

# 6.2

## CLIMATE

### WILTSHIRE COUNCIL'S CLIMATE EMERGENCY

Wiltshire Council has acknowledged a climate emergency and as set out in the Wiltshire Design Guide is committed to being a carbon neutral organisation by 2030. Wiltshire Council has adopted a Climate Strategy (adopted 2022) and The Green and Blue Infrastructure Strategy (2022) and is preparing a draft climate delivery plan.

The Wiltshire Design Guide considers that the way in which the built environment in Wiltshire is planned and designed is fundamental to the Council's part in meeting this target.

Wiltshire Council's design guide sets out four key objectives for new developments to address within architecture and urban design. These are addressed in the proceeding pages.

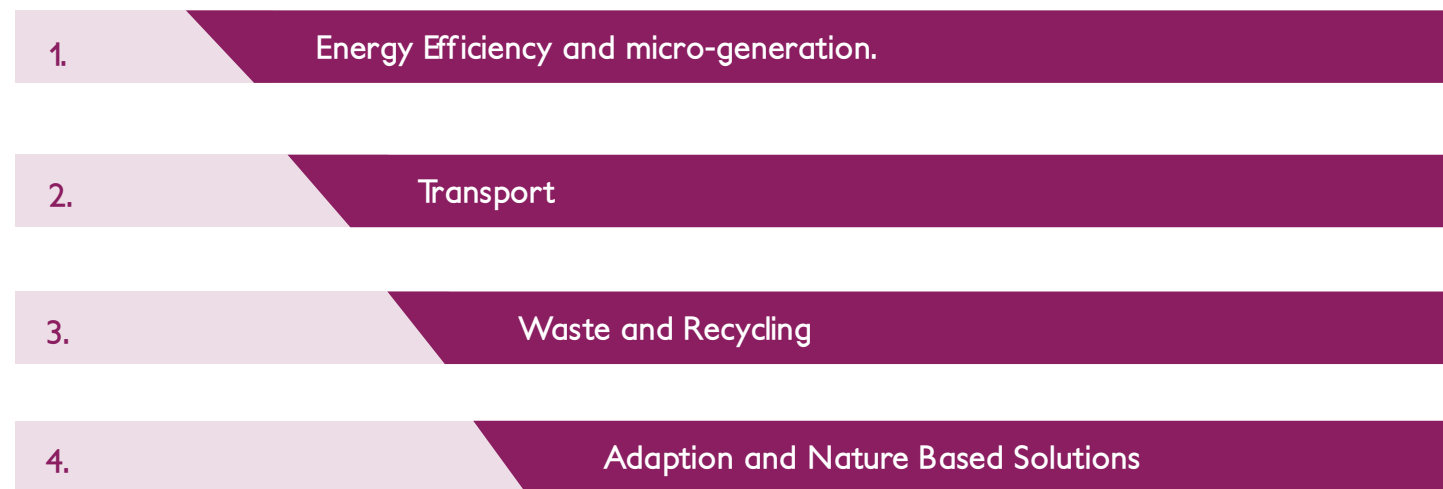


Figure 85: Extract from CG Fry & Son Street Elevations

### 6.2

#### THE ENERGY HIERARCHY

C G Fry & Son has regard to the energy hierarchy when designing any development, believing that building a home with a low energy demand is the best long-term way to deal with high CO2 emissions and fuel bills. The efficiency of the “building envelope” is key to this.

The proposal incorporates the following, whilst also recognising the importance of embedded green infrastructure throughout the layout, including areas of public open space, tree planting, and Sustainable Drainage Systems (SuDS) (see [NATURE](#))

Further detail on sustainability is set out in the supporting sustainability statement.

Provision of photovoltaic panels on houses

High level of insulation

High level of airtightness  
(an average airtightness of 3.5m3)

Traditional masonry cavity wall  
construction

Bat boxes/bird boxes/swift boxes/bee bricks  
(see biodiversity enhancement plan)

Electric car charging points

High level of workmanship and attention to detail

Reduced heat loss

Sustainable urban drainage system



Built to our “Stepping Stone” specification with all homes designed to meet building regulations and Future Homes Standards where applicable.

Built using bespoke construction details which have been thermally modelled

Air source heat pumps will be used on all houses and exhaust air heat pumps on flats.

Low energy lighting

Better heating controls

Low water use

Low-e double glazing

Local sustainably sourced materials where applicable

Consideration of overheating and thermal comfort

WHOLE LIFE CARBON AND SUSTAINABLE CONSTRUCTION

C G Fry & Son operate a sustainable procurement policy which considers issues such as efficient use of resources, packaging, waste reduction, product traceability, carbon footprint and environmental impact of products, human rights, ethics, labour issues, use of recycled products and recycled content of products, and pollution reduction. Within our ISO14001 procedures we request key information and policies from our suppliers and subcontractor teams. Our Environmental Technical Co-ordinator collates key data from our supply chain including waste, timber certification documents and environmental policies.

A site waste management plan is produced at construction stage, outlining the sustainable procurement measures used to minimise the generation of waste during construction. For example, an engineered joist system for first floor construction allows the manufacturers to convert much more of each tree log into structural timber than with traditional sawing. All timber is procured from a FSC or PEFC certified timber source and is sourced from certified suppliers and, where possible, local materials are used to reduce transportation.

The site plan has incorporated ample space for waste and recycling storage, with presentation points that are convenient and free of conflict (see [MOVEMENT](#)).



Figure 86.

MINIMISING CLIMATE RISKS

Following the change in building regulations which was introduced in 2021 requiring all new homes to reduce carbon emissions by 31%, the scheme incorporates a range of climate change adaptive measures. These are explored further in the supporting sustainability statement.

As set out in the supporting FRA, the site is located within Flood Zone 1 and is not susceptible to surface water or ground water flood risk. The FRA does however consider climate change impacts, minimising vulnerability and providing resilience across the proposal's lifetime. The proposal makes space for water, with the attenuation for the proposed development sized to accommodate run-off from the development up to the 1 in 100 year return period storm, with 45% upper end peak rainfall. The proposal seeks to maximise the use of infiltration through the use of permeable paving and multifunctional SuDS (see [NATURE](#))

The site's location within a walkable neighbourhood, together with enhancements to the village's pedestrian network (see [MOVEMENT](#)), supports sustainable travel behaviour. Manual for Streets identifies that "walking offers the greatest potential to replace short car trips, particularly those under 2km," a principle embedded within the scheme.

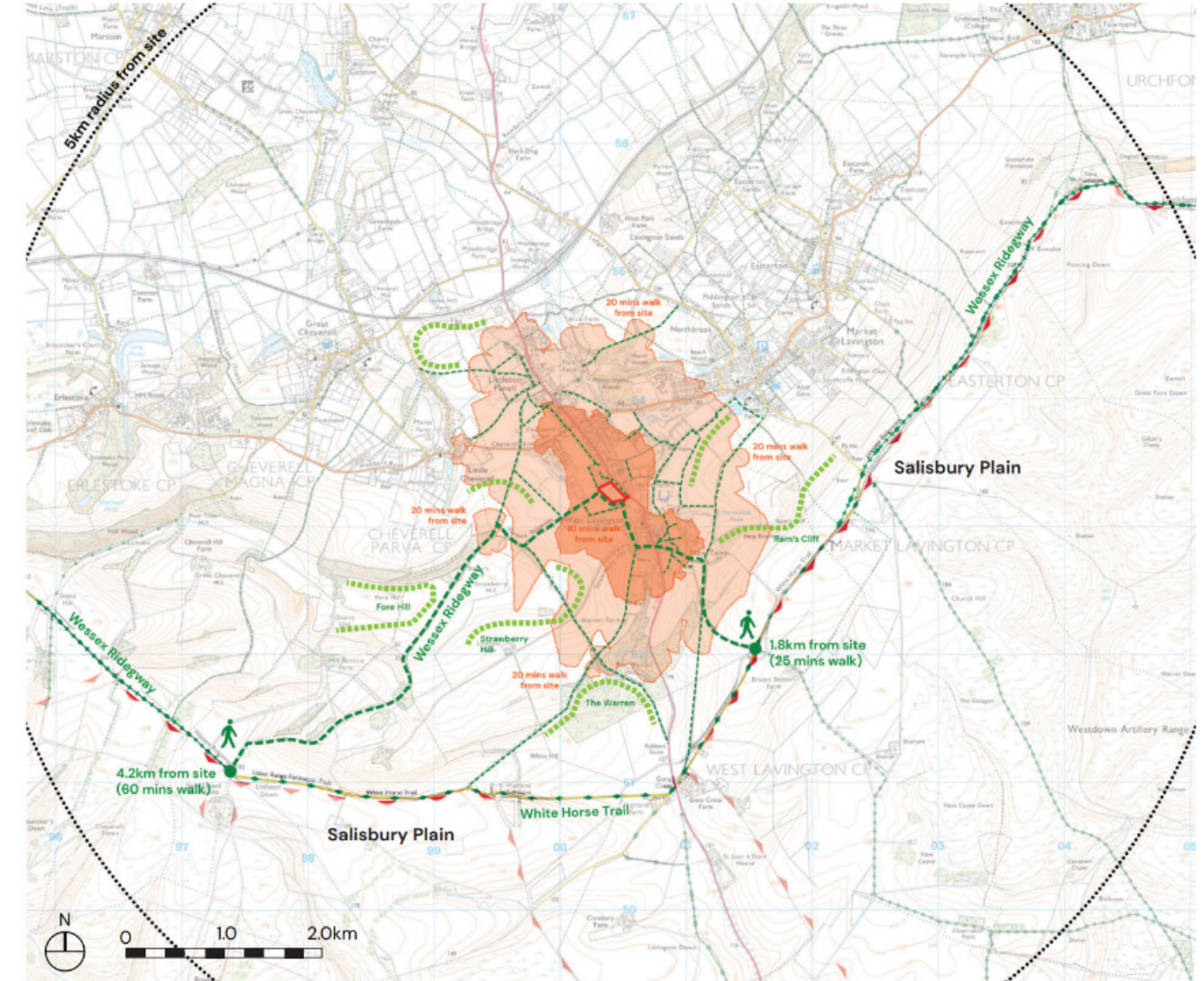


Figure 87: Extract of the supporting Landscape Statement courtesy of Macgregor Smith illustrating the extensive network of footpaths and PROW's surrounding the site

# 6.3

“NATURE CONTRIBUTES TO THE QUALITY OF A PLACE AND TO PEOPLE’S QUALITY OF LIFE AND IT IS A CRITICAL COMPONENT OF WELL-DESIGNED PLACES”

Wiltshire Council Design Guide

## NATURE

C G Fry & Son understand that green and blue spaces are essential for biodiversity, leisure and quality of life. In 2022, Wiltshire Council adopted ‘a green and blue infrastructure strategy for Wiltshire’. This identifies some immediate priorities, informing on the proposed layout of the scheme;

1. Creating more and better green spaces in our towns to help prevent flooding and attract people to live, work and invest in the area
2. Planting the right trees in the right places to support natural flood management, contribute to carbon net zero targets and strengthen ecological connectivity, provide shade and improve air quality
3. Supporting access to nature via a viable walking and cycling network
4. Encouraging environmentally sensitive farming in ways that enhance soil quality, sequester carbon, encourage wildlife, produce food and provide employment
5. Supporting a green economic recovery from the COVID-19 corona virus pandemic
6. Embedding Green & Blue Infrastructure into development and place-making to include nature-based solutions such as implementing sustainable drainage systems, green roofs and living walls.



Figure 88: Extract from the Wiltshire Council Green And Blue Infrastructure Strategy

## 6.3

### PROVIDING A NETWORK OF HIGH QUALITY BIODIVERSE GREEN INFRASTRUCTURE

The layout has been driven in part by landscape and ecology, being sensitive to the countryside edge and enhancing existing habitats, to create a place with public open space rich with enhanced biodiversity.

Where possible, C G Fry & Son have retained existing trees, hedges and scrub (see [NATURE p.59](#)). Hedges along the western boundary are proposed to be laid and bolstered. While some removal of scrub is inevitable, this in part facilitates habitat enhancement for reptiles.

The proposal incorporates a nature rich ‘wildlife and edible edge’ along the western boundary of the site that connects the southern and northern half of the site providing social benefits to the community (see [PUBLIC SPACE](#)).

The site is not located within a bat consultation zone, however the design has had regard to light sensitive species commuting along the western site boundary, incorporating a vegetated buffer. Careful deliberation on porch lighting has been considered. A supporting lighting plan assesses external lighting along the western edge of the site. You will note that porch lights fronting onto the western boundary have been minimised.



Figure 89: Extract of the supporting Landscape Statement courtesy of Macgregor Smith illustrating the Wildlife and Edible Edge to the development

ECOLOGY

C G Fry & Son incorporate features for protected species in liaison with our ecologist, including hedgehog highways, swift bricks, bird boxes, and bee bricks as shown in the Ecological Features Plan.

Reptile hibernacular have been incorporated along the sites western boundary and a green buffer has been designed in to ensure sensitivity to foraging bats.

Further detail is set out in the supporting EclA.

ECOLOGY LEGEND

Location of UK Built Swift Woodstone with site applied Brick Slip - ref: 906770120 - Total 47 No. CGF Detail DE-51-001

Location of Bee Blocks(215x65) - to be positioned at high level, colour to match brick or stone (under eaves or gable) - Total 47No. CGF Detail DE-1-034

Location of Built in Bat Box Woodstone invisible - ref: 901590119 - Total 30 No. CGF Detail DE-51-005

Indicates hedgehog routes. Gaps in walls and fences must be provided along this path

Hole in fence

Hole in wall



Figure 90: C G Fry & Son Biodiversity Plan

BIODIVERSITY NET GAIN

The proposal provides habitat retention, enhancement and creation. It delivers a net gain of 61.27% hedgerow units. To ensure that 10% biodiversity net gain is achieved, the shortfall in area habitat units will be made up through unit purchases, either from a local registered scheme or through a contribution to an environmental banking scheme.

Individual trees: urban trees

Heathland and scrub: blackthorn scrub (moderate condition) 0.017ha

Retained other woodland, broadleaved (good condition) 0.047ha

Urban: bare ground (poor condition) 0.048ha

Developed land sealed surface (habitat condition n/a) 0.029ha

Modified grassland (poor condition) 0.006ha

Other neutral grassland (good condition) 0.037ha

Native hedgerow: west (moderate) - 0.17km east (good condition) - 0.198km

Proposed habitats:

Individual trees: urban trees (78 no.)

Heathland and scrub: mixed scrub (moderate condition) 0.062ha

Grassland: other neutral grassland (good condition) 0.088ha

Grassland: other neutral grassland (moderate condition) 0.160ha

Urban: vegetated garden (condition assessment n/a) 0.448ha

Urban: introduced shrub (condition assessment n/a) 0.004ha

Urban: developed land, sealed surface (habitat condition n/a) 1.165ha

Hedgerow: native hedgerow (poor condition) 0.3km



Figure 91: BNG Post Development Habitats courtesy of AM Ecology

SUSTAINABLE DRAINAGE

C G Fry & Son has had regard to the Wiltshire Council’s Surface Water Soakaway Guidance and the updated National Standards for SUDS guidance (DEFRA, June 2025) in developing the drainage strategy.

As highlighted in chapter 4, since pre-application stage, the scheme has been refined to incorporate increased on-site water storage, including a larger open space basin, swales and the widespread use of permeable paving throughout private driveways and shared access drives.

The enhanced storage capacity has avoided the need for previously proposed underground attenuation tanks and allows drainage features to be more effectively integrated within the landscape and public open space. Further details on the drainage strategy are set out in the supporting FRA and Drainage Strategy.

Foul water drainage will connect to Wessex Water’s existing sewer network. Wessex Water has confirmed that the existing network has capacity to accommodate a development of this size.

A comprehensive drainage maintenance plan has been prepared, setting out the long term management responsibilities and maintenance regimes for the network.

The drainage basin is designed as a multifunctional feature, avoiding an over engineered appearance and contributing positively to the character and usability of the open space (see PUBLIC SPACE).

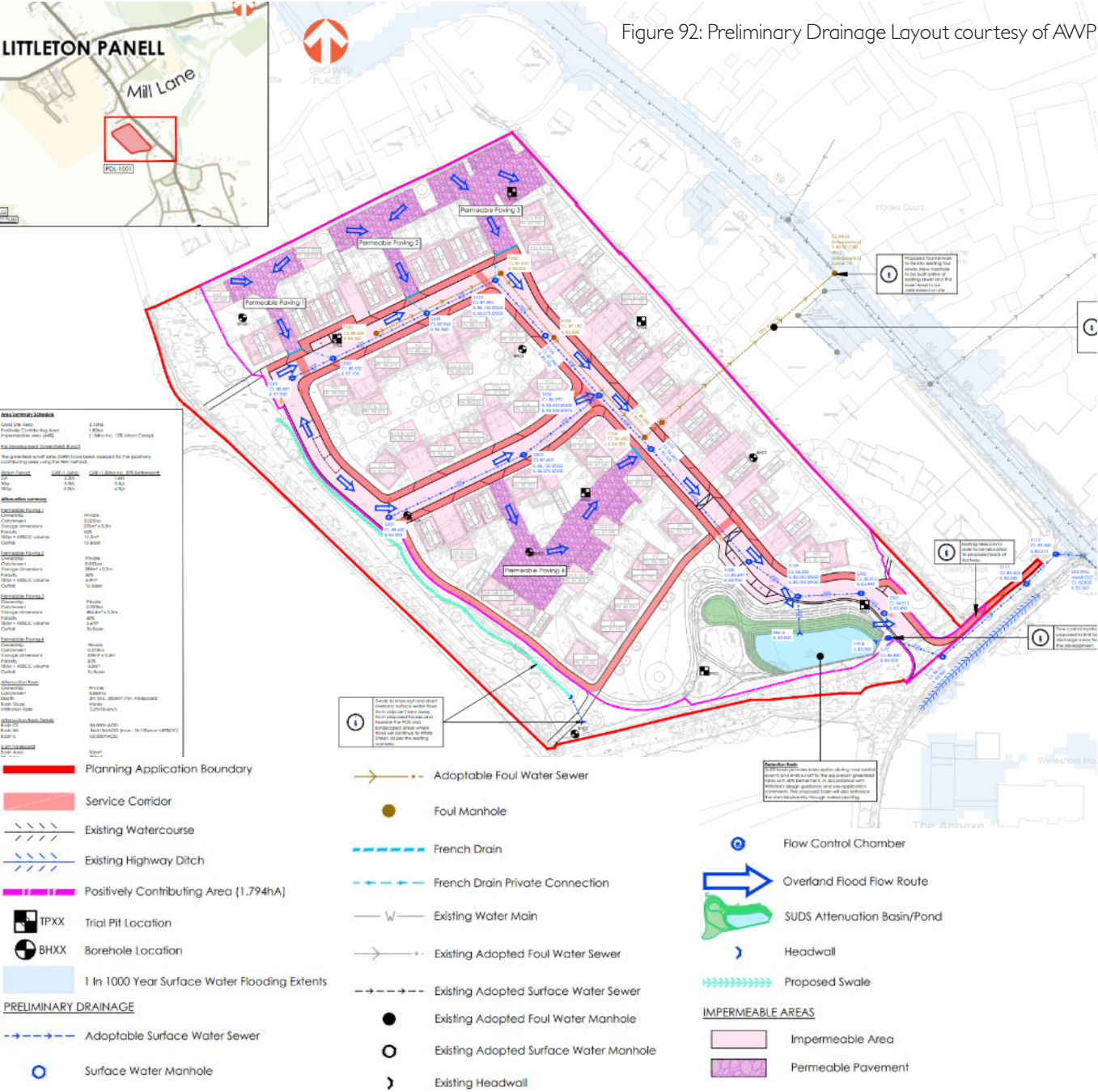


Figure 92: Preliminary Drainage Layout courtesy of AWP

TREES

C G Fry & Son recognise the importance of trees and key landscape features as fundamental components of liveable, high quality places.

Trees which make a positive contribution to the site layout have been retained wherever possible. Limited unavoidable removal is required to facilitate access and drainage infrastructure; however, the retention of the immediately adjacent vegetation ensures that the leafy character of the area is preserved.

Measures to protect retained trees include Construction Exclusion Zones and soil amelioration within selected root protection areas to support long term health. No works within RPAs will occur unless agreed through an approved Arboricultural Method Statement, or otherwise agreed with the LPA.

The scheme also includes substantial new tree and hedgerow planting which seeks deliver a positive landscape impact in the medium to long term, reinforcing local character and enhancing biodiversity.

Tree planting and soft landscaping also contribute to urban cooling through shading and evapotranspiration, helping to moderate local temperatures and improve thermal comfort for residents (see CLIMATE).

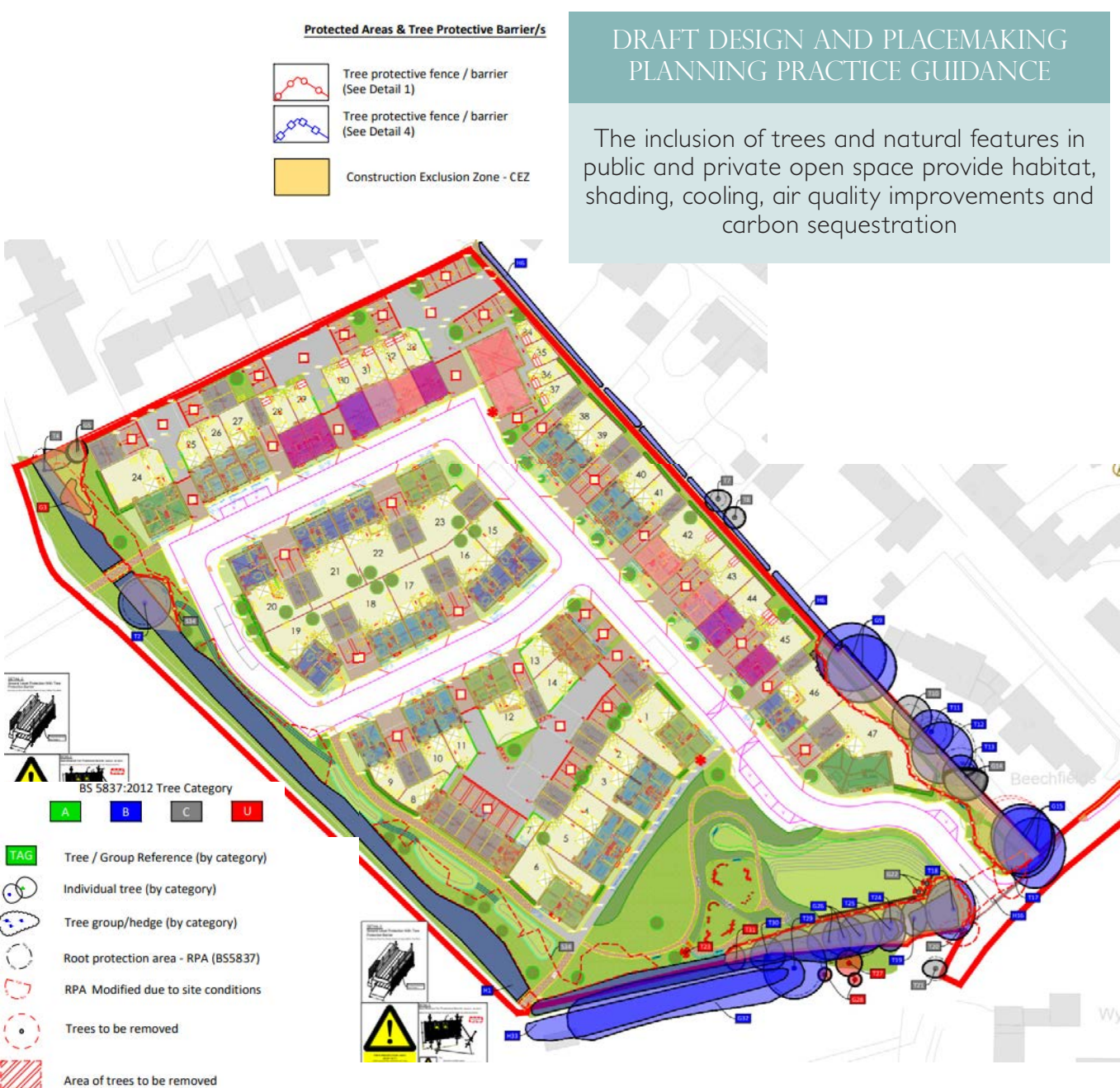


Figure 93: Tree Plan courtesy of Aspect Tree Consultancy

TREE STRATEGY  
We recognise that trees make an important contribution to the character and quality of urban environments.

- PARAGRAPH 136 OF THE NPPF SEEKS TO ENSURE THAT;
- new streets are tree lined;
  - opportunities are taken to incorporate trees elsewhere in developments;
  - appropriate measures are in place to secure the long term maintenance of newly planted trees
  - existing trees are retained where possible.

The tree planting strategy aims to create a strong and evenly distributed framework of new trees across the site, which will assist in creating new habitats, provide shade, slow down surface water run-off and improve air quality.

The strategy consists of a series of tree typologies, defining particular character areas in the masterplan. Large legacy trees provide punctuation marks though the public realm, framework trees to streets and within parking courts, fruiting edible species and more native trees to the boundaries. Over 78 trees planted throughout the scheme, of a mix of species will create visual seasonal interest and opportunities for foraging wildlife, whilst also benefiting disease resistance for future resilience and climate adaptation.



Figure 94: Tree Planting Plan courtesy of Macgregor Smith

# 6.4

“THE COUNCIL WILL USE ITS PLANNING AND TRANSPORT POWERS TO HELP REDUCE THE NEED TO TRAVEL PARTICULARLY BY PRIVATE CAR, AND SUPPORT AND ENCOURAGE THE SUSTAINABLE, SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS WITHIN AND THROUGH WILTSHIRE”

CP60 Wiltshire Core Strategy

C G Fry & Son seek to provide places that feel safe and are attractive. Connectivity with the existing village is important.

## THE STREET NETWORK

Our layout and architectural design attempts to create distinctive places within the development, which have a sense of place, have their own distinct identity, and which feel like they belong in the surrounding area.

The street layout and the arrangement of buildings and footways has a major influence in defining street character and street junction design and in facilitating walkability. Pedestrian and cycle access to each plot is directly off the proposed highway.

Access “for all” will be provided in accordance with Building Regulations Approved Document Part M, including users of wheelchairs or pushchairs, the visually impaired or elderly. The site layout ensures that each street has more than one connection to another street, whether via a courtyard or pedestrian path or connecting to existing PROWS.

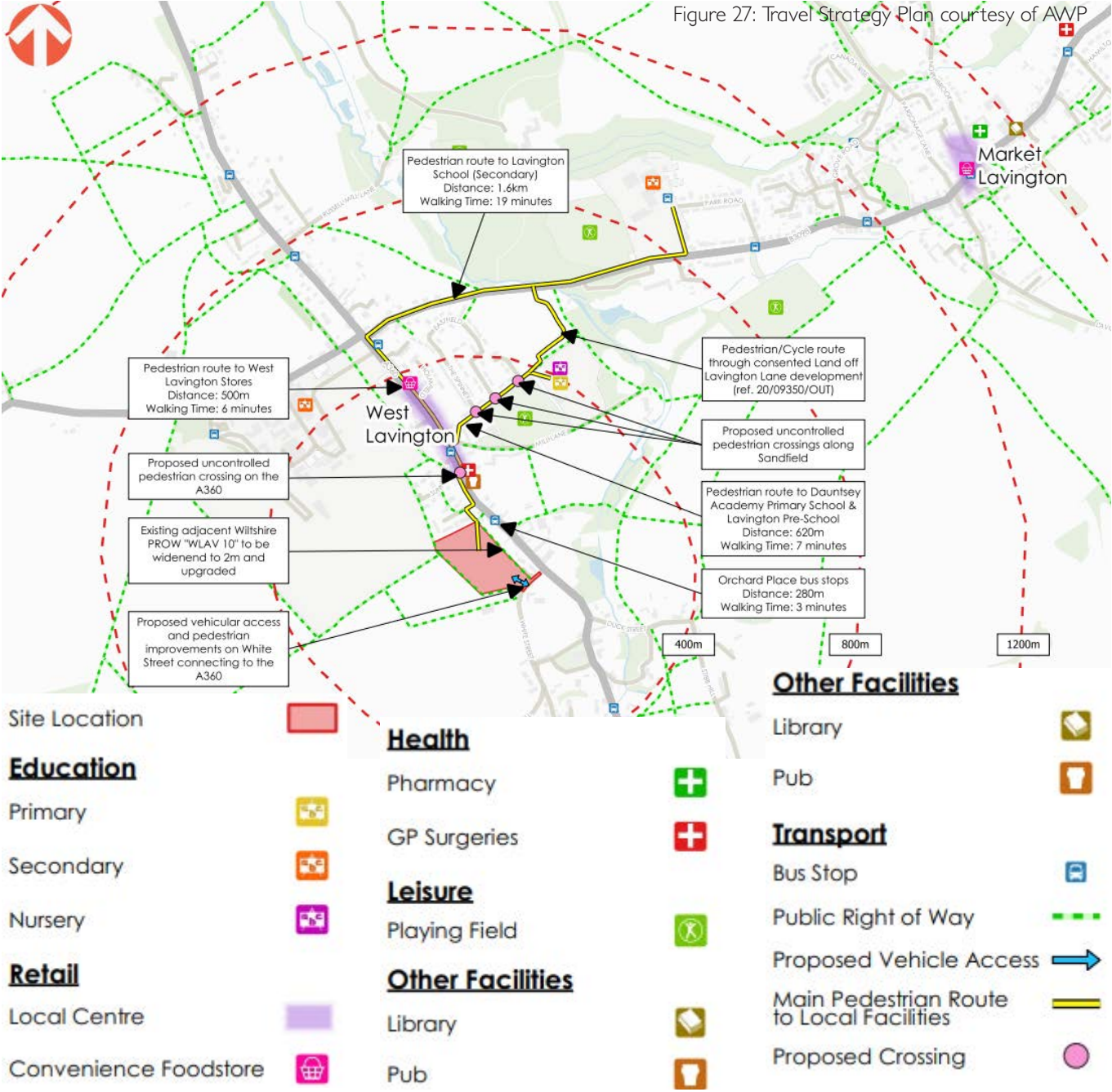


Figure 95: Watercolour illustrating how the gentle curve of the street and building position slows vehicular speeds and encourages walkability

ACTIVE TRAVEL

C G Fry & Son seek to encourage active travel through the design of the proposal, creating safe, direct, convenient and accessible routes for people of all ages and abilities.

The Travel Strategy Plan indicates proposed enhancements in the area, including the provision of uncontrolled pedestrian crossings with dropped kerbs on both the A360 within the vicinity of the GP Surgery and along Sandfield to improve existing walking routes to the primary school.



VEHICULAR ACCESS

The principle and sole point of vehicular access to the proposed development is to be provided from White Street as shown in the adjacent Civil Engineers drawing. The access is proposed in the form of a priority junction, which will facilitate safe and convenient vehicular movements into and out of the site.

This approach ensures a legible and controlled access arrangement and allows the development to integrate effectively with the surrounding highway infrastructure.

- Site boundary
- Existing public right of way
- Approximate extent of HMPE
- Visibility splay based on surveyed 85th percentile speeds and manual for Streets guidance
- Proposed bituminous carriageway

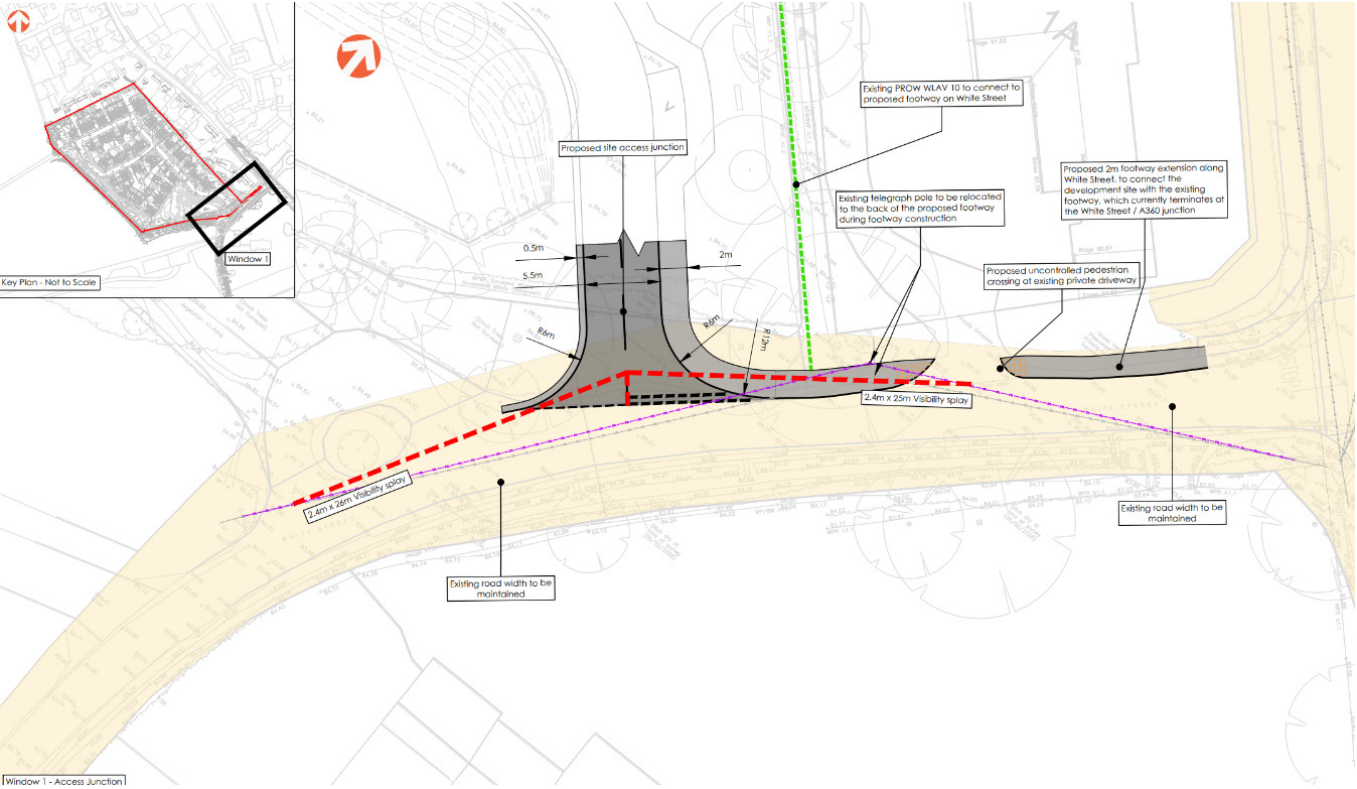


Figure 96: Access Plan courtesy of AWP

PARKING AND CYCLE STRATEGY

Where possible, car parking is provided within parking courts and mews streets to minimise the vehicular dominance on the streets.

A total of 112 parking spaces are proposed to be provided, including an allowance for visitor parking. These parking provisions are in line with Wiltshire Councils Parking Guidance, and appropriate to meet the operational needs of the development.

Provision for electric vehicle charging will be provided for every plot as shown on the submitted Site Layout Plan. Cycle parking will also be provided for each dwelling at a ratio of 1 space per bedroom (up to a maximum of 3) through the provision of appropriately sized garages or secure stores in accessible rear gardens.

WCP  
PCP  
Car charging point  
(Wall or Post Mounted)



Figure 97: Site Plan

SERVICING / EMERGENCY ACCESS

A swept path analysis has been undertaken to demonstrate that a fire tender can service the proposed development, and enter and exit the site access in a forward gear.

A minimum width of 4100mm will be provided for emergency vehicle and fire brigade access. Courtyards have been laid out to provide sufficient turning space, where necessary, for a fire engine.

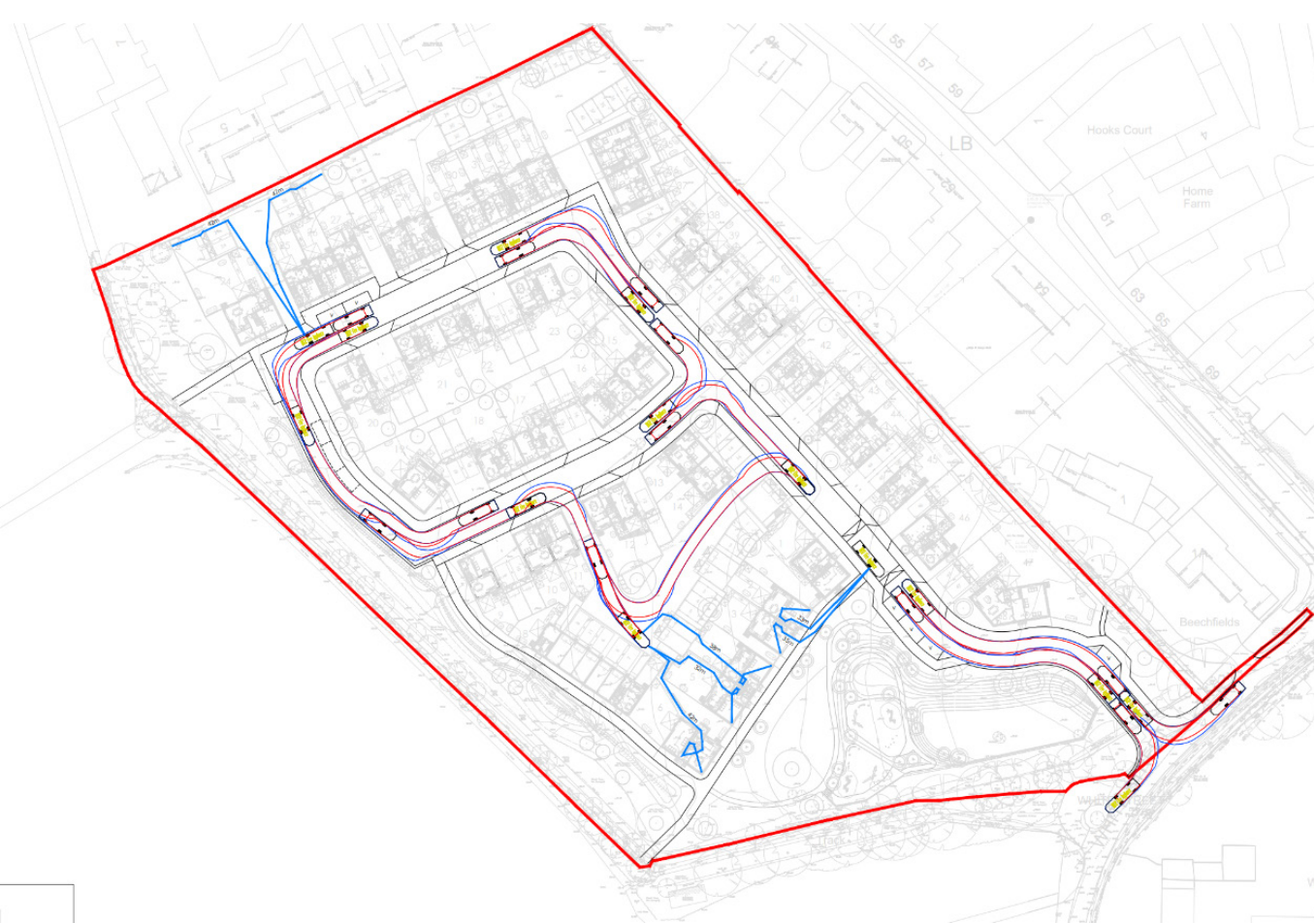
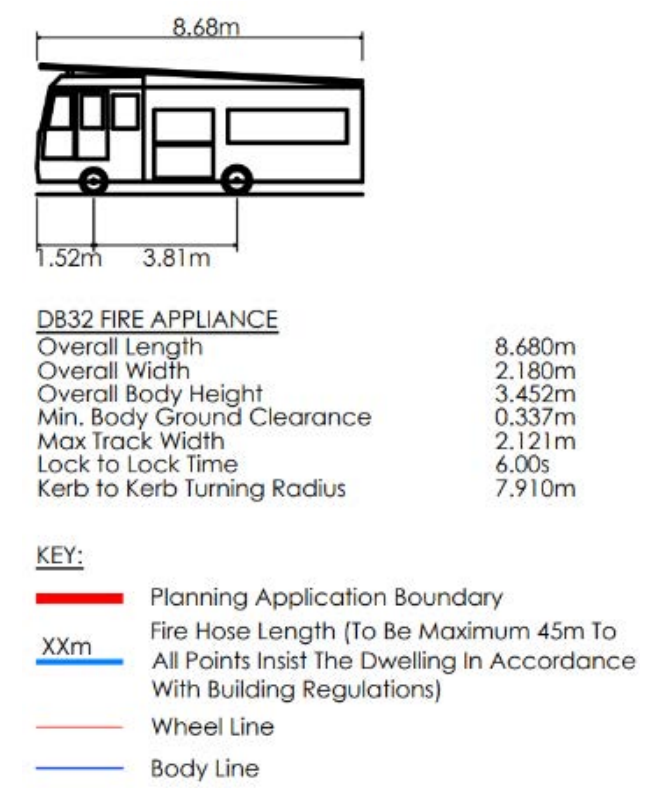


Figure 98: Servicing / Emergency Access swept path analysis courtesy of AWP