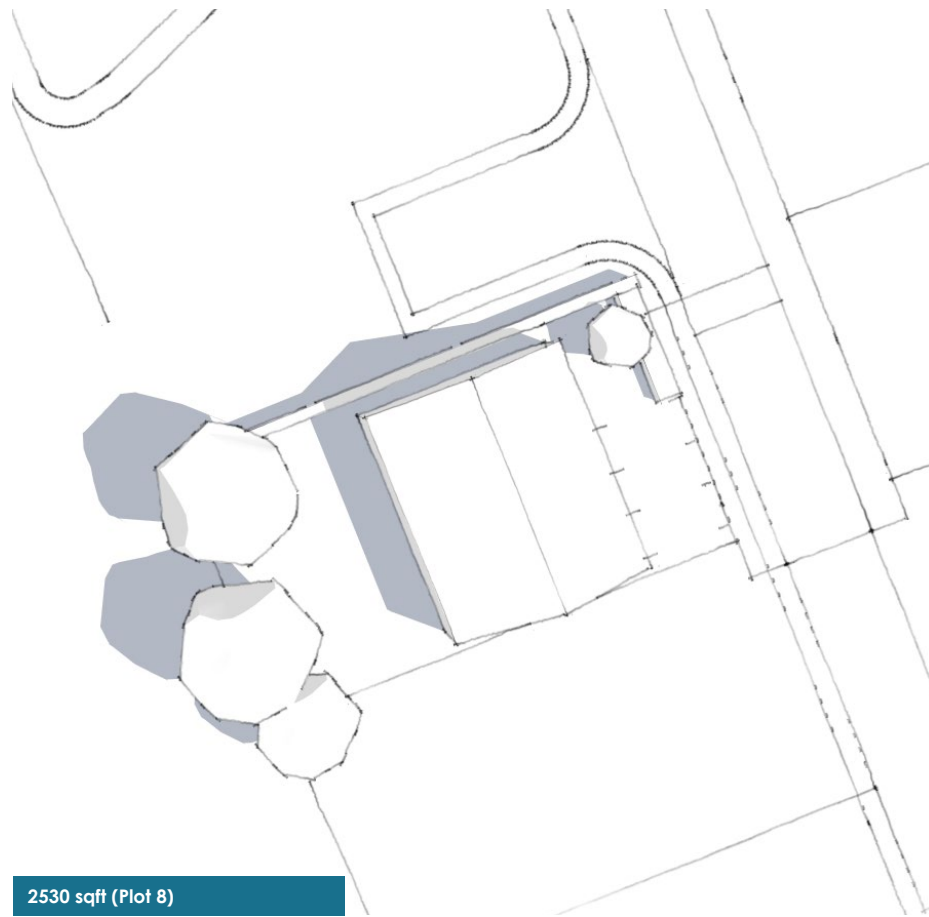




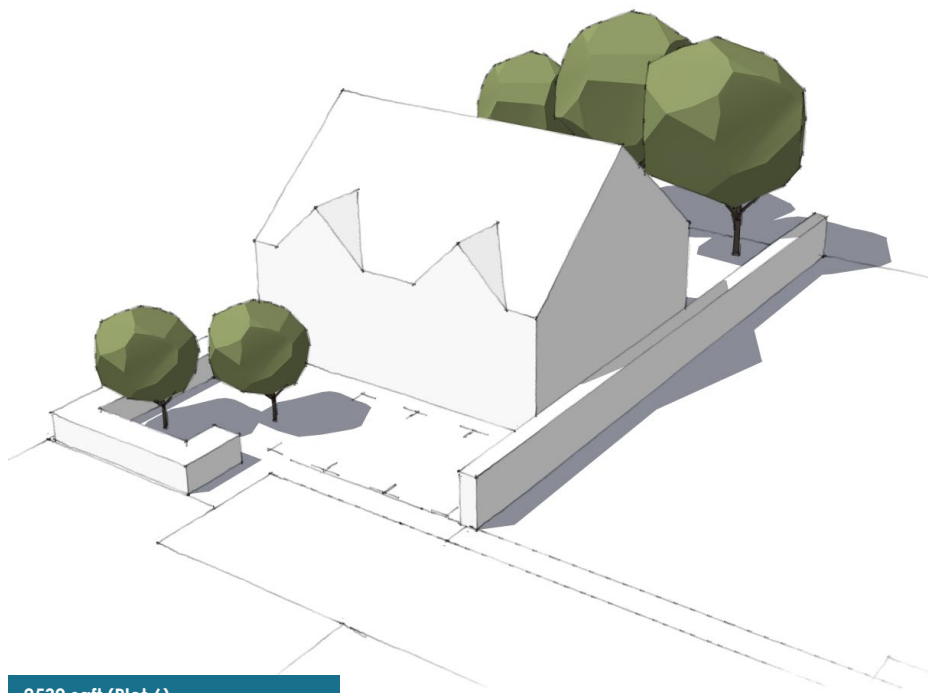
2530 sqft (Plot 6)



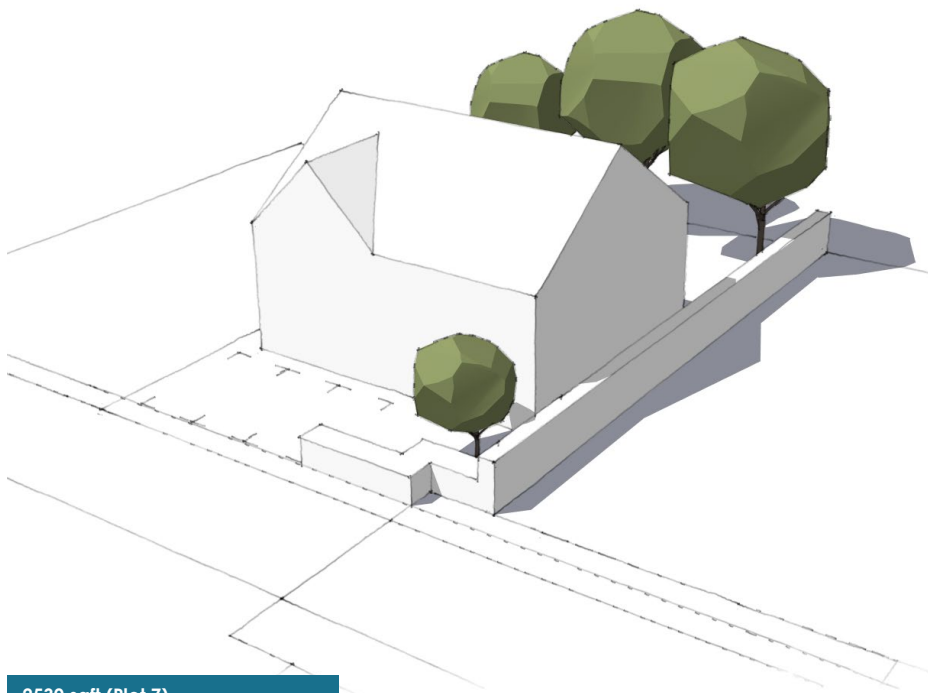
2530 sqft (Plot 7)



2530 sqft (Plot 8)



2530 sqft (Plot 6)



2530 sqft (Plot 7)



2530 sqft (Plot 8)

SUSTAINABILITY

- 5.25 Sustainability has been defined as creating a present that can sustain the needs of this generation without compromising those of future generations.
- 5.26 The proposed design and construction of this development incorporates a number of sustainability initiatives that will make a valuable contribution to the quality of life of new residents, the existing local community and the wider environment; contributing to the three pillars of sustainability – Economic, Environmental and Social.

Environmental Sustainability

- 5.27 The Design Team are committed to sustainable, energy efficient development from the recycling of construction and office waste to the use of sustainably sourced materials.

Key aspects include;

- Incorporating low carbon technologies into the development where practicable.
- Improving the energy efficiency of all units and thereby reducing the long term energy demands of the development and the carbon footprint of the site.
- Using appliances, fixtures and fittings that reduce the use of water, and providing water butts for rain water collection.
- Limiting waste production during construction through a Site Waste Management Plan (in accordance to DTI guidance).
- Encouraging all residents to reduce their environmental impacts by providing information on how to use water and energy as efficiently as possible, and outlining the recycling services both within the homes, the local community and other facilities in the Borough.

- Improving existing habitat features via supplementary planting and introducing new habitat features, such as bird and bat boxes.
- Reduce the resources used at the development during construction and occupation and enhance the site's ecological features and assets.

- 5.28 It is proposed that this will be controlled via the design code.

Economic Sustainability

- 5.29 In terms of the economic sustainability of the proposed development, provision of 8 no. new homes will provide construction jobs in the locality.
- 5.30 The delivery of a self build site will support smaller SME and micro construction businesses and contractors with a more localised benefit.

Social Sustainability

- 5.31 There are many elements that make a sustainable community. High quality buildings, low environmental impact, safety and security, and a thriving local economy are all important. However, often it's the interaction between the people within the communities that makes the biggest difference. If you want a place to thrive, it is not enough to provide good physical infrastructure. You also need to focus on how people relate to each other as a community.
- 5.32 The vision for this site is for a well designed scheme with its own sense of place. The site becomes an identifiable place where people feel they belong, can influence and contribute to, throughout the life of the development.

Site Layout

- 5.33 Whilst the site limitations prevent all of the principal elevations being orientated to the South, the vast majority of the dwellings are orientated to the South, East or West to ensure they benefit from passive solar gain at some point during the day.

Water Resource Management

- 5.34 The Design Code will specify that dwellings will be designed for a maximum potential water consumption of 120 litres of water per person, per day. The Code will encourage water saving devices such as dual flush toilets, aerated spray taps, and A rated energy efficient white goods.

Flood Risk Management

- 5.35 To minimise surface water run-off and promote Sustainable Urban Drainage, the external hard landscaping has been designed to allow all surface water from roofs and hard surfaces to discharge to a SUDs system.
- 5.36 Within the design code and Drainage Statement, both a minimum area of permeable hard landscaping and a minimum volume of below ground storage are set out.

Biodiversity

- 5.37 In order to minimise the impact of the development on its site and the surrounding ecology, where possible all ecological features of value will be retained and protected during construction and measures introduced to enhance local ecology.

Waste, Recycling & Composting Facilities

- 5.38 Site waste generated in the construction of the development will be managed to both limit the amount of waste generated and to recycle or re-use any waste that is generated by the development.

SECURITY & WELL-BEING

5.39 The ODPM document **‘Safer Places - The Planning System and Crime Prevention’** sets out seven attributes of sustainable communities that are particularly relevant to crime prevention and we have addressed these attributes as follows:

Access and Movement

‘Places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.’

- 5.40 The movement structure for this site is very simple and legible with a good level of natural surveillance.
- 5.41 Proposed dwelling frontages onto the movement routes and landscape spaces will create a safe environment.

Structure

‘Places that are structured so that different uses do not cause conflict.’

- 5.42 Given the single use of the site there will be no conflict with incompatible uses.
- 5.43 The circular road format will deter unauthorised or casual traffic. The route is well overlooked so that it is easy for residents to monitor activity.

Surveillance

‘Places where all publicly accessed spaces are overlooked.’

- 5.44 Active frontages will be provided to the public routes and spaces and care has been taken to introduce windows to all elevations where possible.

Ownership

‘Places that promote a sense of ownership, respect, territorial responsibility and community.’

- 5.45 The definition of boundaries between public, communal and private space is important to encourage residents to feel a sense of ownership and responsibility for their surroundings. Garden areas adjacent to the road will be defined by surfacing and planting to define defensible space. High hedging and walls are used where appropriate to create secure barriers to the side and rear of dwellings.

Physical Protection

‘Places that include necessary well-designed security features.’

- 5.46 The physical security of the dwellings will be designed and specified to comply with the Secure by Design security and performance standards.

Activity

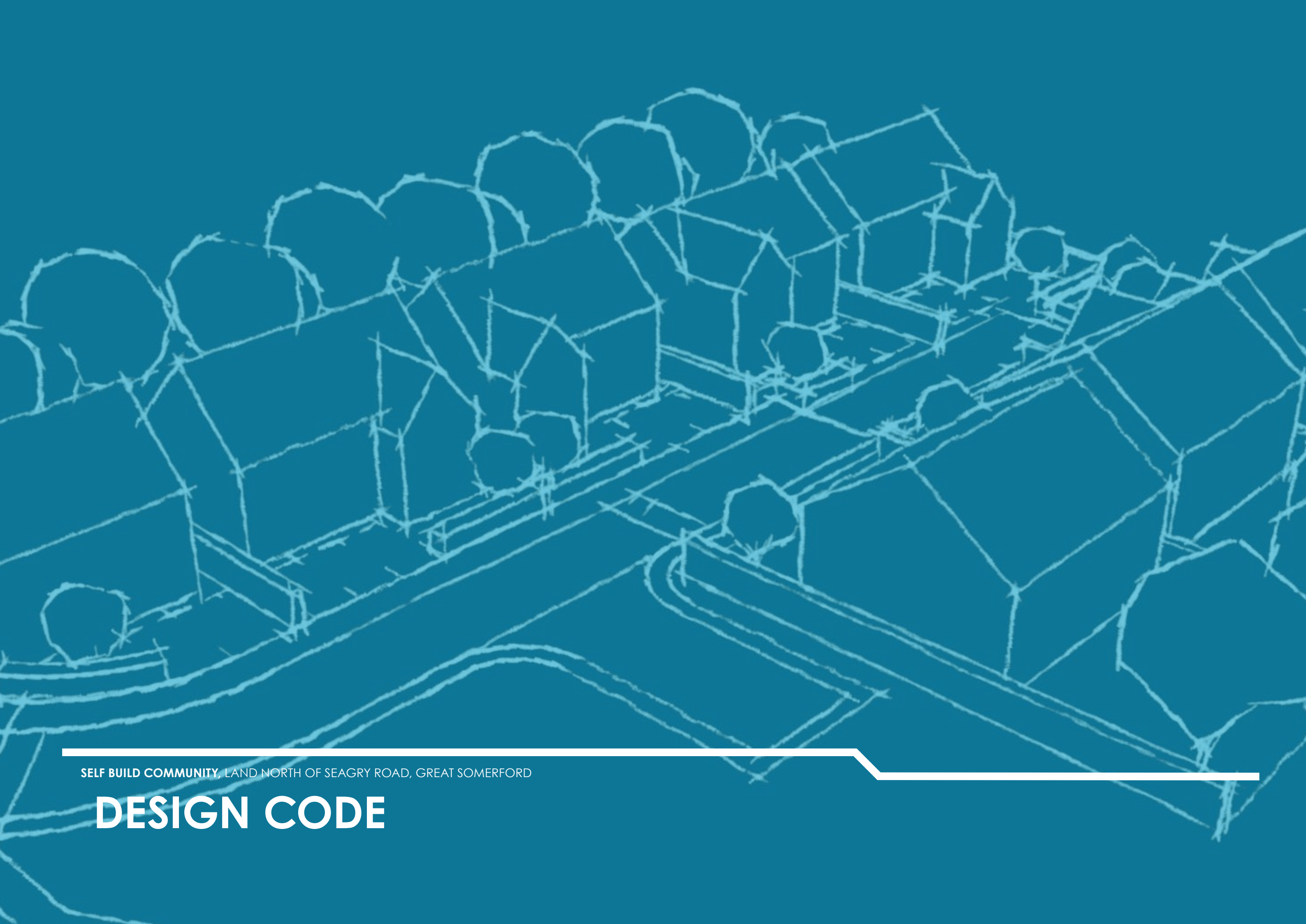
‘Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.’

- 5.47 The encircling public open space, which weaves around the development will promote a level of activity across the site.

Management and Maintenance

‘Places that are designed with management and maintenance in mind, to discourage crime in the present and the future.’

- 5.48 Care has been taken to create a good quality public realm which can be readily managed and maintained. The management company responsible for the public areas will ensure that a high quality of environment is maintained to deter crime and anti-social behaviour.



SELF BUILD COMMUNITY, LAND NORTH OF SEAGRY ROAD, GREAT SOMERFORD

DESIGN CODE

6 DESIGN CODE

INTRODUCTION

6.1 This chapter sets out the information in the following sections:

- General Design Code
- Materials palette
- Plot Specific Design Code

GENERAL DESIGN CODE

- Each of the proposed homes must be built within the 'build zone' and not exceed the max. permissible Gross Internal Area (GIA) for construction above ground.
- The footprint of each home does not need to fill the entire 'build zone' & can be positioned anywhere within it.
- Each plot can only contain a single residence.
- The principal elevation of each home must front a highway or open space. Where the plot fronts the highway or open space on more than one elevation, all public facing elevations should be treated as principal elevations.
- Any upper-floor window that is on a side elevation and less than 1.7m above the floor and faces onto a neighbouring house must be obscure glazed and non-opening.
- A minimum area of 30% of the plot frontage (the area between the highway and your front wall of your home) must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area any hard surface to be provided on land between a wall forming the principal elevation of the home and the highway must be made of porous materials.
- Car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.4m x 4.8m in size. The position of parking bays and the position of vehicular access is fixed in design as per the parameter plan.

- Terraces, balconies and raised platforms above ground level are not permitted where they would extend beyond a wall forming a side elevation or any wall forming a rear elevation of your home, to prevent overlooking.
- External lighting is to be task specific either down-lighting or low level bollards and it to be located only around doorways.
- Provision for the secure storage of min. 3 (4 for 5 bedroom property) bicycles must be demonstrated in the design.
- Storage for 2 no. 180 litre wheelie bins (one for household waste & one for garden waste), 1 no. 240 litre wheelie bin for mixed, dry recycling & a box for recycling glass.
- The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
- Each plot is for one detached unit with a max. of 5 bedrooms.
- The dwelling on each plot must have a maximum building height no greater than 9.6m. The maximum building height means the height of your home when measured from ground level of the plot to the top of the highest part of the roof excluding any external chimneys, flues, soil or vent pipes or other structures for renewable energy generation.
- Front boundaries to be maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home. Side/rear boundaries to be maximum 1.8m high native species hedging.

MATERIALS PALETTE

Facade Options

- 6.32
- The colour options for render as shown below have been chosen to match tones found locally.
- 6.33
- Where desired, readily available products of similar tone may be used. Under these circumstances samples will need to be submitted for approval as part of the compliance process.



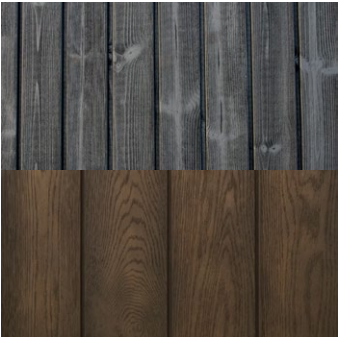
NATURAL STONE
TO MATCH LOCAL
EXTERNAL STONE WALLS



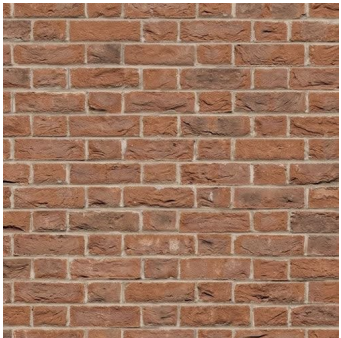
LIME STONE
NATURAL COLOUR TO MATCH
LOCAL EXTERNAL WALLS



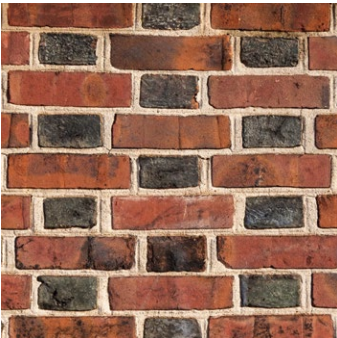
RENDER OPTION 1
WHITE



TIMBER
ANY VARIETY OF A NATURAL
FINISH. THIS INCLUDES
CHARRED & NATURAL
COLOURED OR DARK GREY/
BLACK STAINS



BRICK OPTION 1
CLAY/RED TO MATCH LOCAL
BRICKWORK. FLEMISH BOND



BRICK OPTION 2
DEEP RED/BLACK/BLUE TO
MATCH LOCAL BRICKWORK.
FLEMISH BOND.



RENDER OPTION 2
CREAM

ROOF OPTIONS

- 6.34
- The 'flat roofs only' options are not permitted for use on pitched roofs.
- 6.35
- All Materials specified in the development to have a A or A+ Green Guide rating (Unless agreed with the LPA and Pitman Building for architectural / design reasons).

- 6.36
- As far as reasonably possible, materials utilised in the construction of the development should be locally sourced and local tradesmen will be used to minimise transportation environmental impacts resulting from the development.



(FLAT OPTION) GREEN ROOF

ANY VARIETY OF GREEN ROOF,
FELT, EPDM OR FIBREGLASS



TILES

ANY VARIETY OF PLAIN CLAY
OR SMOOTH RED/GREY PLAIN
CONCRETE TILES OF A SLIM
PROFILE



SOLAR TILES

ANY VARIETY OF ROOF-
INTEGRATED SOLAR TILES,
SHINGLES OR SLATES



SLATE

ANY VARIETY OF NATURAL
SLATE OR MEDIUM/DARK GREY
FIBRE CEMENT SLATE

FUTURE DEVELOPMENT

- 6.2
- Future development is permitted under the condition that any additional works do not exceed the original build footprint.
- 6.3
- Any future development will require Planning Approval from the Local Authority.
- 6.4
- Any extensions to the original works must comply with all the terms of this document and the individual plot passport. This includes, but is not limited to distance to boundaries, height zones, principle frontage and maximum sizes.

MANAGEMENT COMPANY

- 6.5
- Pitman Building Ltd. will set up a Management Company who will be responsible for the maintenance of the public elements of the scheme, including the access, grass verges and woodlands.

INFRASTRUCTURE PROVISION

- 6.6
- Electricity, Telecommunications, Potable Water and Foul Water supplies will be provided by Pitman Building to each plot. These 'tails' will enter the site under the access-way and will terminate within 2.0m of the site boundary.

SITE WASTE MANAGEMENT

- 6.7
- Site waste generated in the construction of the development will be managed to both limit the amount of waste generated and to recycle or re-use any waste that is generated by the development.

CONTRACTOR COMPOUND / MATERIAL STORAGE

- 6.8
- Be aware that the site cabin will need to be removed and ensure sufficient space is allowed between your building and the plot boundary.
- 6.9
- Where oversized materials such as trusses or beams are required, 'On time' delivery should be utilised to limit their storage time on site prior to installation.
- 6.10
- During works to any plot, materials should be stored within an allocated compound area and must not obstruct the access-way, or be located outside the plot boundary.
- 6.11
- The use of a mobile caravan (or other temporary accommodation) to live on site during the build phase is not permitted.

COMMUNITY INFRASTRUCTURE LEVY [CIL] EXCEPTION

Applies to anyone who is:

- 6.12
- Building their own home; or is commissioning the construction of a home.

Requirements:

- 6.13
- Individuals must own the property and occupy it as their principal residence for a minimum of 3 years.

Who Can Claim

- 6.14
- Exemption applicable to homes built or commissioned by individuals for their own use.
- 6.15
- Applicants can apply for a self build exemption as long as their development has not commenced, the exemption cannot be applied retrospectively
- 6.16
- CIL is chargeable if the home is not occupied for 3 years as a principal residence;

- 6.17
- Planning should be applied for on a 'Plot by Plot' basis, applying for more than one dwelling as a single reserved matters application will result in only the first dwelling to commence being exempt from CIL payments and would trigger CIL payments on all remaining dwellings.
- 6.18
- Self Build houses cannot be rented out in 3 year period. This is a 'disqualified event' and will cause CIL to be payable on the dwelling.

Before Commencement

- Assumption of CIL Liability Form has to be completed.
- Certify that the proposed home would meet the requirements to qualify as self build - complete appropriate form

After Completion

- Within 6 months submit the supporting evidence to confirm the house is self build.
- If the required evidence is not provided within 6 months of Completion CIL is liable to be paid.

Evidence

- Proof of Date of Completion
- Proof of Ownership - Copy of Title Deeds.
- Proof of Occupation as Principal Residence

TREE CONSTRAINTS

- 6.19 Existing and proposed trees will form an intrinsic part of the proposed development. It is proposed that the applicant for each RM application will liaise with Wiltshire Council, to protect the existing trees with Tree Preservation Orders (TPOs).
- 6.20 There are off-site existing trees and hedges on the site which need to be protected during construction work.
- 6.21 A Tree Retention Plan (TRP) has been prepared to set out the constraints imposed by existing trees on the proposed development parcels.
- 6.22 The Tree Retention Plan shows the position of trees, a reference number and a coloured dot which denotes the retention category status and the extent of the RPZ.
- 6.23 The Tree Retention Plan shows the constraints placed on the development by the trees in two categories:

Below ground Constraints

- 6.24 The Root Protection Zone (RPZ) for each tree or group are shown as a pink circle. The development parcels have been set out to prevent any intrusion into the RPZ of any of the trees. The RPZ must be protected during any development work with temporary barriers as prescribed by the British Standard.

Soakaway

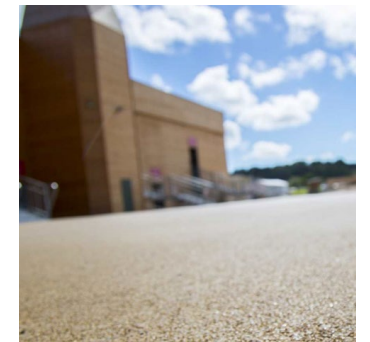
- 6.25 Soakaways should be sited to avoid the RPZs of trees. If this is not possible, special techniques must be employed to place the services within the RPA of the trees.

PUBLIC REALM

- 6.26 The definition of boundaries between public, communal and private space is important to encourage residents to feel a sense of ownership and responsibility for their surroundings. Garden areas adjacent to the road will be defined by surfacing and planting to define defensible space. High hedging and walls are used where appropriate to create secure barriers to the side and rear of dwellings.
- 6.27 Care has been taken to create a good quality public realm which can be readily managed and maintained. The management company responsible for the public areas will ensure that a high quality of environment is maintained to deter crime and anti-social behaviour.
- 6.28 The public realm of the development can be considered as 3 distinct areas.
- The Access Road,
 - Home Zone,
 - Footpaths.
- 6.29 Access Road
- The access road and associated turning head will be a 5.5m wide carriageway with a separate 1.0m wide footway.
- 6.30 Home Zone
- The home zone will have pedestrian priority, which reduces the dominance of vehicles and creates a safer environment for both pedestrians and vehicles. It will vary in width from 4.8m to 5.5m and will have a wide service margin to the outer side. The shared surface road way will be finished with Resin Bonded Gravel and will have granite sets acting a rumble strips.
- 6.31 Footpaths
- Footpaths will be of a natural finish, using self-binding, Beadon gravel in a golden tone with timber boarding edging.



TARMAC



COLOURED ASPHALT



GRANITE SETTS



BEADON GRAVEL

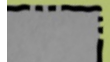
PLOT	1
MAX. PERMITTED BUILD SIZE	1467 SQFT (136.3m ²)
BUILD PLATFORM	734 SQFT (68.1m ²)
PLOT SIZE	0.076 acres
BUILDING ASPECT	2 (north-east & south-east)

PLOT	2
MAX. PERMITTED BUILD SIZE	2018 SQFT (187.5m ²)
BUILD PLATFORM	1009 SQFT (93.7m ²)
PLOT SIZE	0.087 acres
BUILDING ASPECT	1 (north-east)

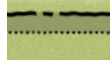
KEY



EXTENT OF PLOT



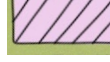
DEVELOPMENT PLATFORM



0.3M PLANTING ZONE



PROPOSED LOCATION FOR 2 OR 3NO. CAR PARKING SPACES



ILLUSTRATIVE ZONE OF SOFT FRONT LANDSCAPING



FIXED ACCESS POINT



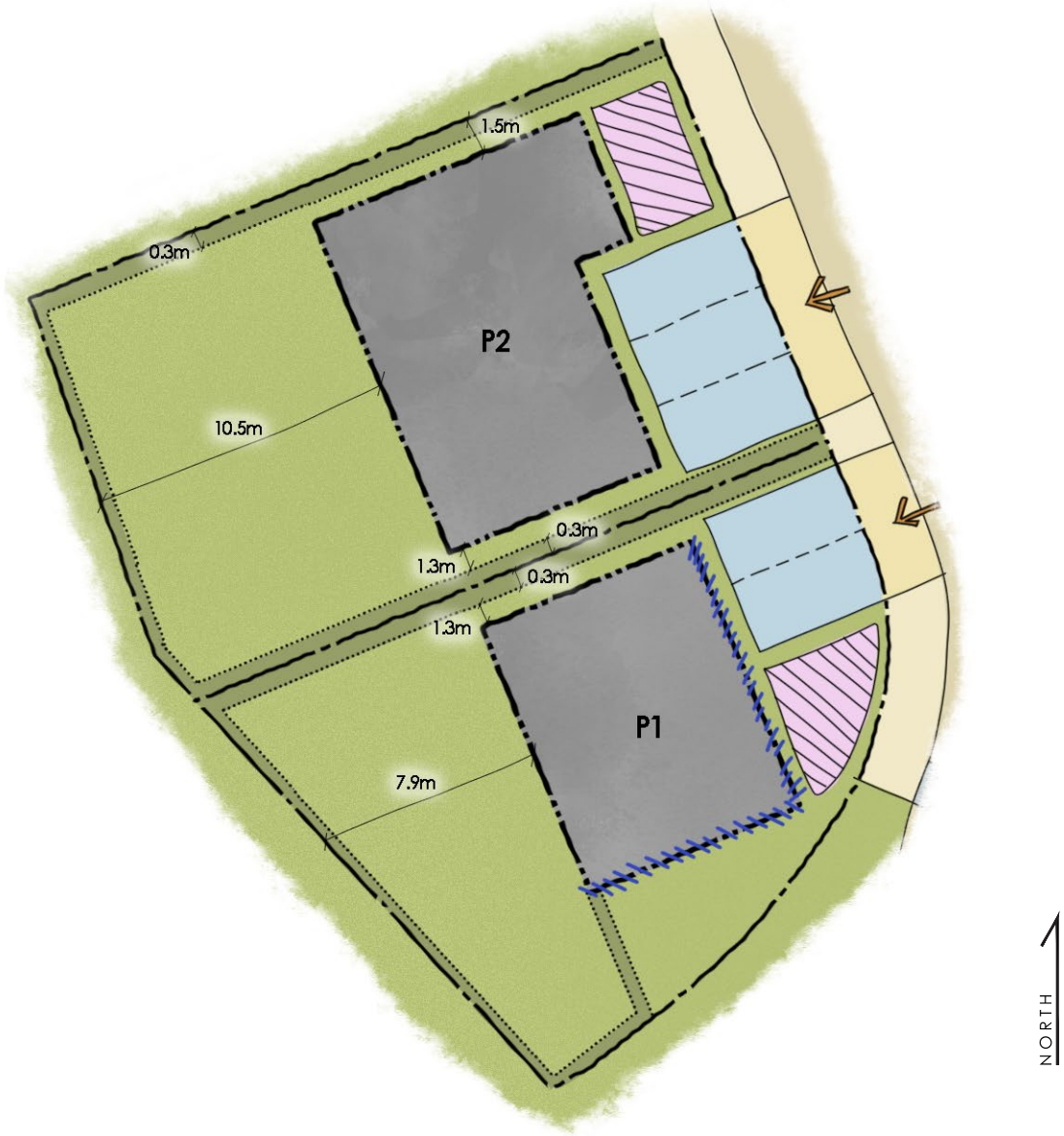
FOOTPATH



EXISTING TREE LINE



DUAL ASPECT ELEVATIONS (HIGH VISIBILITY FROM AND TO THE PUBLIC REALM)



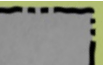
PLOT	3
MAX. PERMITTED BUILD SIZE	2020 SQFT (187.7m ²)
BUILD PLATFORM	1010 SQFT (93.8m ²)
PLOT SIZE	0.085 acres
BUILDING ASPECT	1 (north-east)

PLOT	4
MAX. PERMITTED BUILD SIZE	2260 SQFT (210m ²)
BUILD PLATFORM	1130 SQFT (105m ²)
PLOT SIZE	0.087 acres
BUILDING ASPECT	1 (north-east)

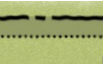
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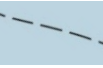
EXTENT OF PLOT



DEVELOPMENT PLATFORM



0.3M PLANTING ZONE



PROPOSED LOCATION FOR 2 OR 3NO. CAR PARKING SPACES



ILLUSTRATIVE ZONE OF SOFT FRONT LANDSCAPING



FIXED ACCESS POINT



FOOTPATH



EXISTING TREE LINE



DUAL ASPECT ELEVATIONS (HIGH VISIBILITY FROM AND TO THE PUBLIC REALM)



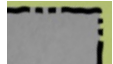
PLOT	5
MAX. PERMITTED BUILD SIZE	2258 SQFT (209.8m ²)
BUILD PLATFORM	1129 SQFT (104.9m ²)
PLOT SIZE	0.091 acres
BUILDING ASPECT	1 (north-east)

PLOT	6
MAX. PERMITTED BUILD SIZE	2530 SQFT (235m ²)
BUILD PLATFORM	1265 SQFT (117.5m ²)
PLOT SIZE	0.103 acres
BUILDING ASPECT	1 (south-west)

KEY



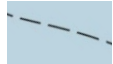
EXTENT OF PLOT



DEVELOPMENT PLATFORM



0.3M PLANTING ZONE



PROPOSED LOCATION FOR 2 OR 3NO. CAR PARKING SPACES



ILLUSTRATIVE ZONE OF SOFT FRONT LANDSCAPING



FIXED ACCESS POINT



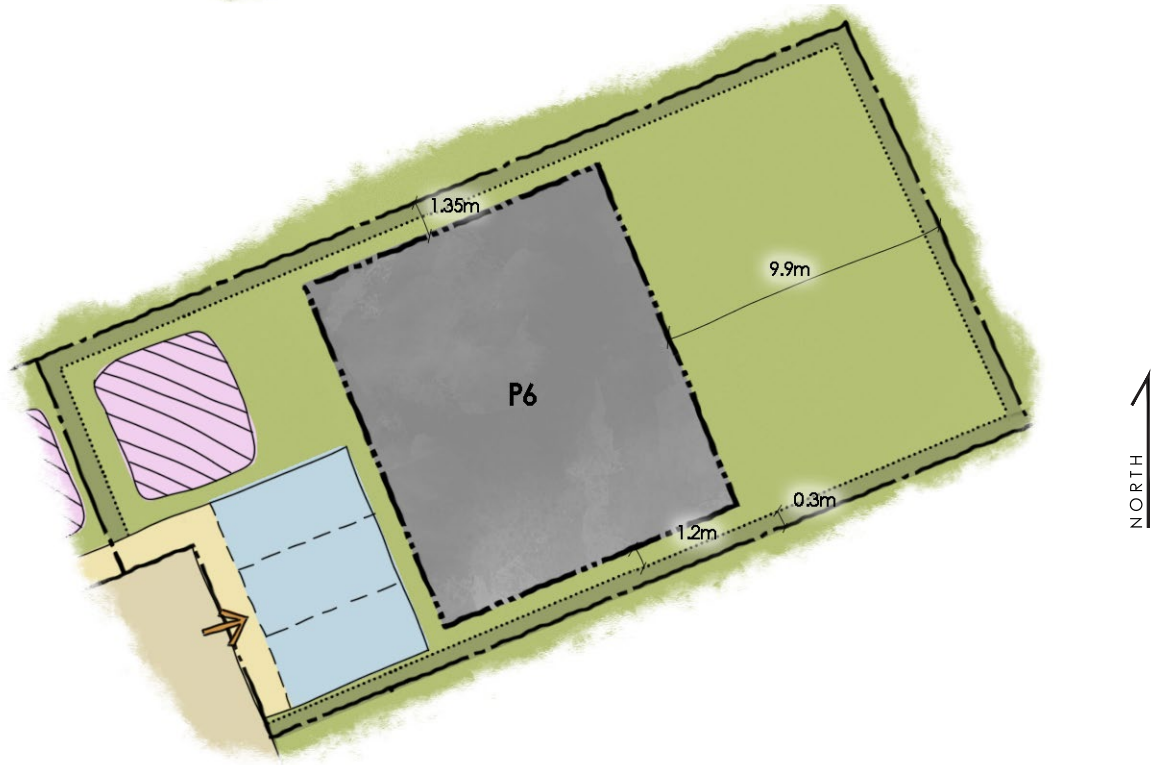
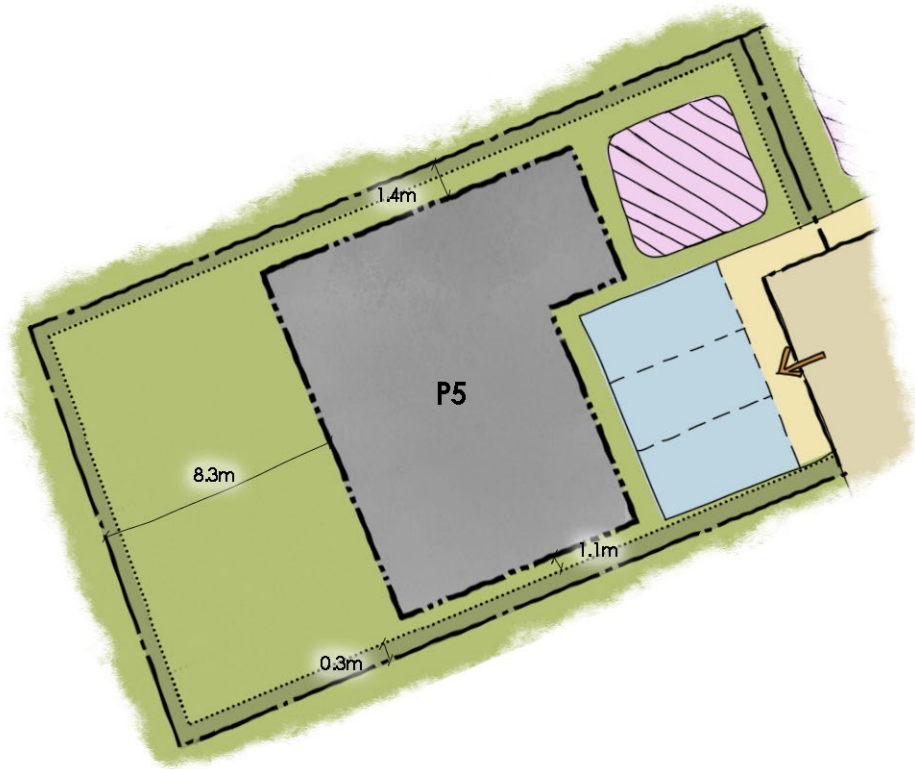
FOOTPATH



EXISTING TREE LINE



DUAL ASPECT ELEVATIONS (HIGH VISIBILITY FROM AND TO THE PUBLIC REALM)



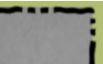
NORTH

PLOT	7
MAX. PERMITTED BUILD SIZE	2530 SQFT (235m ²)
BUILD PLATFORM	1265 SQFT (117.5m ²)
PLOT SIZE	0.099 acres
BUILDING ASPECT	1 (south-west)

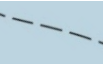
PLOT	8
MAX. PERMITTED BUILD SIZE	2530 SQFT (235m ²)
BUILD PLATFORM	1265 SQFT (117.5m ²)
PLOT SIZE	0.095 acres
BUILDING ASPECT	2 (south-west & south-east)

KEY

EXTENT OF PLOT

DEVELOPMENT PLATFORM

0.3M PLANTING ZONE

PROPOSED LOCATION FOR 2 OR 3NO. CAR PARKING SPACES

ILLUSTRATIVE ZONE OF SOFT FRONT LANDSCAPING

FIXED ACCESS POINT

FOOTPATH

EXISTING TREE LINE

DUAL ASPECT ELEVATIONS (HIGH VISIBILITY FROM AND TO THE PUBLIC REALM)



SUSTAINABILITY

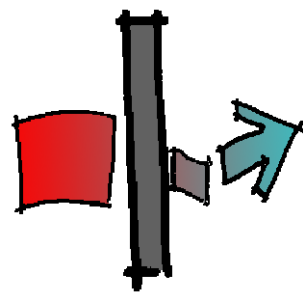
“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

NPPF: Bruntland Report

6.37 We are committed to delivering sustainable new homes, it is proposed that building performance will be set in excess of the building regulations.

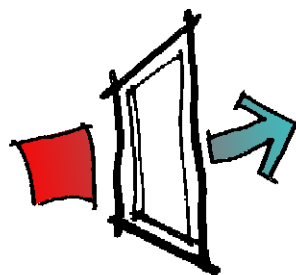
6.38 Thermal Element

- U-values walls 0.16 W/m2 K or less, ground floors 0.12 W/m2 K or less, roofs 0.10 W/m2K or less



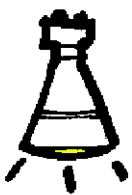
6.40 Window

- U-values and g-values 1.1W/m2 K or less and achieve a solar gain factor (g-value) of between 0.50-0.70



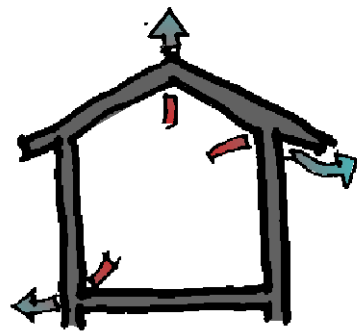
6.42 Electrical Lighting

- Minimum 75% of fixed lighting to be low energy (e.g. LEDs)



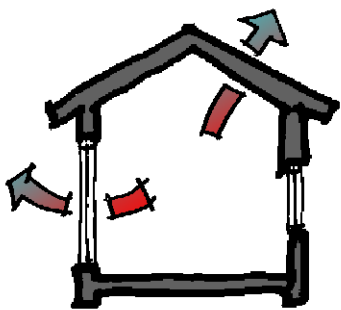
6.39 Thermal Bridges

- Use Accredited Construction Details or achieve y-value of 0.18W/m2 K or less



6.41 Air Leakage Rate

- 4.5m3/h-m2 @ 50 Pa (to be tested on site)





SELF BUILD COMMUNITY, LAND NORTH OF SEAGRY ROAD, GREAT SOMERFORD

CONCLUSION

7 CONCLUSION

CONCLUSION

- 7.1 This statement has been prepared by BHPH Architects in support of outline planning application submitted on behalf of Mr N Davies and Ms E Turtle by Vision Planning.
- 7.2 The application seeks to provide infrastructure and associated landscaping to service 8no self-build plots.
- 7.3 In summary, the following key principles have been adapted in the layout and design of the proposed development:
- Efficient use of brownfield land, to deliver self build serviced land parcels to meet an identified local and national need.
 - Design which specifically caters for the Self Builder's requirements ensuring a simple and deliverable collection of ready serviced plots.
 - Extensive landscaped areas and communal facilities to promote a cohesive and healthy resident population, as well as significant biodiversity enhancements.
 - Introducing an exciting variety of housing design with individual plot owners taking pride in their build with high quality materials.
- 7.4 In conclusion, it is therefore considered that the development constitutes sustainable development, which should be positively considered in accordance with the provision of the National Planning Policy Framework.
- 7.5 The proposed works will make significant improvements to the character and appearance of the site as a whole with the philanthropic repairs in the landscape.
- 7.6 The proposed development and design code has been sensitively prepared with due consideration to the local vernacular to produce a development that sits harmoniously within the wider context.