

DILTON MARSH, WILTSHIRE

Design & Access Statement | March 2026



Redcliffe
HOMES

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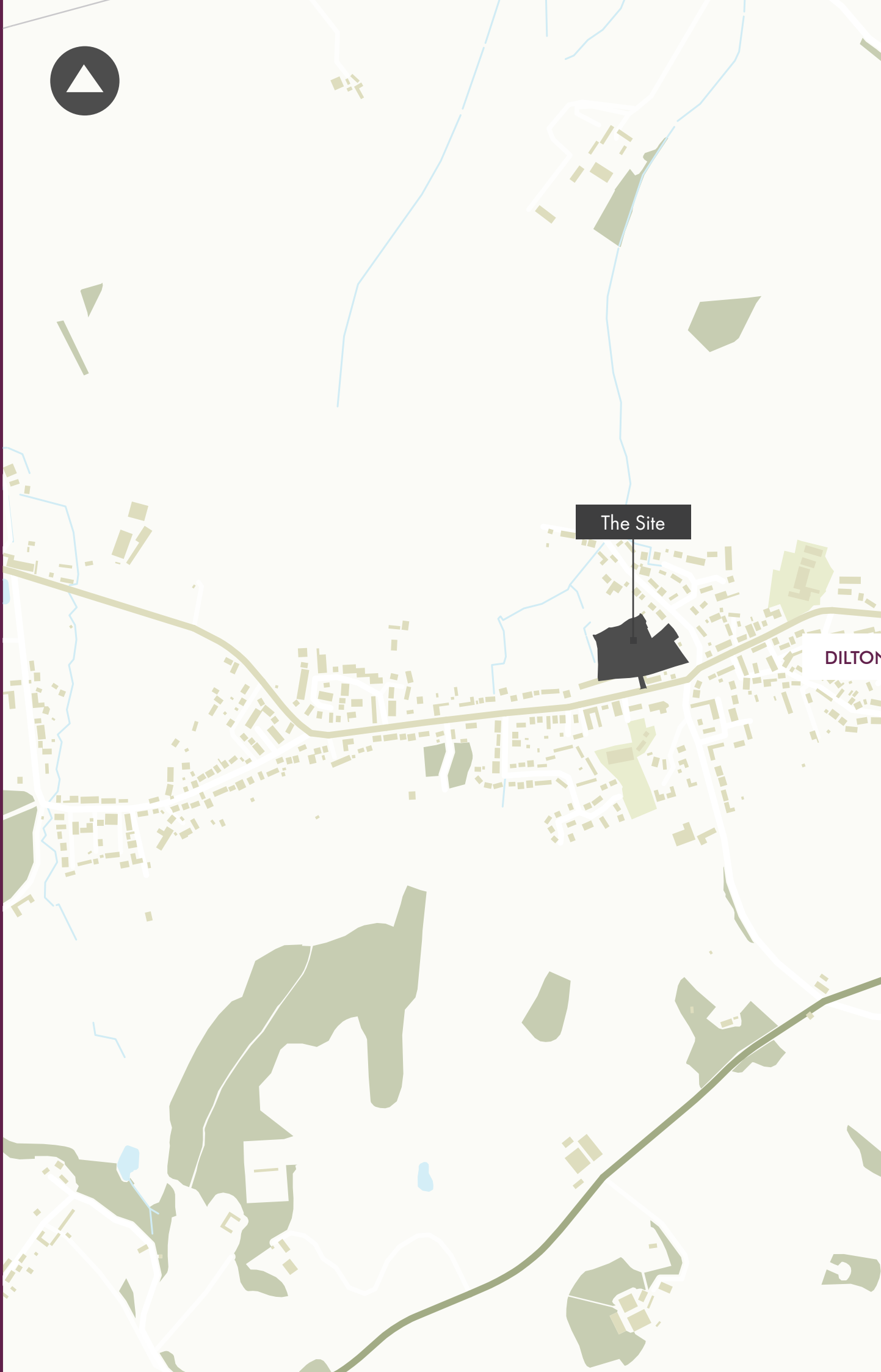
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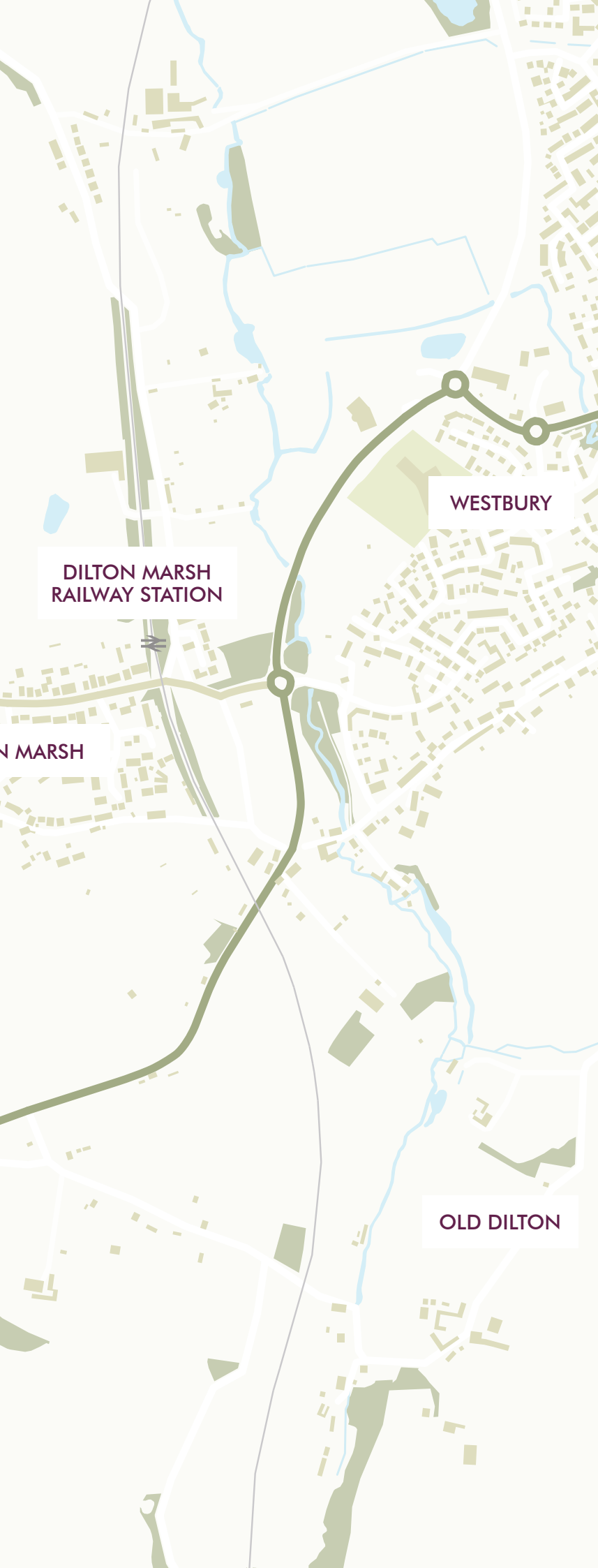
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INTRODUCTION

This Design and Access Statement has been prepared by Thrive Architects on behalf of Redcliffe Homes Ltd in support of a Reserved Matters planning application for land to the rear of 117 High Street, Dilton Marsh.

The document outlines how the design has evolved during the Reserved Matters stage in accordance with the approved outline Design and Access Statement and Parameter Plans. The outline permission allows for up to 54 residential units (Use Class C3), with all matters reserved except for access.

Summary of Application

Site Area – 3.03 ha

Amount & Use

Total number of 54 units comprising – C3 residential units with a mix of unit types:

- 38 Private Units
- 10 Social Rent
- 2 Shared Ownership
- 4 First Homes.

Public Open Space

The site's northern and western boundaries are softened through the inclusion of open spaces, which are integrated with connecting footpaths and proposed landscaping. At the heart of the scheme, a central wetland area which serves as a focal point of the overall development, offering an attractive and welcoming public space, accessible to the wider community.

Private Open Space

All dwellings to have private individual gardens.

Means of Access

A single point of access is provided between 115 and 117 High Street (the B3099).

Highways & Parking

The primary route will be a 5.5m wide carriageway with 2m path either side, this reduces down to a 6m wide shared surface with 0.5m verge either side.

Scale

The majority of the buildings are two storeys in height, with some 2.5-storey homes, as well as a single-storey bungalow and single-storey garages.

Appearance & Materials

- Building materials include brick, coursed & rubblestone render
- Grey & brown/red effect plain tile roofs
- Public realm/boundaries with low planting
- Estate railings, brick & stone walls & closed boarded fences.

REDCLIFFE HOMES

About Redcliffe Homes

Delivering award-winning homes for over forty years.

Redcliffe Homes is an award winning, independent house building company creating desirable homes in the most sought after locations throughout the South West.

We are passionate about good design and the quality of our homes. We are proud, not only to have created attractive developments in sensitive locations, but also communities where individuals are proud to belong.

Redcliffe Homes will always endeavour to:

- Deliver excellence in our designs, quality of our homes and service to our purchasers
- Be transparent, straightforward and clear in what we can provide, in other words be fair, open and "old fashioned"
- Introduce new, exciting and sustainable ideas which improve our homes and the environment
- Be sympathetic to the needs and concerns of the local community and the environments where we build.





LOCAL CHARACTER

Dilton Marsh

High Street and its side lanes form the main structure of the village, with a linear street and pedestrian footways complemented by narrower residential lanes. Buildings are mainly two-storey terraced and semi-detached houses, with occasional detached dwellings, creating a coherent roofline and a strong sense of enclosure along key streets. Front gardens, hedges, and low walls define the boundary between public and private space, though in some areas these have been replaced by frontage parking.

Architecturally, the area is dominated by simple Victorian terraces and villas, using red brick, pitched tiled roofs, and white sash or casement windows. Detailing is restrained but distinctive, including stone lintels, keystones, bay windows, and door canopies. Densities vary from around 28 to 38 dwellings per hectare. Landscaping enhances character where plots are deeper, while narrower lanes are more hard-edged and urban.

Following the National Planning Policy Framework, the proposed development will respond to local character, drawing on established patterns of scale, form, materials, and street layout. This ensures new development is sympathetic, legible, and complementary to its context while remaining clearly of its time.





THE SITE

Site as Existing

The application site, approximately 3.03 ha (7.5 ac), is currently an open field formerly used for horse stabling and pasture. Access is gained via an established field gate on High Street (B3099) between No's. 115 and 117, representing the sole entry point. The land falls gently from south to north.

The southern boundary is predominantly defined by the rear gardens of residential properties along High Street, with a sewer main running its length and requiring a 6m easement. The eastern boundary and part of the northern edge adjoin dwellings on St Mary's Lane, while the remainder of the northern boundary and a section of the western boundary are enclosed by mature, tree-lined hedgerows separating the site from an adjacent arable field. The western boundary also contains overhead electrical wires with an 8m build restriction either side.

Several watercourses border the west and north boundaries, with another culverted watercourse running centrally north to south through the site. The southern stretch of the western boundary directly abuts the rear garden of No. 129 High Street.

Surrounding Designations

The Multi-Agency Geographic Information for the Countryside Map (MAGIC) and Wiltshire Council's interactive policy mapping indicate that the site at Land rear of 117 High Street, Dilton Marsh, is not covered by any national landscape designation such as an Area of Outstanding Natural Beauty.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

Landscape

The site is not covered by any statutory or non-statutory landscape character or quality designation. The surrounding area comprises a typical rural Wiltshire landscape with a mix of pasture, hedgerows, and woodland blocks which support a range of habitats and protected species.

Conservation Area and Listed Buildings

The site does not fall within a Conservation Area and is not known to be immediately adjacent to one. Designated heritage assets within the wider parish include:

- **6 and 8, St Marys Lane** - Pair of cottages backing onto the application site - Grade II listed buildings
- **73 and 75, St Marys Lane** - Farmhouse, now two cottages - Grade II listed building
- **Dilton Marsh Junior School, High Street** - Grade II listed
- **Church of Holy Trinity** - Grade II listed building.

Tree Preservation Orders

There are no Tree Preservation Orders recorded as affecting the site based on currently available planning records.

Public Rights of Way

The site is not known to be affected by any Public Rights of Way.

Ecology

One European designated site is located within the consultation distance of the site:

Bath and Bradford-on-Avon Bats SAC — the site lies within the 4 km consultation buffer for this Special Area of Conservation, which is designated for internationally important bat populations.

The surrounding landscape includes habitats suitable for protected species such as bats, dormice, breeding birds, amphibians and invertebrates. The site is not recorded as lying within a statutory ecological designation itself.

Planning Context

Outline planning permission for residential development on the site was allowed on appeal by the Planning Inspectorate, with all matters reserved except access.



HIGH STREET

SCHOOL LANE

THE HOLLOW

ST MARYS LANE

DUTTS

THE SITE





HIGH STREET

SCHOOL LANE

THE HOLLOW

ST MARYS LANE

DUTTS

CONSTRAINTS & OPPORTUNITIES

A variety of constraints and opportunities have been identified, to which the development proposals respond sympathetically:

Constraints

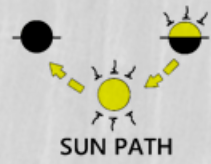
- **Topography** – The land slopes from south to north at an average gradient of around 1:30
- **Drainage** – Requirements for Sustainable Urban Drainage systems for attenuation, rain gardens and swales are proposed
- Existing sewer mains & its easement running along the entire southern boundary east to west will be retained
- 8m buffer between new properties and the overhead electrical cables on the west boundary
- **Ecology** – Identified species to be protected during & after build. Existing wildlife corridors, especially for bats to be protected
- **Landscape** – Existing trees, hedgerows & retention of protected grassland areas for an established green corridor around the site.

Opportunities

- To engage technical due diligence early in the design process to help shape our proposals
- Provide low density homes allowing local families to stay living in the community they are familiar with
- Utilise a mix of one, two, three & four bedroom homes – of mixed tenure from one to two storeys, with potential for the occasional two & a half storey property
- Provide high quality layout and high-quality housing
- Potential pedestrian routes through the site to enhance permeability and local connections
- Utilise site topography for both SuD's and ecology; establish rain gardens within new green infrastructure to create attractive and welcoming public spaces, accessible to the wider community
- Existing sewer easement along the southern boundary can be utilised to provide a buffer between the existing properties on High Street and new dwellings
- Maintain and enhance the established vegetation on all boundary edges to support existing and potential new biodiversity
- Retain good quality flight routes around the site & enhance foraging areas for birds and bats and to allow for maintenance access
- Create a new community from an underutilised area of land
- New structural planting throughout the site. Improve Biodiversity Net Gain (BNG).

Key

-  Application site boundary
-  Retained grassland
-  Existing trees with TPZ's
-  Dark bat habitat (0.5LUX)
-  Boundary to rear gardens - amenity consideration
-  Existing water course
-  Existing onsite buildings - to be removed
-  Existing Hedgerow
-  Risk of surface water flooding
-  Potential drainage attenuation area
-  Levels & contours
-  Main access points
-  Views in & out of site
-  Possible overlooking
-  Direction of site gradient
-  Overhead cables
-  Sewer & sewer easement (6m easement)
-  Electric cable easement (8m easement)
-  Listed Buildings



PLANNING POLICY

Dilton Marsh Neighbourhood Plan & Wiltshire Design Guide

This development has been designed in accordance with the core principles and expectations set out in the Dilton Marsh Neighbourhood Plan and the Wiltshire Design Guide (adopted 2024).

The following summary demonstrates how the scheme responds positively to local character, delivers high-quality sustainable design, & aligns with community-led & county-wide planning guidance.

Dilton Marsh Neighbourhood Plan – Key Design & Planning Principles

- Enhance the rural environment, protecting landscape character, green spaces, heritage, and biodiversity
- Development to be limited, sympathetic, and of high quality, reinforcing village character and sustainability, as per NP policy DM08 & DM09
- Design should respect local context, including village form, scale, materials, and historic character
- Promote sustainable construction, energy efficiency, and low-carbon development
- Protect and enhance open countryside, key views, and ecological features such as hedgerows and ponds
- Conserve and enhance historic buildings and heritage assets

- Support active travel, connectivity, and pedestrian safety
- Ensure new development mitigates impacts on local infrastructure, including parking and EV charging
- Housing should meet local needs, including smaller and affordable homes, supporting community vitality.

NPPF

The National Planning Policy Framework (NPPF) was recently revised in February 2025 and sets out the Government’s national planning policies and how they are expected to be applied at local level.

The NPPF sets out that there should be a presumption in favour of sustainable development when considering granting permission. Its overarching objective is defined by the NPPF as

‘Meeting the needs of the present without compromising the ability of future generations to meet their own needs’. To achieve this, the planning system is seen as having three ‘interdependent’ objectives: economic, social and environmental.

Chapter 12 of the NPPF ‘Achieving well-designed places’ paragraph 131 states that ‘The creation of high-quality, beautiful & sustainable buildings & places is fundamental to what the planning & development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live & work & helps make development acceptable to communities.’

Wiltshire Local Plan

Planning policy for Wiltshire County is set out in the adopted Wiltshire Core Strategy (adopted 2015), a number of saved policies from the West Wiltshire District Plan (adopted 2004) and the West Wiltshire Leisure and Recreation DPD (adopted 2009).

The Local Plan is currently undergoing review and the Examination in Public is due to start in the summer, with the expectation of adoption by the end of 2027.

Wiltshire Core Strategy (2015 - 2026).

The key policies of relevance to design are:

- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 57: Ensuring High-Quality Design and Place Shaping.

The plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026.

Further details are provided within the supporting planning statement.

Characteristic / Theme	Design / Planning Expectation
Context & Identity	Understand local site context (topography, built form, materials, heritage) & respond sensitively
Built Form / Scale / Massing	Scale, height, & density should be appropriate; transitions between scales must be carefully handled
Movement / Connectivity	Provide well-connected routes for pedestrians, cyclists, & public transport; encourage a permeable layout
Nature & Biodiversity	Integrate green infrastructure, tree planting, habitat connectivity, & sustainable drainage systems
Public Spaces	Design attractive, safe, inclusive, & usable public & communal spaces
Uses / Mix	Encourage a mix of uses, housing tenures, & provision of community-supporting uses
Homes & Buildings	Ensure homes are well-designed, healthy, functional, with good layouts, daylight, privacy, & outdoor amenity
Resources / Sustainability	Promote efficient resource use, sustainable materials, low energy use, & resilience to climate change
Lifespan / Adaptability	Ensure buildings & spaces are durable, adaptable over time, & consider long-term management

RESERVED MATTERS COMMUNITY ENGAGEMENT

Introduction

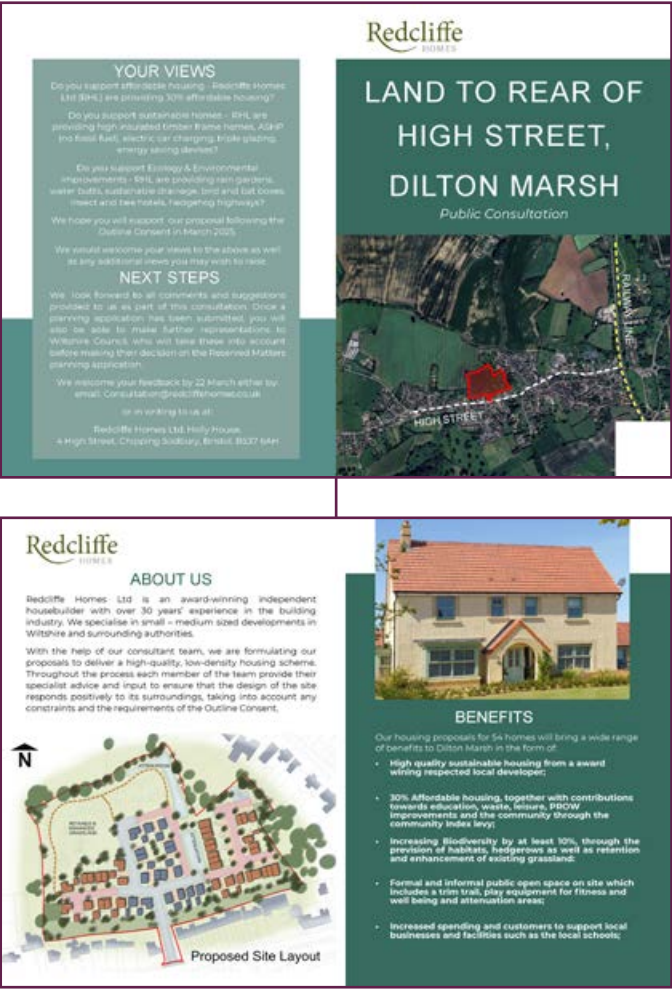
A focused programme of community engagement was undertaken in March 2026 to support the Reserved Matters application.

This provided an opportunity for local residents and stakeholders to review the detailed proposals and share feedback. The approach was proportionate to this stage and built upon earlier consultation.

The process was designed to be accessible, transparent, and inclusive.

Key Engagement Statistics

- 150+ homes contacted
- 19 responses received
- Multiple feedback channels
- Consultation remained open until submission.



Engagement Timeline

3 March 2026 Consultation Launch

Leaflets distributed to 150+ nearby properties, outlining proposals and how to respond.

5 March 2026 Community Awareness

Residents received materials and engagement channels opened.

3–22 March 2026 Consultation Period

Community invited to provide feedback via email or post. Flexible participation encouraged.

19 March 2026 Parish Council Engagement

Dilton Marsh Parish Council notified and invited to comment.

Post 22 March 2026 Ongoing Input

Late responses accepted and all feedback reviewed ahead of submission.

Community Feedback

The engagement generated a valuable range of responses, reflecting strong local interest in the proposals.

Key themes included:

- Local services and infrastructure
- Traffic and movement
- Drainage and flooding
- Ecology and village character.

Feedback has provided important local insight to help shape the proposals.

How Feedback Has Informed the Scheme

- Detailed drainage strategy (SuDS compliant)
- Construction Management Plan
- Travel Plan promoting sustainable transport
- Ecology and landscape management plans
- Contributions toward local infrastructure.

Summary

- Engagement was widely promoted and accessible
- The process generated constructive community input
- Feedback has informed the final design and technical detail.

DESIGN EVOLUTION SUMMARY



▲ Indicative Outline Masterplan

The Reserved Matters layout has evolved subtly from the illustrative masterplan. While the outline plan was not approved, it responded to site constraints, and the current layout remains broadly consistent with its principles. Key changes include retained grassland, an enhanced central perimeter block to provide active frontage, removal of northern frontage parking, and dual-aspect dwellings at the site core to improve activity and connectivity. Western frontage parking has been reduced, with Plot 13 creating a focal point and reducing visual gaps between built forms, while lower-density development aligns with High Street dwellings. The eastern edge features slightly higher-density terraces reflecting the traditional cottage terrace character. Plots 26–35 facing the north–south open space have been reorganised into symmetrical ‘bookend’ terraces, creating a cohesive layout.

In summary, the Reserved Matters layout refines the illustrative masterplan to improve active frontages, respond to local context, and provide a coherent, well-structured development.



▲ Current Proposed Layout

CHARACTER AREAS

Meadow Edge

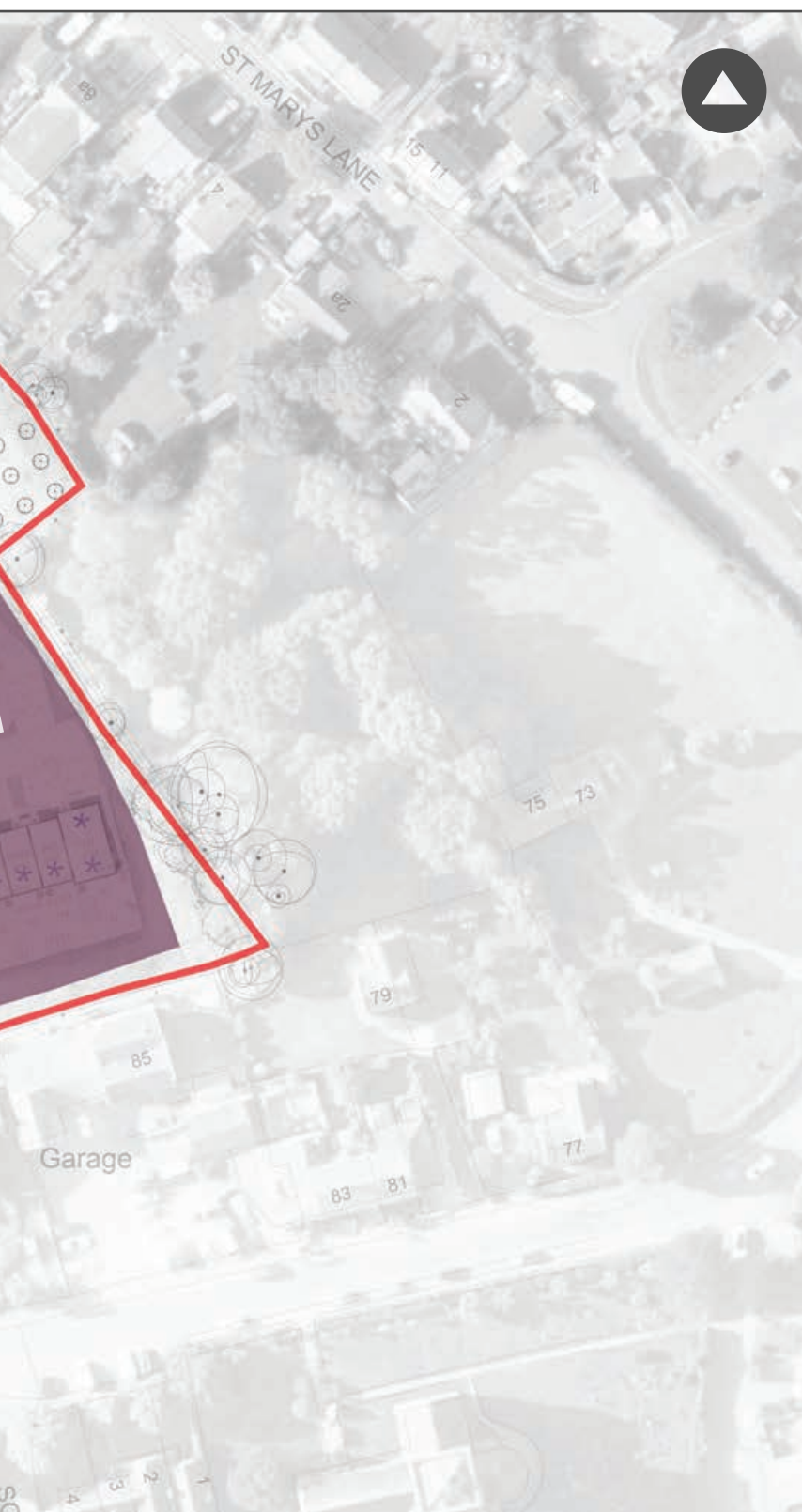
A prominent, welcoming focal point defined by varied materials, strong frontage design, and landscape integration to establish hierarchy, legibility, and a clear sense of arrival.

Cottage Edge

A traditional, village-inspired streetscape using warm brick tones, classic window styles, and soft landscaping to create a cohesive, informal character rooted in local identity.



▲ Character Areas Plan



CHARACTER AREAS

Meadow Edge

As the main arrival, this area is bright, welcoming, and clearly defined, responding to the adjacent landscape. Render, stone, and brick with red/brown and grey roofs provide visual richness and hierarchy, marking a central focus.

Plots 15 and 16 frame entrance views; Plots 1 and 54 serve as gateways. Material transitions—from render and brick on southern/western edges to stone and brick near the central open space—unify the street and guide focus.

Rear boundaries of Plots 8–12 are landscaped to soften edges. Plots 7, 8, 14, and 20 are dual-aspect, providing surveillance and activity along the western open space. Front boundaries combine railings and low hedging, maintaining defensible, visually permeable edges. Windows retain traditional casement and sash styles.

A timber knee rail along the open space subtly defines private and communal areas while preserving openness and views.

Estate railings are proposed to define the front boundaries of plots fronting the arrival area, creating a clear and consistent edge to this key space while maintaining visual openness.



Cottage Edge

Inspired by traditional village terraces, this area reflects local vernacular and continuity with surrounding settlements. Red brick and red-brown roofs create a warm, familiar character. Windows are mainly white, with green frames on terraces facing the central open space for subtle interest. A mix of casement and sash windows echoes village variety.

Front boundaries are open or softly landscaped, reinforcing the informal cottage feel, while rendered plots with brick quoins articulate corners, reduce scale, and add rhythm. Together, these elements create a sympathetic, legible streetscape rooted in local identity.

Estate railings are proposed to plots facing the central Public Open Space, providing a simple and permeable boundary treatment that maintains openness and reinforces the relationship between the homes and the green space.



MATERIALS

The proposed palette of roof and wall materials has been selected to respond to the character identified in the local assessment. Roof finishes will include a red-brown tile alongside grey slate-effect tiles, reflecting the tones and textures commonly seen in the surrounding village.

For the external walls, the design takes a measured approach that avoids an over-reliance on brick. A considered mix of reconstituted stone, render, and two complementary brick tones — red and red multi — will provide subtle variation, visual interest, and depth across the development. This combination of materials is intended to sit comfortably within the setting, creating a cohesive and high-quality residential environment that integrates well with its surroundings. Overall, the aim is for the development to feel like a natural extension of the existing village.

Wall Materials

- Stone - Bekstone Natural Light, Weathered (Tumbled)
- Brick - Ibstock, Ivonehoe Katrina Multi
- Render - Off White, Roughcast
- Recon Stone Dressing.

Wall Details

- Mortar - Natural Buff.



Roof

- Marley - Mendip double pantile - Old English Dark Red
- Marley - Duo Edgemere - Smooth Grey
- Marley - Mendip Double Pantile – Smooth Brown
- Rainwater goods, black PVCU down pipes and gutters, black fascia's, soffits and bargeboards.



Windows

- White, cream & green window frames sash style & casement.

Fascias

- White and Grey fascia boarding.

Boundary Treatments

- 0.9m high estate railings
- 1.8m high Brick Walls to public Realm
- 1.8m Close boarded fence
- 0.45m Knee high rail to Open space.

HOUSE TYPES



APPEARANCE



▲ Street Elevation A-A



▲ Street Elevation B-B



▲ Street Elevation C-C



▲ Key Plan

MOVEMENT

The masterplan establishes a clear street hierarchy:

- **Primary Street** - A 5.5m wide main route with 2m footpaths either side from High Street, lined with homes and front gardens for bush and occasional tree planting. Raised junctions help calm traffic and support refuse access
- **Shared Roads** - 6m wide with no dedicated footways. Designed for low speeds and pedestrian priority through layout and surface treatment.

Key

- Site Boundary
- 📍 Primary Access
- Primary Route
- - - Secondary Route
- Pedestrian route (mown grass)



▲ Movement Plan

- Strategically located collection points to minimise walking distances for residents and operatives
- Adequate provision of refuse collection areas across the site
- Well-designed turning heads to support vehicle manoeuvrability.



SCALE

When designing buildings adjacent to a well-established neighbourhood, careful consideration of storey heights is essential. This ensures that new development complements the existing architecture and maintains a coherent streetscape.

All proposed dwellings will be two storeys high except one bungalow towards the southeast corner and two, two and a half storey units linked with another dwelling as a three-unit terrace.

Garages will be single storey.

Key

- Site Boundary
- 2.5 Storey Building
- 2 Storey Building
- 1 Storey Building



▲ Storey Heights Plan

TENURE

Affordable Housing Mix – Proposed Development

A well-established affordable housing mix supports inclusive and sustainable communities by catering to a range of income levels. The proposed development incorporated the following design principles:

Design Considerations

Tenure Diversity – A mix of homeownership options to suit varying financial capacities and lifestyle preferences.

Quality Assurance – Affordable units are designed to match the quality standards of private market units.

Affordable Housing Provision

- 10 units – Affordable Rent
- 2 units – Affordable Shared Equity
- 4 units – First Homes.

Key

- Site Boundary
- Social Rent Properties
- Shared Ownership Properties
- First Homes



▲ Tenure Plan

MIX

A balanced housing mix is key to creating successful and sustainable communities. It helps make places more liveable, inclusive and adaptable by meeting the needs of a wide range of people.

By providing different types, sizes and tenures of homes at various price points, communities can welcome residents from all walks of life – young people, families, older adults, and those with different income levels. This mix encourages diversity, supports social connections and allows people to stay in their neighbourhood as their needs change over time.

Key

- Site Boundary
- 4 Bedroom Properties
- 3 Bedroom Properties
- 2 Bedroom Properties

SR/SO/FH types:

- 3 Bedroom Properties
- 2 Bedroom Properties
- 1 Bedroom Properties



▲ Mix Plan

PARKING

Parking provision has been carefully planned to reflect the specific requirements and characteristics of each dwelling type. In line with Wiltshire County Council's parking standards, the strategy aims to:

- Promote efficient land use
- Ensure convenient access for residents and visitors
- Integrate parking solutions harmoniously within the overall layout
- Minimise visual impact of vehicles on the streetscape.

General Approach:

- **Detached Homes** – Generally allocated a garage, with one or two additional parking spaces in front of the garage
- **Semi-Detached and Terrace Homes** – Each provided with two dedicated parking spaces
- **Cycle Storage** – Secure cycle storage is provided for all households in the form of garages and bike sheds. This is to encourage sustainable transport options.

Key

- Site Boundary
- Driveway (on plot) Parking (63)
- Garages (24)
- Allocated Frontage Parking (37)
- Visitor Parking (8)
- M4(2) Parking (2)
- Service Parking (2)
- EV Ev Charger



▲ Parking Plan

PUBLIC OPEN SPACE

The site's boundaries are softened through the integration of public open spaces that are connected by a network of mown paths, not only for protection against recreational pressure but also as an informal, sympathetic route through this protected area.

Within the residential area, a series of small green pockets are introduced with enhanced landscaping to provide visual relief. These are complemented by a central SuD's area which serves as a focal point of the overall development, offering an attractive and welcoming public space, accessible to the wider community. Together, these elements promote permeability, encourages walking and contributes to the sites character and sense of place.

Key

- Site Boundary
- Public Open Space
- SuDS
- Foot Path (mown grass)
- Orchard Trees

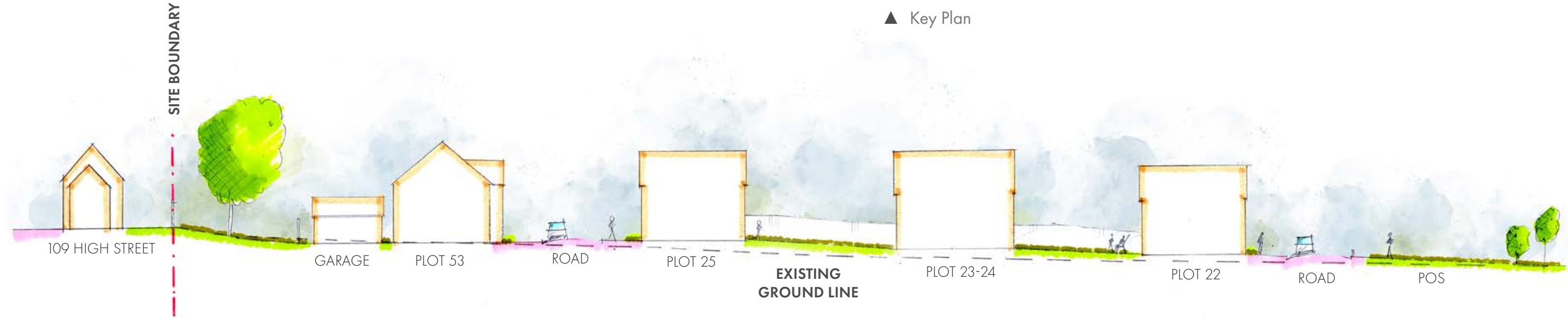


▲ Public Open Space Plan

SITE SECTION



▲ Key Plan



▲ Street Elevation D-D

LANDSCAPING & PUBLIC REALM

The Landscape proposals for the Dilton Marsh development have been shaped by the strong ecological character with the intention to retain, protect and enhance the site's existing natural assets. The site sits north of the High Street and east of St Mary's Lane, enclosed by established trees and hedgerows that create a distinctive green framework and a sense of enclosure. The retained lowland meadow located towards the north of the site is a prominent feature, it has helped shape the open space areas. Mature trees and boundary hedges have been retained wherever possible, and gaps have been carefully infilled with native species to strengthen habitat continuity. The overall layout has been arranged to avoid conflict with existing and proposed easements.

The planting proposal builds upon the ecological and arboricultural inputs and have been developed in accordance with the approved Biodiversity Net Gain plan. The scheme delivers a variety of habitats, including:

- Retained and enhanced lowland meadow
- New species-rich wildflower meadows and grassland mixes
- Rain Gardens and SuDS features for sustainable drainage, with diverse wetland tolerant planting
- Orchard tree planting using some traditional fruiting species such as *Prunus domestica* 'Blaisdon'
- Native Shrub and hedgerow planting including *Carpinus betulus*, *Corylus avellana*, *Crataegus monogyna*, *Viburnum opulus*, and *Euonymus europaeus*
- Front garden planting, designed as small but meaningful biodiversity pockets. These include mixed shrubs and herbaceous beds, with boundary hedges of *Lavandula angustifolia* 'Hidcote' and *Prunus lusitanica*.

To enrich the street character, a number of street trees have been introduced wherever possible, some species like *Prunus Avium*, *Carpinus betulus*, *Crataegus monogyna*, *Alnus glutinosa*, *Acer platanoides* 'Globosum', and *Sorbus aucuparia* contribute seasonal interest, enhance visual quality, and support biodiversity along residential streets. The proposals also include a trim trail located within the public open space. Simple equipment such as a sit-up bench, dip bench, and parallel bars encourages fitness, core training and upper body strengthening, creating a recreational feature that fosters interaction between residents and the surrounding landscape.



▲ Wildflower meadow

▲ Mixed native hedge infilling existing trees



▲ *Malus domestica*

▲ *Carpinus betulus*



▲ *Prunus lusitanica* hedge

▲ *Lavandula angustifolia* Hidcote

SUSTAINABILITY

The proposals for the site, together with its location, have been designed to create a sustainable new development for up to 54 dwellings. These include access to existing public transport and active travel connections, as well as principles of house type design which benefits from high build standards and modern technology.

Sustainability Strategy

The National Planning Policy Framework defines sustainable development as that which seeks to balance economic, social and environmental benefits. As part of a future reserved matters planning application, a Sustainability and Energy Statement setting out full details of measures will be provided.

Economic

- The development will positively contribute to the growth of the local economy by bringing new homes and sustaining jobs during the construction phase of the development
- The development has been designed to encourage sustainable travel through the inclusion of a proposed new footway for pedestrians.

Environmental

- The site will achieve policy-compliant Biodiversity Net Gain, including tree planting, for shade and cooling
- The development will be designed to include provision to protect and enhance on-site ecology, primarily through the planting of native species of trees and shrubs, the establishment of swales, attenuation basins and wild flower planting
- The development proposals will utilise Sustainable Urban Drainage systems, including rain gardens (attenuation and infiltration as the means of discharge)
- New Green & Blue Infrastructure, open space, trim trail and exercise apparatus providing amenity and climate change adaptation benefits
- The development will incorporate the use of sustainable materials, taking into account the embodied carbon of materials, making use of sustainably sourced timber, and avoid the use of polluting materials
- A Waste Management Strategy will be prepared to support the application setting out measures to minimise waste and encourage recycling and reuse of materials through construction and operation.



Social

- The development will provide much needed affordable homes for the area
- Creation of a well-connected development providing green spaces and encouraging sustainable transport, creating a healthy living environment for new and existing local residents
- Designed in accordance with the principles of 'Building for a Healthy Life' to deliver a safe and secure environment for people to live and play
- The new open space, trim trail and exercise apparatus will provide a strong community asset for Dilton Marsh to encourage social activity and interaction
- The mix of housing types and sizes will create a balanced community.

Site Design

- Providing publicly accessible open space areas and seating, promoting health and well-being
- Designing in accessible footpaths and trim trail within the scheme.

Building Design

- Efficient-building services including an air source heat pump and low-energy lighting throughout the building, removing the use of fossil fuels
- Energy-efficient and sustainably sourced timber frame building fabric and insulation to all heat loss floors, walls and roofs in excess of building regulations; whilst taking advantage of natural light and orientation to the sun
- Compliance with the new Approved Document Part L (Conservation of Fuel & Power)
- High-efficiency glazed windows throughout and inclusion of energy efficient appliances
- Water saving appliances and energy saving smart technology within homes. Homes provided with water butts
- Quality of build confirmed by achieving good air-tightness results
- Electric vehicle charging points on all properties
- Cycle storage as garage or garden storage.

Local Contributions

Making contributions towards local services, facilities and infrastructure through developer obligations.

Ecology Enhancements

With regards to protected species which are either confirmed or assumed to be present onsite, impacts to these can be adequately mitigated through including elements within the masterplan and proposals for the site. Key measures employed include:

- The retention of the majority of the habitats of ecological importance, namely the hedgerows, mature trees and grassland
- Provision of new areas of tree planting, which should provide new on-site habitats with species of known value to biodiversity
- Include the creation of new areas of grassland, scrub and shrub planting
- Incorporating SuDS, swales and rain gardens
- Installation of new bird and bat boxes, loggers, hedgehog highways.

The Ecological Assessment submitted in support of this application explains the ecological strategy for policy compliant Biodiversity Net Gain for the site.

Energy

The development delivers a highly efficient and sustainable energy strategy, meeting the requirements of national and local planning policy, including CP 41 of the Wiltshire Core Strategy (2015).

By integrating passive design measures, efficient energy supply, and renewable technologies, the development achieves a total site-wide reduction of 70.4% in regulated CO2 emissions, representing a significant carbon reduction over minimum requirements.

The strategy follows the principles of the Energy Hierarchy.

- Optimised building fabric, energy-efficient glazing, low-energy lighting, and minimum thermal bridging result in a low energy demand design
- Individual ASHP systems will provide space heating and hot water, and will contribute to further carbon reductions compared against regulatory requirements
- Overall reductions of 69.9% over Part AD L 2021.

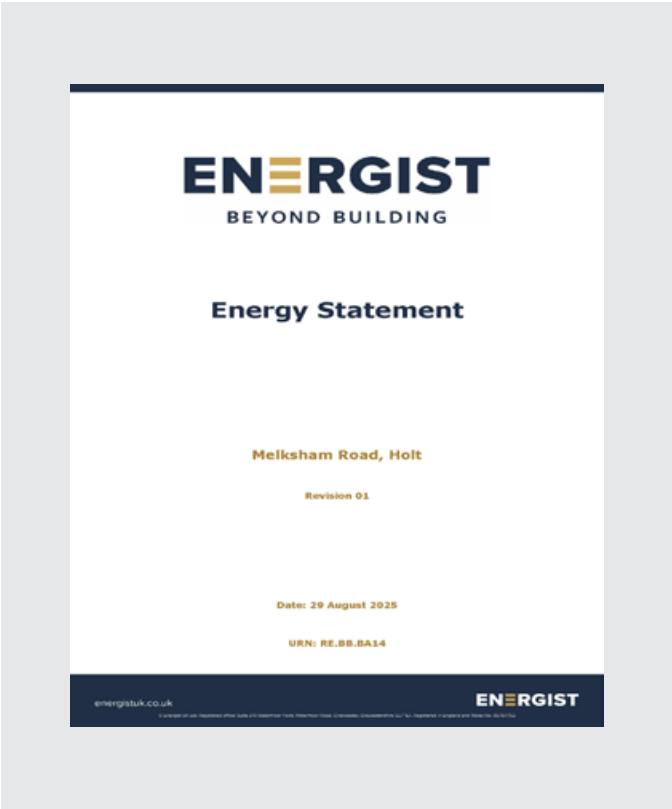
The development also aligns with nutrient neutrality principles, in particular by reducing the potential water usage of future inhabitants. An aspirational target of 110 litres per person per day has been targeted and achieved with the proposed fittings specification.

A number of sustainability measures have also been identified and incorporated within the design, in particular with regards to sustainable transport, embodied carbon and climate change adaption.

This strategy highlights that the development will meet local and regional energy policies, delivering a sustainable and future-proofed energy solution.

Lighting

External lighting to properties will be controlled through a combination of movement sensors, time switches and daylight sensors to prevent operation during daylight hours. It will be concentrated in the appropriate through, and upward lighting will be minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.



BUILDING FOR A HEALTHY LIFE

This section uses the headings set out in the Building for a Healthy Life guidance (previously Building for life 12) to demonstrate how the design could be developed at Reserved Matters stage to achieve Building for Healthy Life status.

1. Natural Connections:

“Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around”

The access to the site has been carefully designed to provide a safe junction onto High Street along with pedestrian links to the wider community.

The masterplan shows that the site can be connected into the existing street network through the main vehicular and pedestrian access point.

There is also the potential to connect the site with the pedestrian network to the south.



2. Walking Cycling and Public Transport

“Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions”

The illustrative masterplan shows that the site layout can provide a network of streets with safe walking and cycling routes from within the site to the existing road network.

The closest bus stops to the site are along High Street.

3 Facilities and Services

“Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.”

The site has access to a range of facilities and services across Dilton Marsh within walking distance of Westbury.

4. Homes for Everyone

“A range of homes that meet local community needs”

The masterplan shows that a variety of different types of homes could be provided, including terraces, semi-detached and detached properties.

The development will have a mix of housing tenures and sizes, it is anticipated to be one bedroom apartments (maisonettes) and two, three, and four bedroom family houses, in the form of rented, shared ownership, first homes and open market which takes account of local needs.

All houses should have gardens which form private outdoor space and should including space for drying.

Affordable housing will be designed in such a way that it would not be possible to determine the tenure of properties through architectural, landscape or other differences.

5. Making the Most of What is There

“Understand and respond.”

A thorough analysis of the site and its surroundings has been undertaken as part of the design process which has led to the illustrative masterplan proposed within this document.

The illustrative masterplan responds to the site through the retention and enhancement of the vegetation found along the site boundaries and response to existing topography.

6. A Memorable Character

“Create places that are memorable.”

The design of the development is drawn from a study of the surrounding local area to create a scheme with a distinctive identity, by the use of traditional vernacular building styles, details and materials along with local streetscape characteristics.

Design of the scheme will reflect the character and appearance of the village of Dilton Marsh, creating its own identity through taking appropriate cues from surrounding development.

Gables on street corners will include windows or other detailing to provide overlooking from corner turning buildings and to animate the street scene. Blank gables facing any street will be avoided.

Roofs will enjoy generous pitches with different house designs having the same or a very similar pitch to ensure a consistent approach to roof line and gables.

The street scene will be well-ordered and relatively informal. There should be a looser feel within the private drives and on the northern edge of the development.

7. Well defined streets and Spaces

“Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.”

Routes around the scheme have been designed to speed limits with changes of character and surfacing.

The illustrative masterplan layout is based upon a block structure with a close relationship between built form and the streets and spaces to define street frontages, and clearly defined public and private spaces.

Active street frontage is a key element to the design of development blocks which encourages activity and informal surveillance from all frontages. Buildings should address the street to maximise social interaction with public spaces.

Building lines can adopt a varied set back from the pavement with allowance for front gardens as semi-defensible space. Changes in building lines should be celebrated for example through a change in scale, materials or curtilage treatment.



8. Easy to find way around

“Use legible features to help people find their way around a place.”

The proposed development follows a simple, legible form.

Landmarks and corner buildings should provide primary reference points to emphasise the hierarchy of spaces. These buildings should be of a high quality and stand out from the surrounding buildings. This may be achieved by a variation in materials, a differing setback, a distinctive building style or a combination of the above.

9. Healthy Streets

“Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.”

Public and private spaces will be clearly defined by the layout and use of enclosure and planting. Public areas are designed to be attractive, well-managed and safe, with a high degree of activity and surveillance. Landscape areas will provide a variety of amenity space to allow for both active and passive enjoyment of the external environment.

The masterplan indicates a legible network of streets and spaces. The street hierarchy is based around the following street types:

Primary Streets (Main Route)

The primary street runs from the entrance off High Street through the development. Houses will front onto the primary street forming the primary movement corridor within the development.

The primary street has a residential feel with properties having front gardens giving space for planting to help define the character of the street. Properties will have front gardens giving space for planting to help define the character of the street.

The main street will be at least 5.5m in width with potential for some widening or narrowing to reduce vehicle speeds or accommodate parking and movement of refuse vehicles.

Shared Roads

Shared roads will have no footways, and will generally be 6m wide with cross over footways at junctions, houses will front these streets, speed will be low through the design of the streets.

The shared surface will encourage slow vehicle speeds and pedestrian and cyclist priority. The narrowing of carriageways, reduction in kerb radii and resultant reduction in vehicle speeds (as recommended in Manual for Streets) will enable these spaces to be used as informal gathering and recreational streets for residents.

Parking

Parking will include allocated parking, non-allocated visitor parking and both private and shared cycle parking/storage.

Pedestrian Routes

A network of pedestrian routes within the development will provide increased connectivity for pedestrians, contributing to a legible and accessible development.



BUILDING FOR A HEALTHY LIFE

Planting

Street planting will include street trees to the main access where they can be well-protected from impact by vehicles.

Trees will be included in defined landscaped areas where they can be protected from vehicular movement.

Materials

Streets should have a consistent approach to surfacing with contrasting materials employed for pedestrian and vehicular areas.

Well detailed edges to pavements and shared surface areas will be delineated by contrasting paviours or small changes in vertical alignment and should avoid the need for inappropriately sited services access points wherever possible.

All street types will allow reversing of refuse vehicles and access to bin collection areas either on-plot or within shared collection areas.

Street furniture will also contribute to the success of the public realm within the development and should be carefully detailed at Reserved Matters stage.



10. Cycle and Car Parking

“Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips, helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.”

Car parking has been incorporated into the development to provide adequate and convenient spaces that are well integrated into the scheme: on plot, off street, secure covered parking areas or open courtyards with good levels of natural surveillance.

Cycle storage for new dwellings should be located within garages or rear gardens sheds, with surfaced access provided through garden gates. It will be important to provide convenient and secure cycle parking within the development for both residents and visitors.

A combination of both allocated (residents) and defined un-allocated (visitors) on-street vehicle parking should be provided. On-plot parking is likely to form much of the allocated parking, including garages and drives.

The different forms of garages could include garages that are integral to the house, located at the side of the house or freestanding from the house.

11. Green and Blue Infrastructure

Creative surface water management such as swales, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a

key part in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

The illustrative masterplan shows that the main areas of open space are located along the northern and western boundaries of the site and a large area of SuD's running north to south through the centre of the site. This incorporates drainage routes, attenuation, swales and the retained boundary vegetation along with a trim trail and informal footpaths.

Existing trees and hedges along the site boundaries will be retained and enhanced with new planting where appropriate. New hedge planting will be proposed where viability splays require hedge removal. The root protection zones of all existing trees will be fully respected by the development footprint.

Additional street planting and planting within the public open space will contribute to the landscape setting of the illustrative masterplan as well as reinforcing ecological habitats and corridors.

The open space provided within the illustrative masterplan will be well overlooked by development and where this adjoins residential streets or private drives it will encourage stewardship and involvement from future residents.

Blue Infrastructure

The conceptual drainage strategy has been prepared to demonstrate the proposed development of the site can meet national and local requirements, which will be achieved through an attenuation led strategy designed to restrict runoff to the pre-development greenfield runoff rate.

12. Back of Pavement/ front of home

“Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.”

A well-defined curtilage between public and a semi-private front garden will reinforce the definition of streets as well as providing safety and security in the form of a well defined attractive front garden, and the opportunity for social interactions to take place. The character appraisal identified boundaries including low brick walls, wooden fences and hedgerows/front garden planting. Boundary treatments should employ a consistent approach which considers the street as a whole and contributes to the character of the development.

The development should allow adequate space for the inclusion of storage space for waste and recycling bins within private rear gardens. All the proposed gardens should have external pedestrian routes to them, to allow ease of access for bins/recycling.

MANAGEMENT & STEWARDSHIP

Recognising the demands presented by shared services and spaces, community run and led facilities and neighbourhood and sustainability goals, Redcliffe Homes is committed to independent and affordable site management.

Redcliffe Homes will establish a private management company with a registered managing agent, governed by a board of directors, representing, and composed of local independent residential property owners, tenants and asset owners. An estate charter will be developed by the company to define guidance for local operations, which will inform leasing and conveyancing documentation.

The estate management company will be responsible for the operation, maintenance, repair and security of all common areas (outside of all red lines owned by asset managers/ owners) within the project. Areas of focus paid through a transparent service charge with a margin to build a reserve for repairs, include critical infrastructure such as:

- Private shared drives
- Coordination of waste management (third party contracted)
- Green and Blue Infrastructure including swales and SUDS features with attention to protecting biodiversity and flora
- Trim trail and exercise equipment
- Oversight of the neighbourhood productive landscape
- Ecology - Bird and bat boxes and other ecology features.



SUMMARY

The proposed development at the land rear of 117 High Street, Dilton Marsh, delivers 54 residential dwellings (38 private, 10 social rent, 2 shared ownership, 4 First Homes) on a 3.03 ha site, in line with the approved outline permission. The design integrates public and private open spaces, including a large area of SuD's running north to south central to the site, and ensures all dwellings have private gardens. Access is via a single point on High Street, with a primary 5.5m carriageway and pedestrian pathways. Buildings are predominantly two storeys, using materials such as brick, stone, render, and slate or brown/red tiles, with sash and casement windows reflecting local character.

The scheme responds to the vernacular of Dilton Marsh, respecting scale, form, and street patterns, while enhancing ecology, biodiversity, and green infrastructure. Constraints including topography, drainage, overhead utilities, and protected species have been addressed, and the layout follows the Dilton Marsh Neighbourhood Plan and Wiltshire Design Guide, providing a high-quality, sustainable, and community-focused development.



▲ Proposed Layout





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