

KEY CHANGES IN RESPONSE TO ENGAGEMENT WITH COMMUNITY/PLANNERS:

4. POS improvements

The design has evolved in response to LLFA pre-application advice by prioritising above ground SuDS (e.g swales and attenuation basins) over underground tanks. The public open space is therefore designed to be truly multifunctional, integrating an increased surface water storage requirement with amenity and ecological value, while remaining functional, attractive, and high quality.

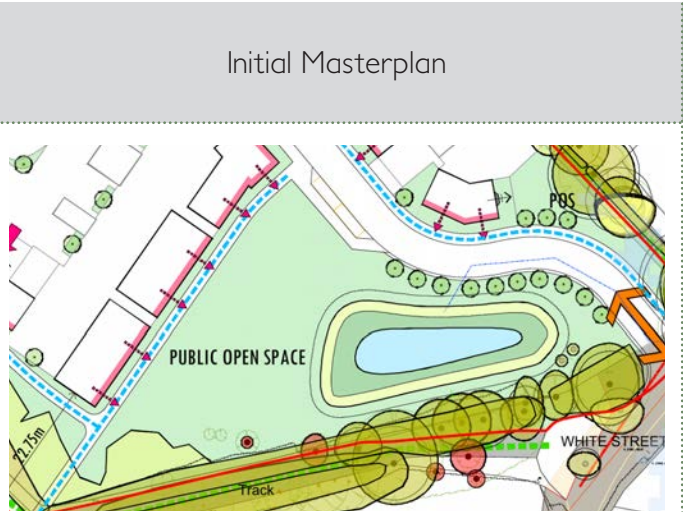


Figure 71



Figure 72

5. Meaningful street tree planting

Pre-application advice recommended increased street planting. While the number of street trees has not been increased, those proposed have been carefully positioned to ensure they are deliverable and make a meaningful contribution to the character of the area.



Figure 73



Figure 74

6. Trial trenching carried out

Pre-application advice recommended that trial trenching be undertaken prior to determination of the application. This has been carried out, results of which are set out in the supporting Archaeological Evaluation Report (Cure Tae).

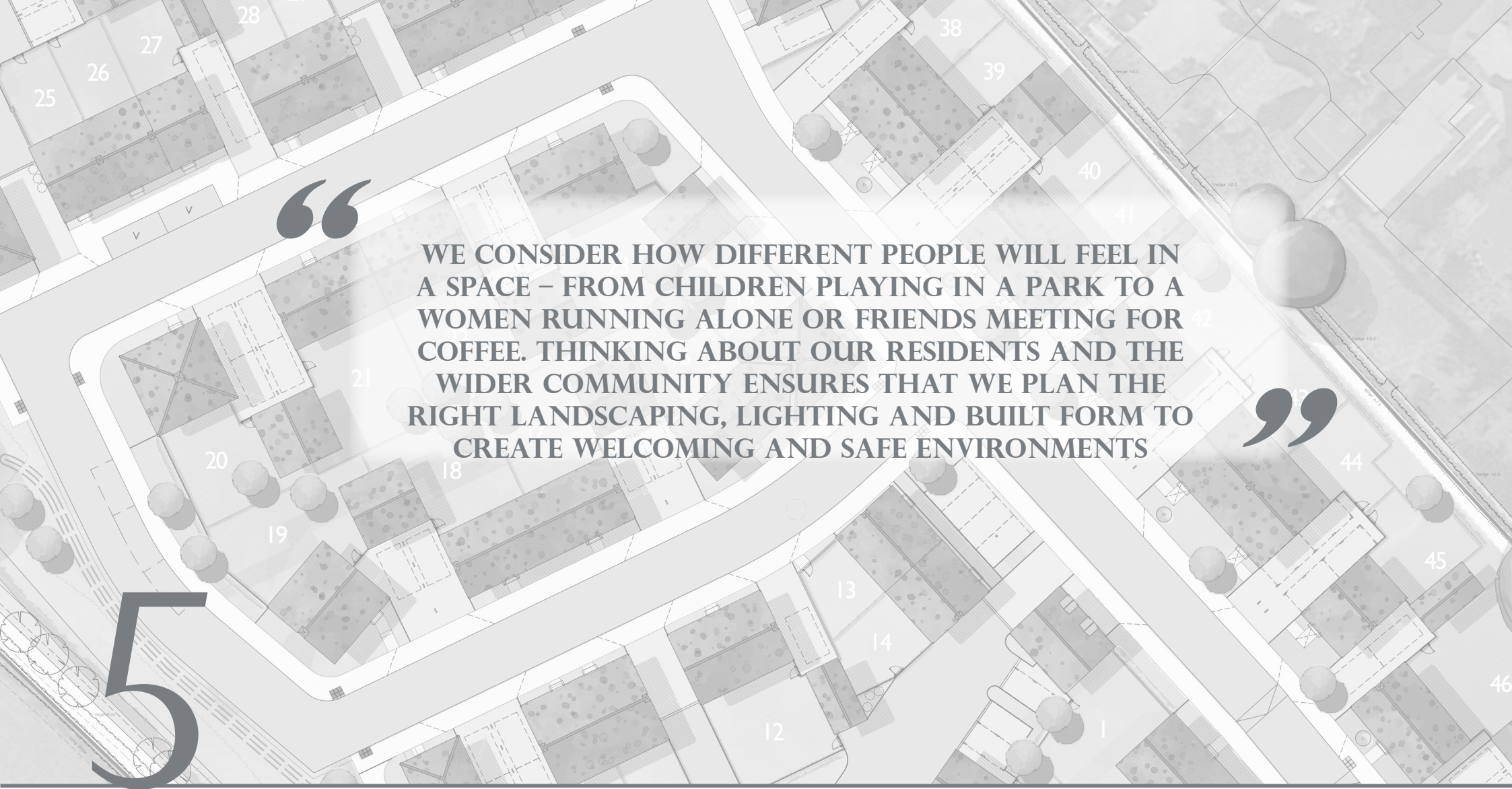


Figure 75



Figure 76

Given the results of the trial trenched evaluation, the LPA archaeologist confirmed that the archaeological remains which would be impacted by the scheme can be considered mitigated. Therefore, no further archaeological works are required within the study site.



THE PROPOSAL



Figure 77: CG Fry & Son Site Plan



THE DESIGN RESPONSE

“LIVEABILITY IS THE EXTENT TO WHICH A PLACE IS SUITABLE FOR LIVING IN AND CAN PLAY A KEY ROLE IN DETERMINING PEOPLE’S QUALITY OF LIFE”

Draft NPPF

LIVEABILITY

EFFECTIVE USE OF LAND

Pre-application advice advised that ‘the layout suggests a reasonable balance between land efficiency and maintaining a spacious feel’. C G Fry & Son agree that the proposal is of an appropriate density, responding to the prevailing residential character of the area and the edge of settlement location while ensuring that the proposal maximises opportunity to contribute meaningfully to Wiltshire’s housing need.

PROPOSED USE

The proposal is residential in nature, entirely compatible with neighbouring residential uses. A detailed site plan has been prepared which indicates an area of 2.16ha within the red line. The net residential developable area is approximately 1.69ha, with the balance of the 0.47ha (approx) site being utilised for a combination of multifunctional public open space, green and blue infrastructure for ecological mitigation and drainage attenuation.

While the proposal does not incorporate a mix of uses, it is located in a sustainable location as set out in chapter 2 of this statement, which supports walkability to local facilities for future residents.



Figure 78: 3D Watercolour (illustrative)

A MIX OF HOME TENURES, TYPES AND SIZES

We seek to provide 47 residential dwellings of which 30% are proposed as affordable housing.

C G Fry & Son adopt a tenure blind approach, ensuring a consistent level of design quality across tenures, supporting social integration.

The open market housing mix will provide a varied mix of homes ranging from two to four bedrooms.

ACCESSIBLE HOMES AND PLACES

The draft DPPPGE emphasises the need to consider the UK's ageing population, including the integration of new development with good access to public transport (addressed further under 'MOVEMENT'). It also emphasises the need for housing to be accessible and adaptable. C G Fry & Son seek to deliver affordable homes compliant with M4(2), and market dwellings designed with features support a wide range of occupants in line with Building Regulations.

The public open space has also been designed to be inclusive, featuring accessible gravel paths with a 1:21 gradient that form a circular route, ensuring a welcoming environment for people of all ages and abilities.



Figure 79: CG Fry & Son Housing Mix Plan

SOCIALLY INCLUSIVE

C G Fry & Son are keenly aware of the fact that good design promotes social inclusion and contributes to creating balanced and mixed neighbourhoods that are suitable, safe, healthy and accessible for all.

The proposal provides a framework of formal and incidental public open spaces. The open space includes natural play features, a flexible social amenity lawn with tree planting, an informal seating area and areas of nature enhancement. As set out in the supporting landscape statement, this alongside connectivity to existing footpath networks encourages social inclusion, play, connectivity with nature and incidental social interaction (see **PUBLIC SPACE**).

As set out in chapter 3, the design ethos of C G Fry & Son courtyards is to promote walkability within the development and create streets with continuous frontages that frame streets. The courtyard within this scheme encourages spontaneous interaction by creating usable shared spaces, with shared bin presentation points, shared parking areas, and prioritising pedestrian movement over cars.



Figure 80: Extract from Landscape Statement courtesy of Macgregor Smith



BUILDINGS RELATE WELL TO SURROUNDING SPACES

The proposal has been iteratively designed resulting in a considerate and purposeful layout that promotes social inclusion and a welcoming environment for all.

The proposal seeks to create attractive, liveable streets and legible, well-defined open spaces. Buildings are set back from the road behind front gardens and areas of public open space, contributing to a verdant and attractive street scene.

Dwellings have been carefully positioned to create perimeter blocks, creating a continuous active frontage that faces onto streets and addresses public open spaces. This approach reinforces enclosure, supports natural surveillance and enhances the overall quality of the public realm (See C G Fry & Son Design Ethos).

MAINTENANCE AND MANAGEMENT CONSIDERATIONS: CREATING A SENSE OF OWNERSHIP

C G Fry & Son's preference is for internal roads to be designed and constructed to adoptable standards, with the intention of adoption by Wiltshire Council as the Local Highway Authority via a S38 Agreement. Adoption ensures that future maintenance responsibilities will be undertaken by Wiltshire Council. A management company will ensure consistent management of communal spaces within the development not adopted by Wiltshire Council, safeguarding the character and quality of the proposal.



Figure 81: Watercolour illustrating the homes overlooking POS



Figure 82: Watercolour illustrating the homes overlooking POS

The incorporation of a courtyard reduces the visual dominance of vehicles within the streetscape and enables the creation of an attractive vista of properties fronting onto the public open space. These properties provide the function of natural surveillance, creating the feeling of safety and security within this arrivals space. Vehicular access is located to the rear, minimising vehicle movements adjacent to the open space offering a more comfortable environment for users.

The courtyard space has been designed to be well overlooked, with plots 7 and 8 positioned to enhance natural surveillance. Access into the courtyard is intentionally narrow, encouraging reduced vehicle speeds and prioritising pedestrian permeability. Tree planting is incorporated to soften the appearance of the courtyard and enhance its visual amenity.



Figure 83: Watercolour illustrating the courtyard entrance



Figure 84: Watercolour illustrating the courtyard design which enables a continuous street frontage to address the POS