

Land at Home Farm

Warminster

Design and Access Statement





"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

(Para. 131, NPPF 2024)



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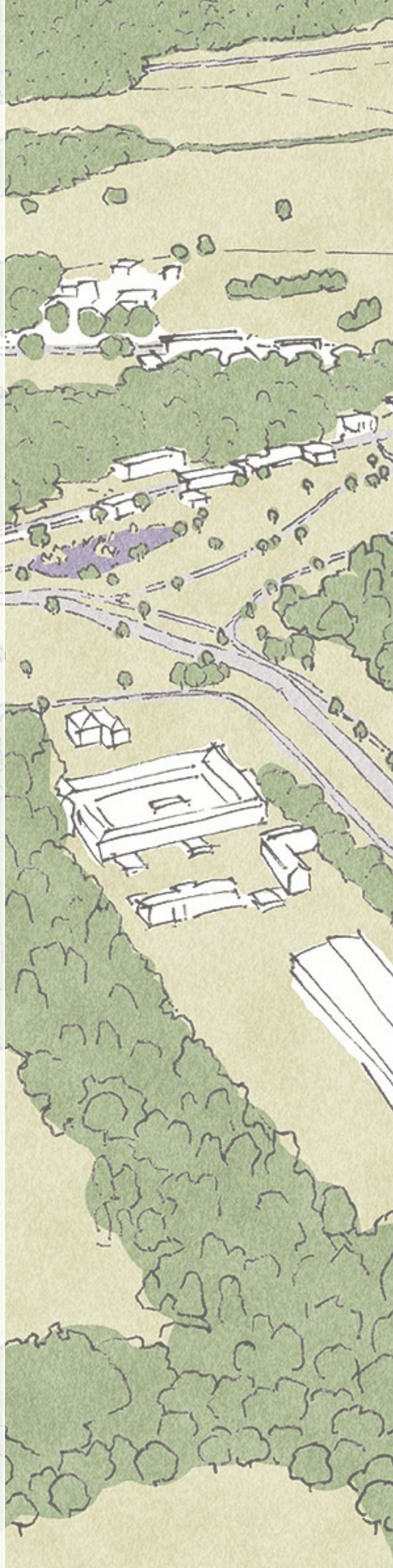
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The Vision

HOME FARM, WARMINSTER

Land at Home Farm, Warminster presents a unique opportunity to create an exceptional places to live, work, and play. Our vision is to establish a landscape-led community that embraces the character of its surroundings while offering modern, sustainable living. Thoughtful design will ensure the new development sits harmoniously within its setting, enhancing the area's natural assets and strengthening connections to the wider town.

Residents will benefit from excellent access to local amenities, a network of new and improved recreational routes, and an enriched, resilient landscape that supports wellbeing, biodiversity, and a strong sense of place. Home Farm will become a vibrant, inclusive neighbourhood where people and nature thrive together.





1.0

INTRODUCTION



1.1 This statement has been prepared by **Pegasus Design (part of Pegasus Group)** on behalf of **Bellway Homes Ltd** and the wider consultant team, to accompany the Full planning permission for residential development (Use Class C3) comprising:

135 dwellings with associated private amenity space and car/cycle parking, a comprehensive landscaping scheme to include publicly accessible amenity space, sustainable drainage features, new tree planting and associated works. Alterations to the existing Home Farm access from Boreham Road, and new vehicular, cycle and pedestrian routes through the site. All associated infrastructure works.

1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), which requires certain applications to be accompanied by a Design and Access Statement. The DMPO also states the following requirements:

“(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about:

- (a) the design principles and concepts that have been applied to the development.
- (b) how issues relating to access to the development have been dealt with.

(3) A design and access statement must:

- (a) explain the design principles and concepts that have been applied to the development.
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account.
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.
- (e) explain how specific issues which might affect access to the development have been addressed.”



NDG Criteria Guide

The ten characteristics of well designed Places

PURPOSE OF THE STATEMENT

The purpose of this Design and Access Statement is:

“...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.”

(Para. 029, PPG, Reference ID: 14-029-20140306)

This document achieves this within the following sections:

Section 1: Introduction.

Outlines the purpose of this document.

Section 2: Planning Policy.

Presentation of the key Planning Policy requirements, derived from a combination of Local Authority and National Government Policy.

Section 3: Context.

Considers the site and its surroundings in terms of the local physical, historical and social setting, as well as the technical and physical context.

Section 4: Developing the Design Concept.

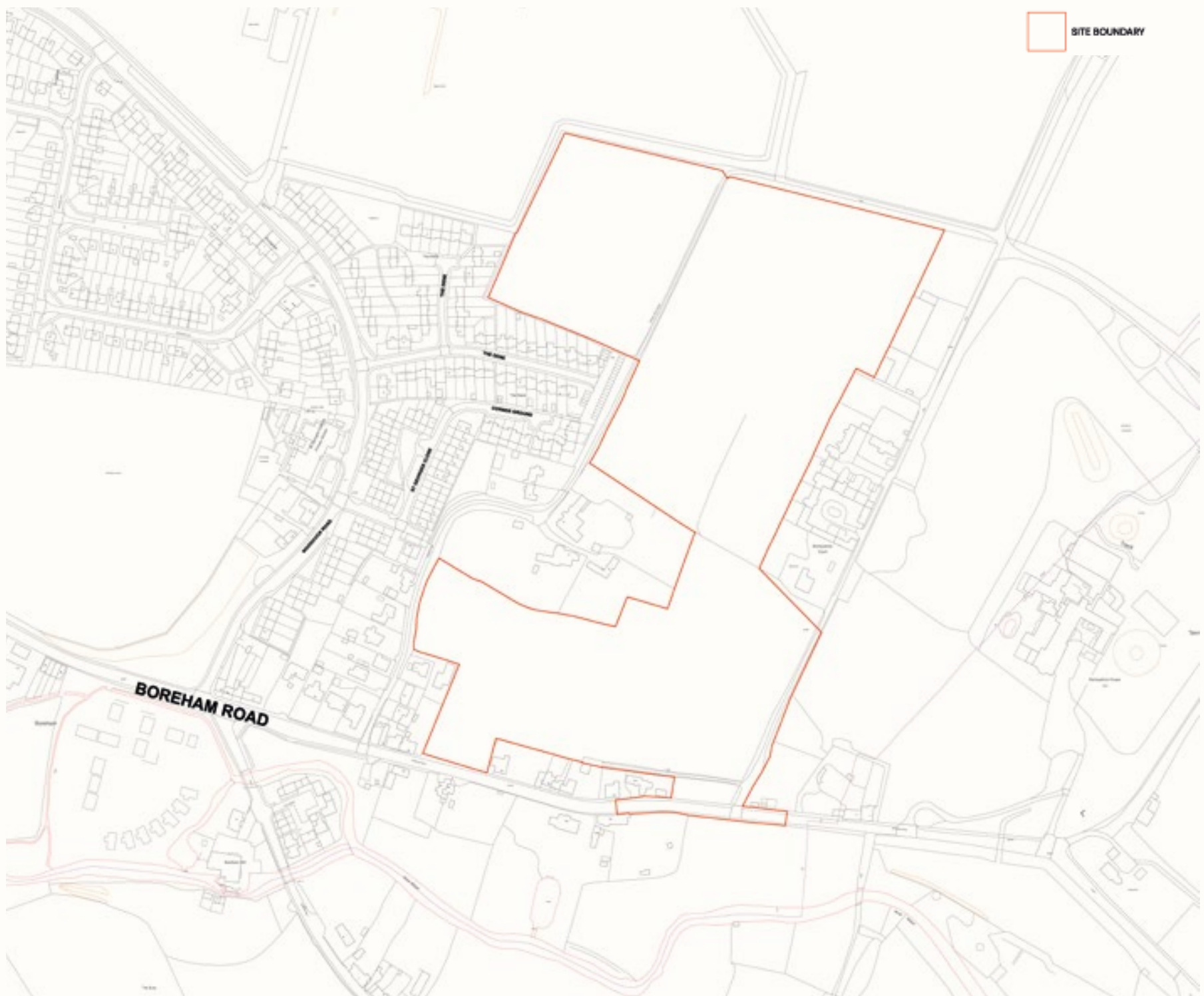
Presentation of the design principles that have been derived from a combination of Government Policy and site assessment. As well as outlining key stakeholder engagement undertaken, its key findings, and the developments design evolution.

Section 5: Design Proposals.

Presentation of the key design proposals including the Uses, Built form and Identity, Movement, Nature and Public Space, Homes and buildings, Resources and Lifespan.

Section 6: Conclusion.

1.3 This Design and Access Statement has been written to respond to the Ministry of Housing, Communities and Local Government National Design Guide (NDG) ten characteristics of well-designed places. Highlighted items above are the ten characteristics of well-designed places, as set out in the National Design Guide.



Site Location



Battlesbury
Hillfort
Monument

Sports Pitches

Woodcock Road

B3414

Bishop
House

Boreham Road

Conservation Area

THE SITE

1.4 The site is made up of approximately 11ha of land. It is located within the eastern fringe of Warminster, a market town and civil Parish in southwest Wiltshire. The site's boundary is largely defined by existing hedgerows, walling, and garden fences delineating ownership. Overall, the site is bound by existing dwellings to the west, much of the southern boundary, and partly to the north-east of the site. Boreham Road is located along the southern edge of the site, and Battlesbury Barracks Sports Pitches forms the northern boundary with the site. To the east of the site is Bishopstrow House (Grade II Listed) and its associated parkland, the extent of which abuts the site's eastern edge, and is located within the Bishopstrow Conservation Area.

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2.0

PLANNING POLICY



2.1 The development proposals will be formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (December 2024), National Design Guide (published in 2019 and updated in January 2021) and the National Model Design Code (January 2021).

NATIONAL PLANNING POLICY FRAMEWORK

2.2 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:

- An economic objective.
- A social objective.
- An environmental objective.

2.3 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 108) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.

"...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."

(Para. 109(b) NPPF December 2024)

2.4 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, to achieve "high quality, beautiful and sustainable buildings and places". Detailed advice on how to achieve this objective is provided in Section 12: Achieving well-designed and beautiful places. The contribution which good design makes to sustainable development is set out in paragraph 131, as follows:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..."

(Para. 131, NPPF December 2024)

2.5 Furthermore, a test was introduced in the 2021 edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of "beautiful" places among the overarching objectives of the planning system. In paragraph 139, the NPPF states that:

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

(Para 139, NPPF December 2024)

2.6 The NPPF is also clear at paragraphs 132 and 133 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.

2.7 Paragraph 135 of the NPPF states that with regard to design planning policy and decision making should ensure that developments:

"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

PLANNING PRACTICE GUIDANCE

2.8 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools

PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places.
- Making decisions about design.
- Tools for assessing and improving design quality.
- Effective community engagement on design.

2.9 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”

(para. 001, PPG, ID: 26-001-20191001, October 2019)



NATIONAL DESIGN GUIDE

2.10 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January

2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”

(Para. 13, NDG 2021)

2.11 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

2.12 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character.
- To help to nurture and sustain a sense of community.
- To positively addresses environmental issues affecting climate.



NATIONAL MODEL DESIGN CODE

2.13 The National Model Design Code (NMDC) was published in January 2021 by the Ministry of Housing, Communities and Local Government. The purpose of this document is to:

“... provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National

Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.”

(Para 1, National Design Code 2021)

2.14 The NMDC document draws upon the NPPF’s commitment to ensure that local planning authorities are utilising visual tools, such as design codes and guides, to inform development proposals, which will consequently provide a framework for creating high-quality places, with a consistent and high-quality standard of design.

2.15 Whilst the NPPF, PPG, NDG and the NMDC are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:

- Manual for Streets 1 & 2 (Department of Transport/Department for Communities and Local Government, 2007/2010).
- Building for a Healthy Life (Homes England, June 2020) is the latest edition, and new name for Building for Life 12 (BFL12) written in partnership with NHS England, NHS Improvement and MHCLG.

LOCAL PLANNING AND DESIGN GUIDANCE

2.16 The site falls within the jurisdiction of Wiltshire Council. Key planning policy and guidance of relevance includes:

- National Planning Policy Framework (2024);
- National Planning Practice Guidance;
- Wiltshire Core Strategy (2015);
- Wiltshire Design Guide (Supplementary Planning Doc);
- Warminster Design Guide;
- Wiltshire's Emerging Local Plan (submitted for Examination in Nov 2024).

2.17 Very limited weight is placed on Wiltshire's Emerging Local Plan (submitted to the Secretary of State in Nov 2024 and yet to go through examination).

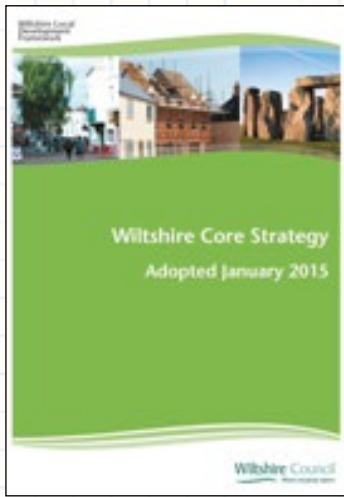
2.18 Wiltshire currently states it has a 2.42 year housing land supply (confirmed in their June 2025 statement, a slight improvement from 2.03 years in recent appeal decisions). This equates to a shortfall of almost 10,000 homes.. Without the requisite 5 year housing land supply, NPPF para. 11 applies and the policies for applications involving the provision of housing are considered out of date.

NPPF para. 11(d) states:

"Where...the policies which are most important for determining the application are out-of-date, granting permission unless:
i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".

2.19 Wiltshire submitted its draft Local Plan for examination in late 2024, and the main Hearing dates are awaited. This is still some way off adoption, and even if adopted will require immediate review under the new NPPF to address the significant uplift in housing need (some 22,500 homes over a minimum 15 year plan period).

2.20 The site is not draft allocated in the emerging Local Plan, but draft Policy 58 states Warminster has a local need for 90 homes to be delivered through its Neighbourhood Plan (NP). The Warminster NP is currently being updated and the site is shortlisted for allocation (the only one which can address housing need on one site) based on a detailed assessment of its suitability, deliverability, availability and sustainability.



WILTSHIRE CORE STRATEGY & WILTSHIRE LOCAL PLAN REVIEW



PLANNING HISTORY

2016

Outline planning application submitted by Hallam Land (ref. 16/10502/OUT). Development across entirety of site (135 dwellings). Open space principally in northwest/northeast corners.

New entrance proposed from Boreham Road, demolishing southern boundary wall. Right-hand turn filter lane on Boreham Road.

No comment from Historic England (left Wiltshire Council to determine).

Objections received from Wiltshire's Conservation and Landscape Officers (related to impact on local heritage assets).

2018

Wiltshire included site in draft Housing Site Allocations Plan.

Based on constraints identified in LUC's Heritage Impact Assessment (prepared on behalf of Council), red line pulled back from eastern boundary and site capacity confirmed at 100 dwellings. Access from Boreham Road.

2018

Wiltshire Council's Hearing Statement stated the combination of:

1. 'Great weight' applied to conserving and enhancing the assets and their setting.
2. The adjustments to the site area/reduction of capacity (together with the specific policy requirements).

Meant that the site could be brought forward in a manner acceptable from a historic environment perspective.

Historic England considered site/policy failed to sustain and enhance effected heritage assets in a manner appropriate to their significance, given conclusion of LUC's HIA: only limited development at north west of site may be suitable to avoid harm to significance of affected heritage assets.

Inspector recommended site allocation deleted, as draft policy allowed development in more sensitive parts of site. Referenced HIA conclusion that development in the north west corner would not result in the same degree of harm to heritage assets.

2020

On publication of Inspector's Report, Hallam withdrew the planning application.

2022

Prior approval granted for two modern agricultural buildings immediately adjoining the north-eastern site boundary for change of use to residential.

3.0

CONTEXT



CONNECTIVITY & STREET PATTERN

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.”

(Para. 39, NDG 2021)

3.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

Local Highway Network

The site is bound along its southern boundary by Boreham Road (B3414), which is a local distributor road with a carriageway width of approximately 7.5m in vicinity of the existing access point. Boreham Road is provided with a continuous footway on only the northern (site) side. It provides direct access to existing houses on both sides.

Boreham Road is lit and is subject to a 40mph speed limit at the existing site access point, although this reduces to 30mph along the site frontage approximately 40m further west. The road provides direct accesses to individual dwellings, plus simple priority T-junctions along its length in the vicinity that provide access to existing residential areas locally.

The B3414 extends north-west from the site to provide a connection into Warminster, with access to the A36 bypass possible along this route. The B3414 extends south-east to the Cotley Hill Roundabout, from which the A36 can be accessed.

Connectivity

Walking:

The site's location to the east of the east of Warminster, adjacent to the settlement boundary, means a variety of local amenities and services are available to cater for the day-to-day needs of local people. Therefore, significant pedestrian infrastructure already exists in the surrounding area.

Roads in the vicinity of the site are provided with well-maintained footways, providing an excellent environment for pedestrians. There are suitable crossing points in proximity of the site that have dropped kerbs, allowing pedestrians a direct, step-free crossing point to assist pedestrian movements along key desire lines.)

WARM40 – this route runs through the western extents of the site and can be accessed via Boreham Road to the south. The southern part of the footpath runs along Grange Lane, before connecting to a network of tracks including a footbridge across the railway line to the north of the site.

WARM41 – this runs in a generally north-south alignment and flanks the site boundary to the east. The footpath can be accessed via Boreham Road to the south and connects to PRoW WARM40 to the north.

Cycling:

There are a number of on-street cycle routes in vicinity of the site which provide connections into central Warminster and the wider area. Warminster town centre (including the railway station) is accessible in a 9-minute cycle from the site access, thus providing a viable alternative to the private car.

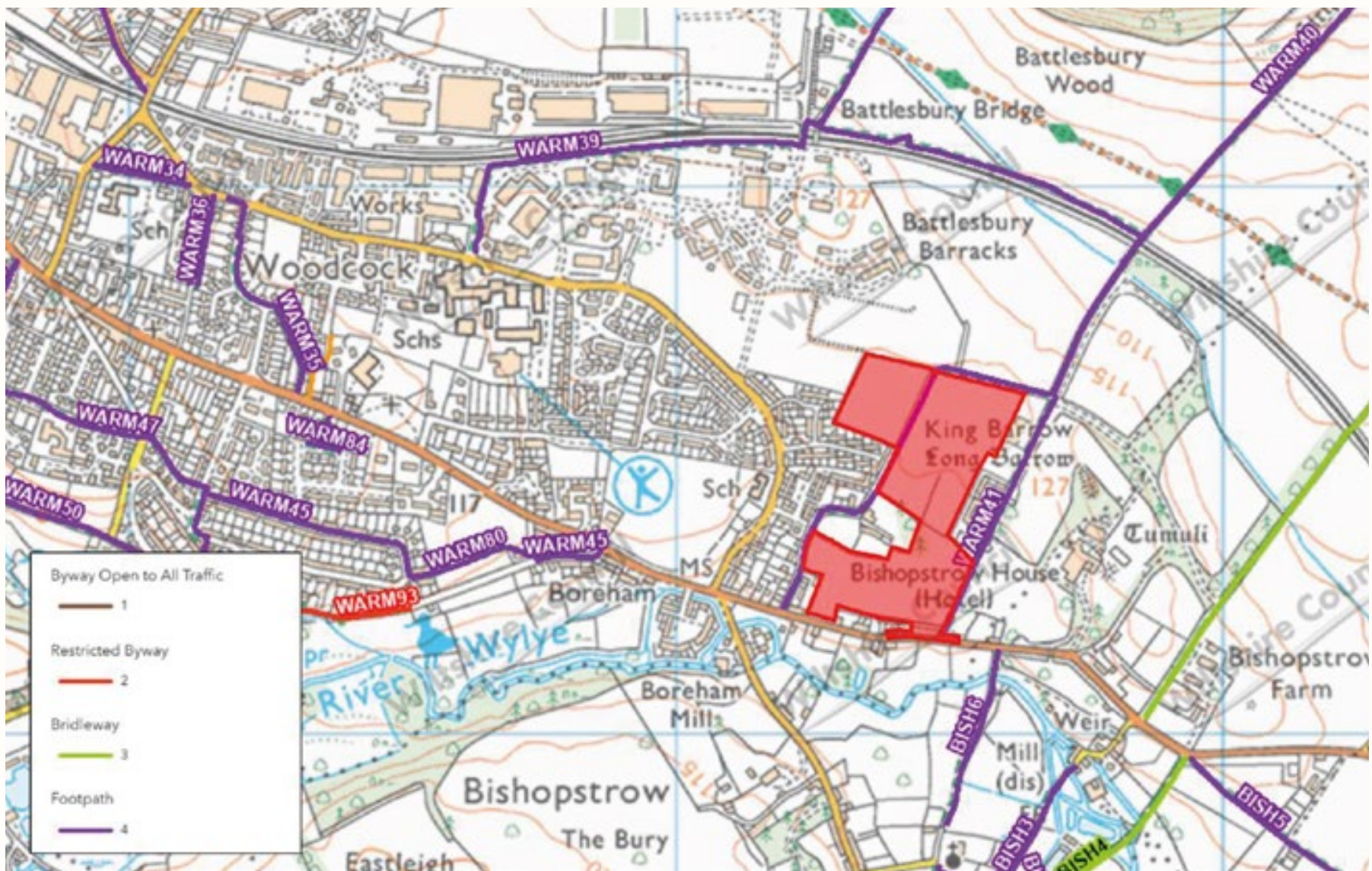
Public Transport

Bus:

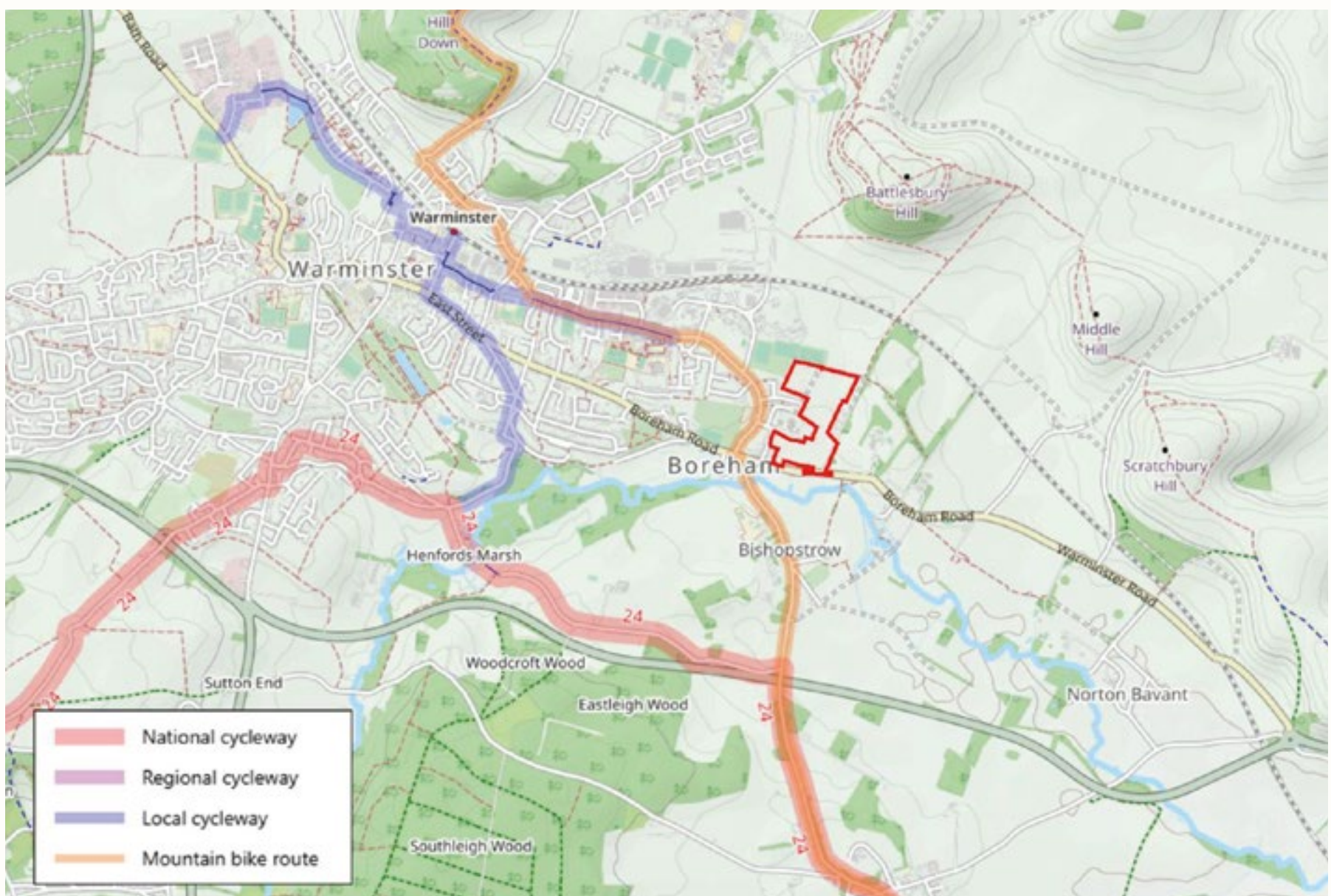
The nearest bus stops to the site are situated approximately 150m west of the proposed pedestrian point along Boreham Road, with further stops providing additional services situated approximately 350m north-west along Woodcock Road.

Rail:

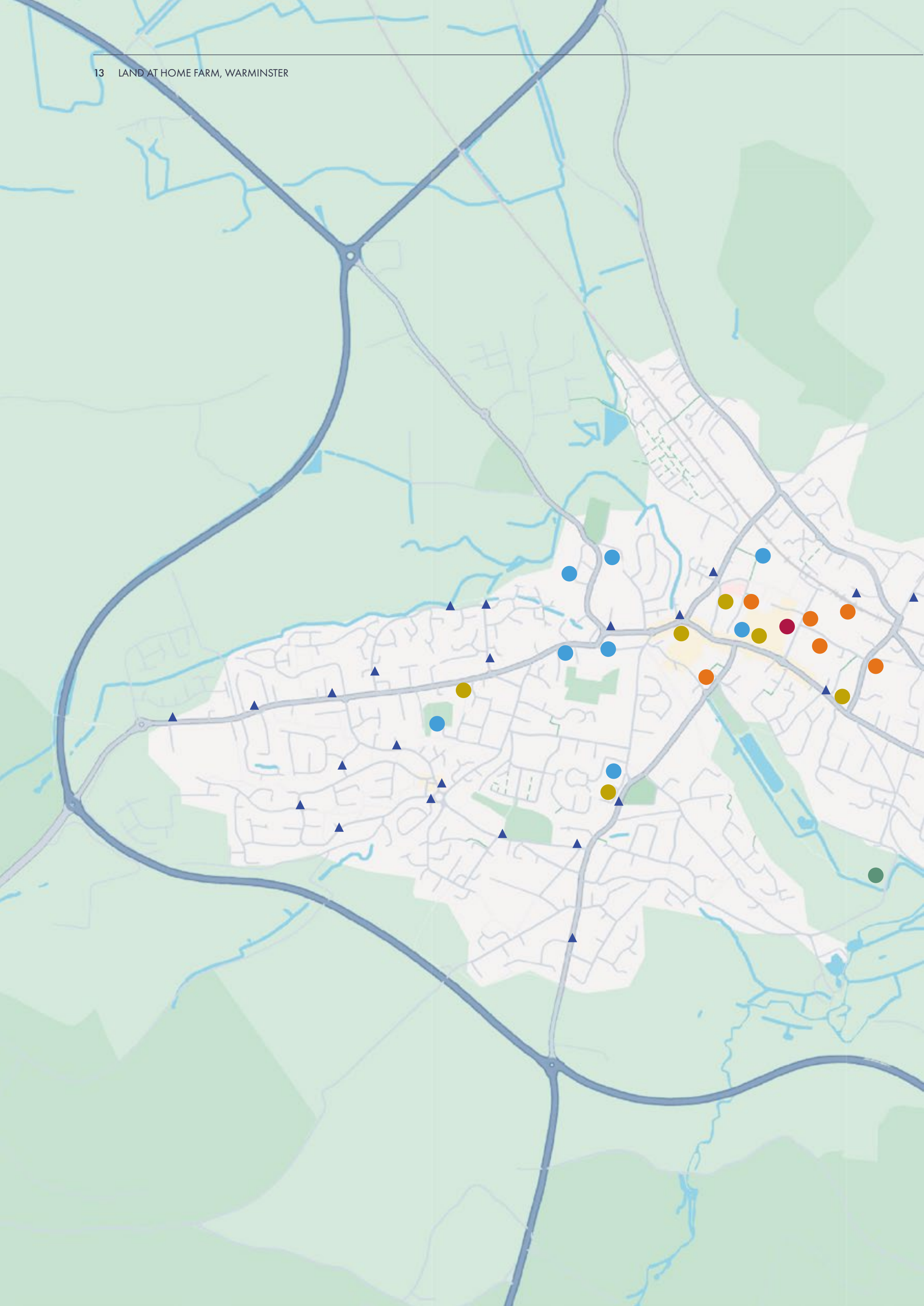
The nearest railway station to the site is Warminster, which is situated on the Wessex Main Line and is operated by Great Western Railway. During weekday off-peak periods, there are generally hourly services in each direction, with westbound services towards Bristol and Cardiff, and eastbound services to Southampton Central and Portsmouth Harbour.



Existing PRoVs in the Vicinity of the Site (Source: Ardent Residential Travel Plan, March 2026)



Cycle routes in the Vicinity of the Site (Source: Ardent Residential Travel Plan, March 2026)



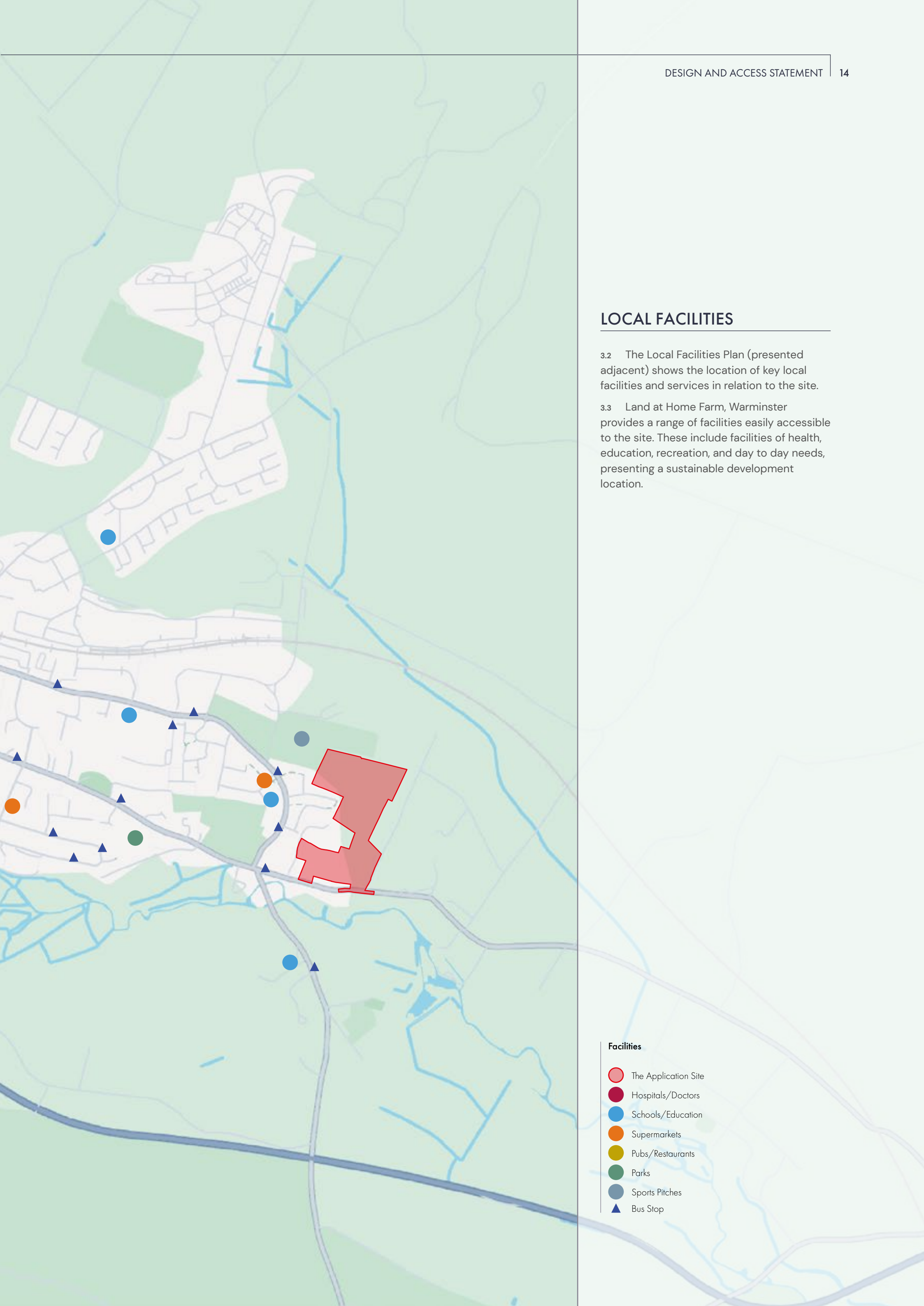
LOCAL FACILITIES

3.2 The Local Facilities Plan (presented adjacent) shows the location of key local facilities and services in relation to the site.

3.3 Land at Home Farm, Warminster provides a range of facilities easily accessible to the site. These include facilities of health, education, recreation, and day to day needs, presenting a sustainable development location.

Facilities

- The Application Site
- Hospitals/Doctors
- Schools/Education
- Supermarkets
- Pubs/Restaurants
- Parks
- Sports Pitches
- ▲ Bus Stop



LOCAL CHARACTER

“Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.”

(Para. 52, NDG 2021)

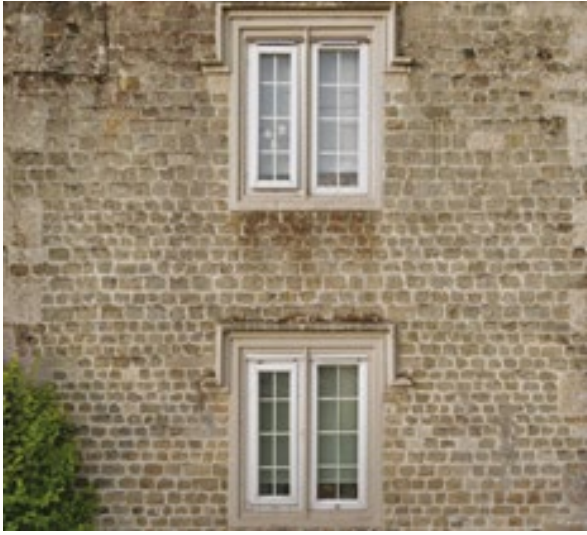
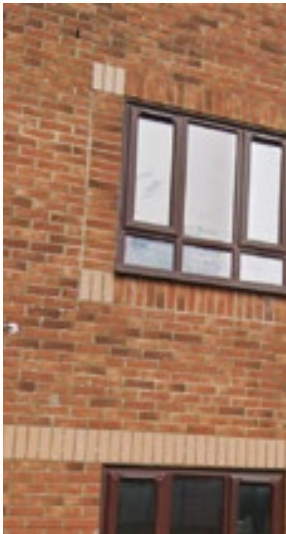
3.4 The National Design Guide states that well-designed new development is influenced by:

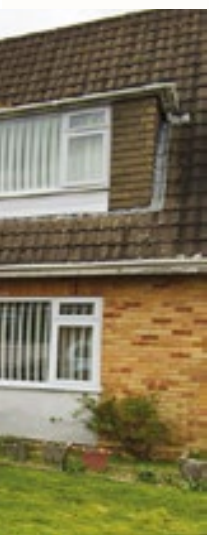
“...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;”

(Para. 53, NDG 2021)

3.5 An analysis of Warminster’s existing built form helps to identify development patterns and key design components. Together, these character-defining elements inform the overall design approach. The following table and photographs illustrate these findings which should aid in the design approach in the proposed development.

Built form & Influences	The local vernacular surrounding the site features a mixture of dwellings and built form from different eras of development. Immediately west of the site existing development consists of post-war to late 20th century dwelling. A number of period properties are located nearby and within the Bishopstrove Conservation area beyond the east and southern boundaries of the site, some of which are classified Grade II listed.
Buildings	Scale: Predominantly 2 storey with instances of up to 3 storey to larger. Rhythms: Both the post war dwellings and period properties generally consistent in their form to include mostly flat elevations with projecting entranceways or canopies. Larger period properties typically ignores the overarching pattern in favour of more irregular forms. Detailing: Element of window surround – quoins or cast stone. Chimneys and multi paned windows prevalent. Material: Dwellings predominantly made up of brick and occasional render and stone. Roof: Predominantly red/brown clay pantiles in up and over roof form with instances of multi-gabled forms to larger properties, and use of dormers.
Streets and Spaces	The study area features varied streets and spaces. Boreham Road has mixed dwelling orientations with minimal setbacks, often enclosed by boundary walls. Bishopstrove Road, a typical medieval linear settlement, has little to no setbacks, creating a well-enclosed streetscape. Post-war homes are moderately set back, allowing for small gardens or driveways, while larger period properties, like manor houses, are isolated on private land with separate access roads.





LOCAL CHARACTER

WALLING

The existing character of the site's opening comprises a wide opening, set between two short stretches of lowered, and partially reconstructed wall. After which the wall returns to its original height. There are no distinct piers or terminating features.

The proposals will require the removal of the lowered walls, and some of the high wall. Whilst this will necessitate the removal of some historic fabric, there will also be an opportunity to improve the appearance of the opening. This could include incorporating some simple red-brick detailing into the new wall end, or incorporating this into a modest pier.

Our design intent is to preserve the simple, agricultural character of the wall, whilst also taking the opportunity to improve its appearance. A hedge could be set back within the opening to further retain some of the existing agricultural character and soft screening of the expanse of open field within.

With a wider opening, and a new road access, we accept that there will be some change to the character of the opening, and this represents a natural evolution of the wall and the opening's functioning, in relation to the changing use of the fields behind.

Further detail on the access upgrades can be found within the access drawings forming part of the submission.



Existing site access opening



Existing Gap in the wall on site boundary, currently boarded up, along Boreham Road



TOPOGRAPHY

3.6 The site's topography is gently sloping from approximately 115 AOD at its highest point in the north to around 105 AOD at its lowest in the south.

3.7 The design will respond sensitively to the existing landform, ensuring that dwellings, streets, and footpaths align with the contours as much as possible. This approach enhances accessibility, minimises the need for excessive engineering, and integrates the development harmoniously within the landscape.



ECOLOGY

3.8 The site is primarily composed of arable and neutral grassland, with a mix of hedgerows and tree lines providing natural boundaries and habitat features. Along the northern edge, an elm hedgerow is interspersed with elder, hawthorn, and blackthorn, contributing to the ecological value of the site. A mixed native hedgerow also runs alongside a public footpath, enhancing biodiversity and providing an existing green corridor for wildlife.

3.9 A notable tree line, predominantly made up of ash trees, sits atop a bank that slopes down toward the footpath. Some of these trees are older specimens and exhibit features associated with bat roost potential, although no bad roosts identified. The site supports low numbers of Slow Worms, Common Lizard and Grass Snake. No Badger setts have been identified on or adjacent to the site. There is also the presence of Japanese knotweed along the site boundary bordering 20 Grange Lane, which will require appropriate management and remediation.



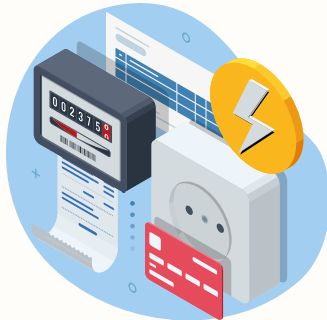
ACCESS

3.10 The existing vehicular access to Home Farm is Boreham Road in the southeastern corner of the site.

3.11 The following existing PRoW routes cross the site which provides pedestrian access.

- **WARM40** – Runs through the western part of the site and can be accessed from Boreham Road to the south. The southern section follows Grange Lane before connecting to a network of tracks, including a footbridge over the railway line north of the site.
- **WARM41** – Follows a north-south alignment along the eastern site boundary. It connects to Boreham Road in the south and links with PRoW WARM40 to the north.

3.12 In addition, a boarded-up gap in the existing wall along the boundary to Boreham Road is to be opened up and provide further pedestrian and/or cycle connection to the existing movement network.



UTILITIES

3.13 An existing 11kV overhead powerline runs near the site's access point along the southern boundary, extending toward Home Farm.

3.14 Additionally, a BT Open Reach overhead cable from Grange Lane into the site in a northerly direction serving existing properties abutting the site on Grange Lane.



BUILT HERITAGE

3.15 The site contains no built heritage assets, but its southeastern corner slightly overlaps with the Bishopstrow Conservation Area along Boreham Road.

3.16 There are several listed buildings in close proximity to the site though these are generally to be located near the southern portions of the site. For example, two Grade II listed buildings—'The Cotes' and a former stable—are just north of Boreham Road, adjacent to the southern boundary. Further afield there are more listed assets, generally within the Bishopstrow conservation area beyond the site to the east and south.

3.17 Another heritage asset is Battlesbury Hillfort Scheduled monument, located approximately 730m north of the site visible from the site.

3.18 A Heritage Impact Assessment has further detail, which forms part of this application.



DRAINAGE

3.19 The site is not located within Flood Zone 2 or 3 and is highly unlikely to be affected by flooding from rivers or the sea.

3.20 However, there are small areas in the lower southern portions of the site with potential for localised surface water flooding.

3.21 To mitigate the increased risk of surface water flooding from any proposed development, Sustainable Urban Drainage Systems (SuDs) will be implemented at the site's lowest point in the south, for example through attenuation basins.

3.22 For further information a Flood Risk Assessment has been submitted forming part of the application.



LANDSCAPE

3.23 A Preliminary Landscape and Visual Appraisal has been carried out by Pegasus Group, which explores landscape character and visual amenity and considers its capacity to accommodate development.

LANDSCAPE CHARACTER

3.24 The Site and adjoining land – including the built-up area of Warminster to the west – are located within the ‘Warminster Greensand and Chalk Terrace’ Landscape Character Area (LCA) forming part of the ‘Greensand and Chalk Terrace’ Landscape Type (LT) defined by the West Wiltshire District Landscape Character Assessment. The area is crossed by a main railway line (north of the site) and is accessible via the B3414 and several minor roads leading north-eastwards across the area.

The key characteristics for this LCA include:

- Gently downward sloping topography from Chalk Downland Edge to the northeast towards Warminster and the valley of the Wylfe River to the south.
- Landscape is predominantly underlain by Upper Greensand geology, giving rise to rich brown earth soils.
- Land use is mixed, with a combination of large arable fields and smaller patches of pasture and rough grassland visible.
- Warminster Training Centre introduces a strong built, human element to the character of the area.
- Settlement pattern is dominated by proximity to Warminster to the west.
- Occasional isolated farmsteads scattered throughout the character area.
- Sense of tranquility disturbed by proximity to main railway corridor, Warminster’s urban edge and B3414 road corridor.
- Prehistoric visible earthworks.

3.25 The site landscape and that of its immediate context is not designated in national, local or any other landscape terms. However, land to the north of the railway line and east of Bishopstrow House is located within a Special Landscape Area defined by saved Policy C3 of the West Wiltshire District Plan 1st Alteration – Adopted June 2004.

3.26 Sitewide vegetation comprises established hedgerows with hedgerow trees which partially define the sites boundaries and internal field boundaries. Outwith the site boundaries vegetation associated with surrounding properties, including within the grounds of Bishopstrow House to the east provide visual containment.

3.27 Existing public rights of way associated with the site include a Public Footpath (WARM40) – which extends north from Grange Lane through the northern western part of the site, before continuing eastwards alongside the northern site boundary – and Public Footpath (WARM41) which extends north from Boreham Road alongside the eastern site boundary to connect with WARM40. Both routes afford views to the Visually prominent Battlesbury Hill which lies to the north.



AIR QUALITY ASSESSMENT

Construction Phase

3.28 The residual impacts from dust generating activities are predicted to be not significant, in accordance with the IAQM guidance.

Operation Phase

3.29 Impacts from operation phase road traffic emissions are considered not significant, and future residents at the Proposed Development are considered unlikely to be exposed to pollution concentrations above AQALs.

3.30 For further detail the full Air Quality Assessment report is submitted forming part of the application.



NOISE

3.31 An environmental noise assessment was undertaken between 9 and 13 October 2025 to establish baseline noise conditions across the site. The assessment identified road traffic along Boreham Road as the principal noise source. The southern portion of the site was assessed as presenting a low potential risk of noise impact, while the central and northern areas were identified as having a negligible noise risk.

3.32 Temporary noise impacts are anticipated within the construction phase, and through appropriate management, adherence to best practice measures in accordance with BS 5228, construction activities can be controlled to achieve a target noise level of no greater than 65 dB LAeq, during standard working hours.

3.33 Through careful and considered design and appropriate mitigation measures the development can achieve suitable noise levels from an acoustic perspective and provide a high-quality living environment that complies with relevant standards and guidance.

3.34 For further detail the full Noise Assessment report is submitted forming part of the application.

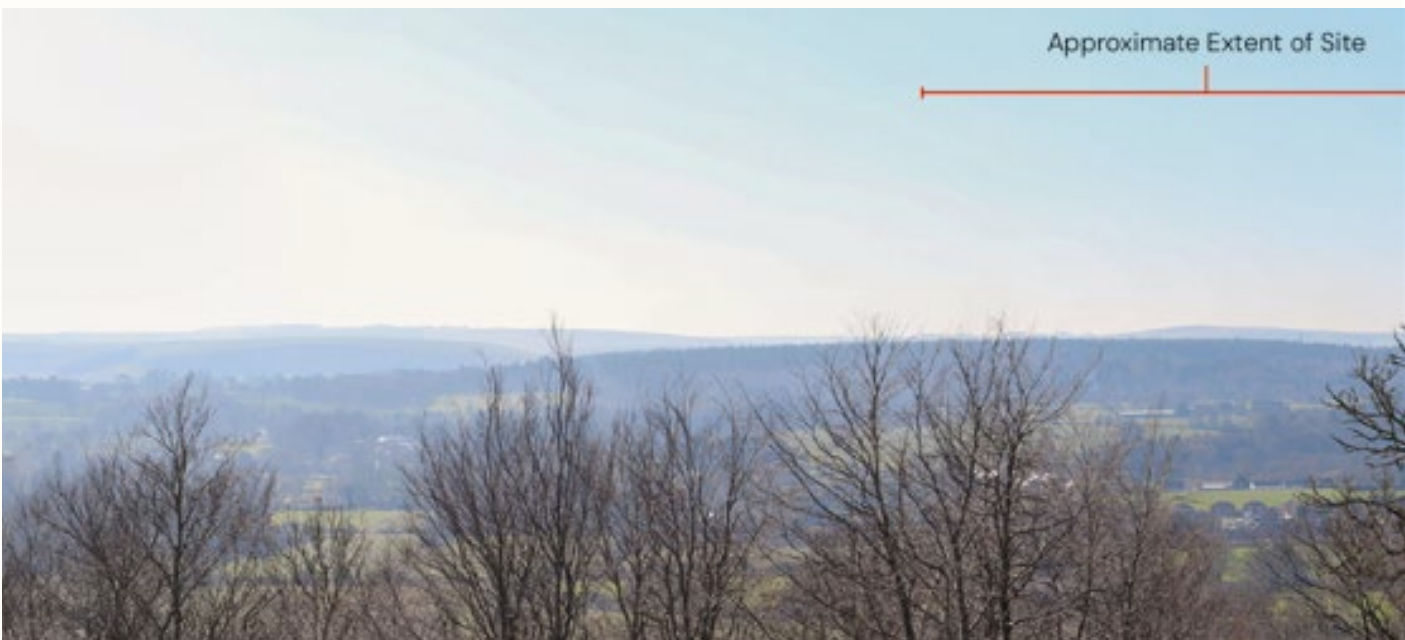


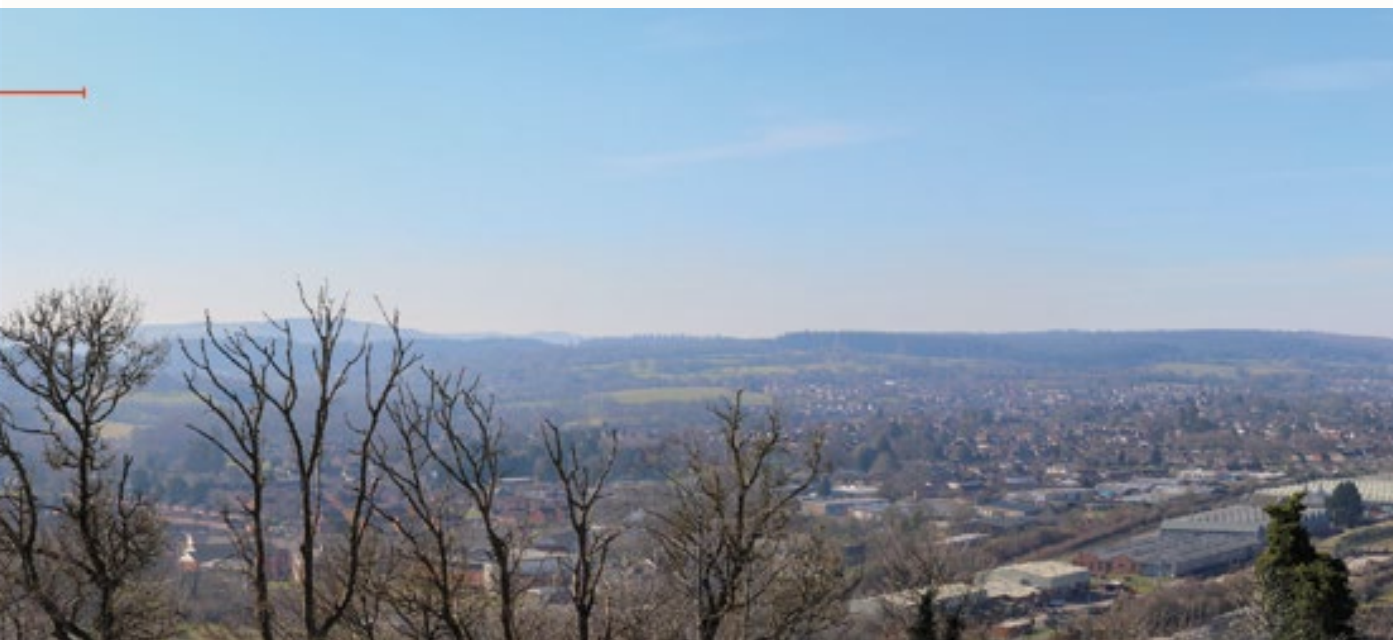
VIEWS

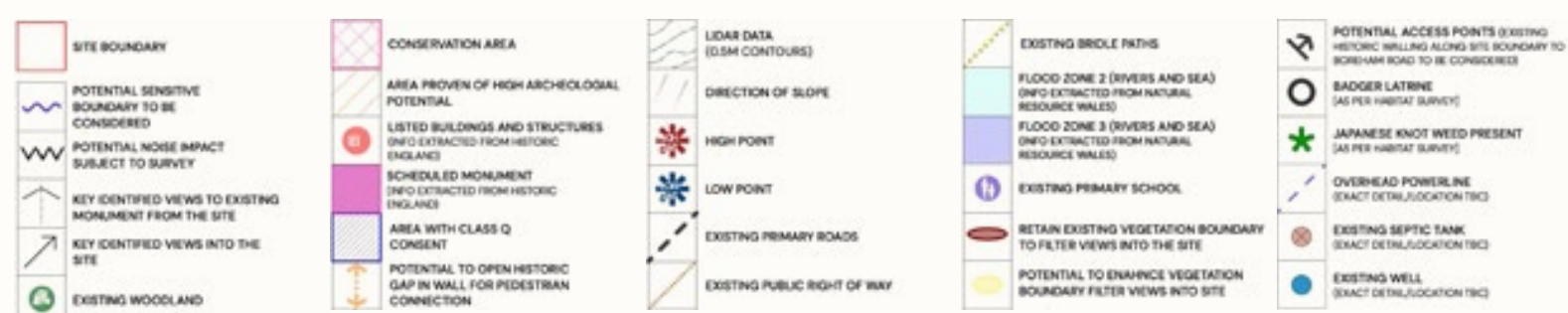
3.35 Through the preliminary baseline analysis and fieldwork, it is assessed that the site is largely screened to views from the west by existing vegetation and built fabric and that visual receptors are primarily located to the north, south and east of the site. Whilst views in these directions are possible from within the site, visibility of the site from receptors to the north and east, including Bishopstrow House are restricted by the localised screening effects of intervening vegetation. Notwithstanding the southern field parcel adjacent to Boreham Road is visible from Bishopstrow House.

3.36 Partially screened longer distance views of the site are available from visual receptors located on areas of higher ground within the wider landscape to the north including Battlesbury Hill, however the site is seen within the context of the urban edge of Warminster (which is visually harsh in places) and the extensive Warminster Training Centre campus on the north-eastern fringe of the town. The site forms a relatively small element within views at a distance of over 800m.

3.37 Correspondingly, Battlesbury Hill forms a distinctive backdrop to channelled views north across the site from Boreham Road. However, views into the site for users of Boreham Road are restricted by existing properties fronting onto the road for part of the southern boundary and by the stone wall along the western part of the road frontage. Notwithstanding partial site views are available from a section of Boreham Road adjacent to the site access, with Battlesbury Hill forming the distant backdrop.









OVERVIEW OF SITE AND CONTEXT CONSTRAINTS AND OPPORTUNITIES

3.38 The results of the various site studies are used to inform and structure the development proposals. These are illustrated, where appropriate, on the site features plan presented adjacent.

4.0

DEVELOPING THE DESIGN CONCEPT



“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

(Para. 137, NPPF December 2024)

SUSTAINABLE STRUCTURING

4.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

4.2 Plan-makers, as well as decision makers should apply a presumption in favour of sustainable development, which will mean that:

“All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”.

(Para 11(a), NPPF December 2024)

4.3 The application of key urban design objectives will ensure a high-quality layout is achieved, whilst the early identification of the sites features will ensure that the proposals are sensitively assimilated into the landscape and urban fabric.

4.4 To maximise the sustainability and environmental sensitivity of the project the design concept has been prepared using a number of design components.



TOPOGRAPHY

The site features a gently sloping topography, with the natural fall running from north to south. The Masterplan will be designed to follow the existing contours as closely as possible, ensuring the development integrates seamlessly into the landscape while minimising excessive engineering.

The Masterplan will accommodate appropriate road gradients across the site. Footpaths and pavements will be designed in a way to allow access for all users.

The surface water drainage strategy will align with the site's natural topography, with any required attenuation basin positioned at the lowest point to optimise water management.

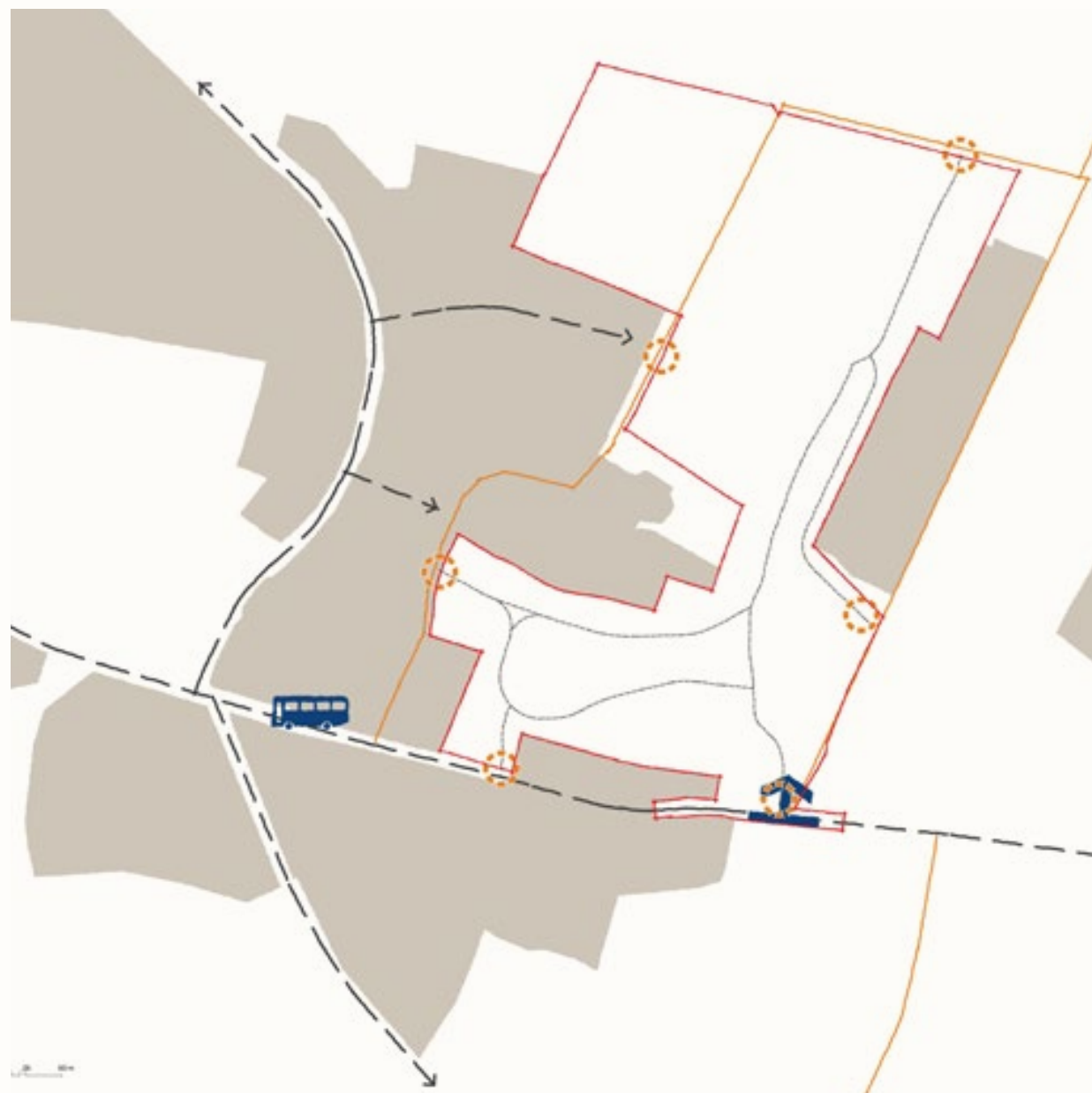
LANDSCAPE

The scheme aims to preserve a landscape corridor along the southern and eastern boundaries by concentrating development in the northwest corner. This approach maintains the landscape connection to the Country Park Gardens of Bishopstrowe House to the east, as well as the open countryside and Battlesbury Hillfort to the north, while allowing for a natural expansion of Warminster's built environment.

To the south, proposed parklands will feature native tree planting, complemented by additional landscaping measures, including recreational routes designed to enhance ecology, biodiversity, and residents' health and well-being.

Where possible, existing hedgerows will be preserved, with additional tree planting introduced to further screen the development from the south, ensuring the landscape's sensitive character is maintained.





MOVEMENT

The site is well-connected, promoting sustainable transport options through direct pedestrian links to Warminster town centre via Boreham Road.

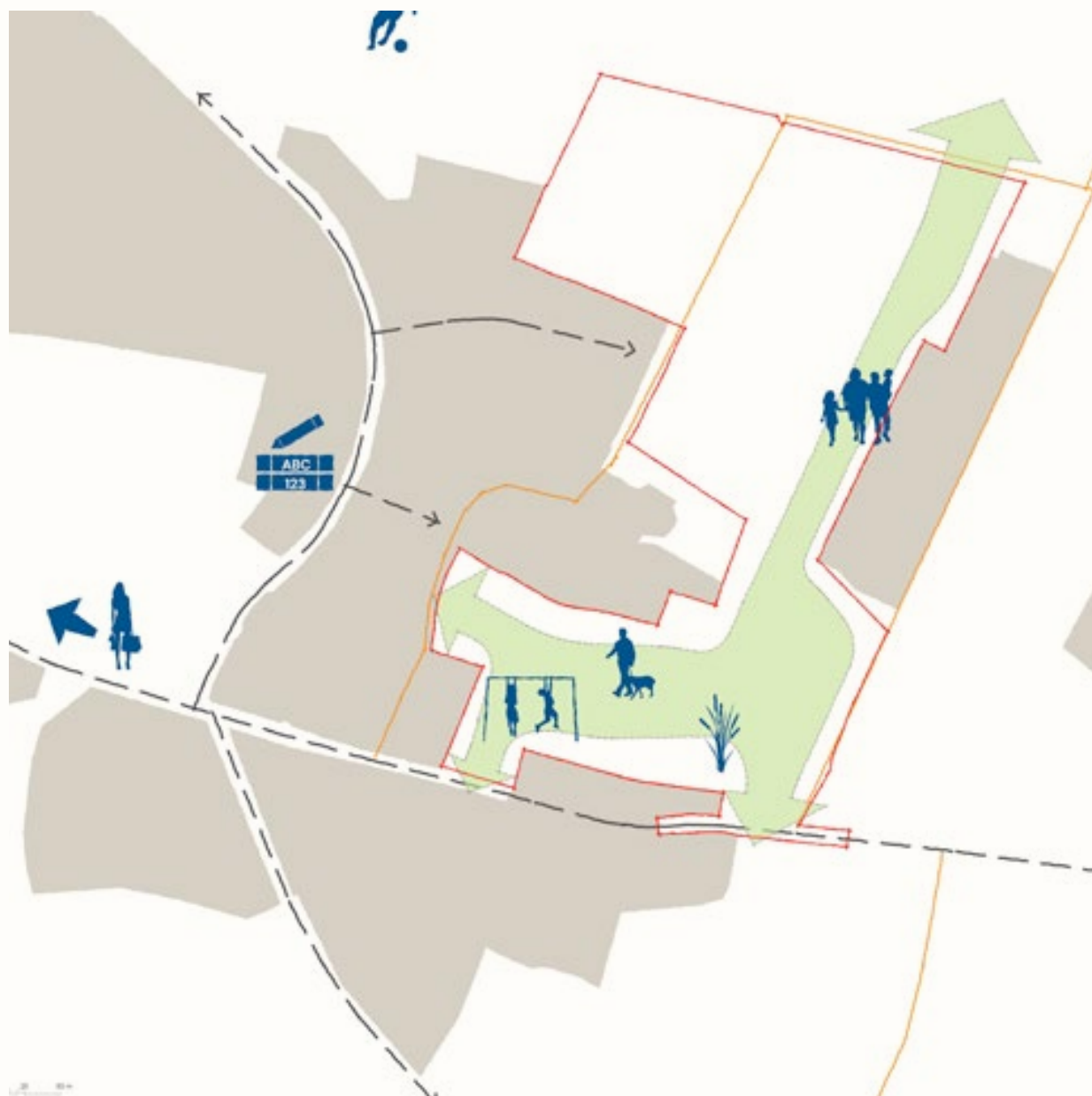
Public transport accessibility is strong, with a bus stop on Boreham Road, approximately 300m from the site, offering regular services to Warminster, Salisbury, and Devizes. Warminster train station, located around 2.1km to the northwest, is easily accessible via safe, direct pedestrian routes. With rail services to Cardiff, London, and Portsmouth, the station connects the site to the wider transport network.

Additionally, the development will fully integrate existing Public Rights of Way (PRoW), enhancing pedestrian connectivity and ensuring seamless access to broader pedestrian movement networks.

COMMUNITY USES

The site is ideally positioned within close proximity to essential local facilities and services. Within a 2km walking radius, residents have access to schools, a sports centre, football grounds, and Warminster Town Centre, which offers a wider range of amenities.

The development will feature accessible open spaces for community use, including well-landscaped parklands, circular recreational routes, and equipped play areas, all designed to promote health, well-being, and social interaction.



THE DESIGN CONCEPT

4.5 The principles which have been developed provide a framework by which to create a distinctive place, with a consistent and high-quality standard of design. These principles have been derived from the site assessment, in conjunction with the delivery of a high-quality development which achieves the criteria set out within the NPPF, namely:



Concept Plan



FUNCTION AND QUALITY

“...will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”

(Para. 135(a), NPPF December 2024)

- » New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context.
- » Retention of the existing landscape features on the site where possible.
- » Provision of a range of house types, sizes in order to cater for choice and a variety of households.
- » In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time.
- » Provision of Sustainable Drainage systems to ensure that the development does not increase the risk from flooding in the area.
- » New development at Land at Home Farm, Warminster will be designed to deliver the proposed residential use and will represent value for money in terms of lifetime costs.
- » Make efficient use of the site through proposing a development with an appropriate density.
- » It will be intuitive, comfortable, safe and easy for all to use irrespective of the environmental conditions identified within Section 2 above.



VISUALLY ATTRACTIVE

“...are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

(Para. 135(b), NPPF December 2024)

- » Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users, which consider the design of the space as well as its function as a movement corridor.
- » Integration of existing and proposed landscape features will help to soften the built form, particularly towards the eastern countryside edge of the development.
- » Minimise the impact of the development on the conservation area adjacent and surrounding context of Warminster.
- » New development will be set within a considered and attractive landscape setting.
- » Enrich the qualities of the existing place, with distinctive responses that complement the setting, respect the grain of the local area and acknowledge the established local character.



RESPONSE TO CONTEXT

“...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”

(Para. 135(c), NPPF December 2024)

- » Integration of the development into the existing surrounding built form of Warminster and the local area, particularly in relation to development block form, scale, height and massing.
- » Consider how distinctive elements of the local vernacular and the best examples of local buildings relate to the space they enclose, and how this might be reflected within the proposals and can be used to inform the architecture of the proposed development.
- » Consider carefully the specification of materials that respect/enhance the local vernacular.
- » Respond to the existing site topography including the consideration of key views in and out of the site.
- » Retention of the existing landscape features and habitats on the site.
- » Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.



STRONG SENSE OF PLACE

“...establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”

(Para. 135(d), NPPF December 2024)

- » Allow the key characteristics identified within the Local Character Analysis (undertaken in Section 3) to influence the character of the development.
- » Position key spaces & focal points where movement corridors converge to encourage activity and vitality.
- » Consider how open spaces will best meet the recreational needs of the local community, thereby encouraging social interaction.
- » Consider how the type and positioning of enclosures and soft landscape will clearly define the ownership of the space between buildings.
- » Incorporate existing and proposed landscape features into the proposals, so as to enhance the richness and attractiveness of the streetscape.
- » Consider carefully texture, colour, pattern and durability of materials and how they are used.



ACCESSIBILITY

“...optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”

(Para. 135(e), NPPF December 2024)

- » Integration of the proposed development into the existing movement network of footpaths, cycle routes, bus routes and vehicular routes, with bus stops located within easy walking distance of the new dwellings.
- » Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel.
- » Creation of a legible and permeable development, that is easy to navigate for all users, with a clear movement hierarchy providing easily recognisable routes, balancing the street as a space alongside its function as a movement corridor.



SAFE, INCLUSIVE AND ACCESSIBLE PLACES

“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”

(Para. 135(f), NPPF December 2024)

- » Convenient, safe and direct access for all residents to the existing and proposed local services and facilities including schools, retail, community uses and employment opportunities.
- » Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.
- » Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in the methods of enclosure of private spaces.
- » Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.
- » Control of access to private areas, particularly rear gardens and parking courts.

PRE-APPLICATION ADVICE
AND DISCUSSIONS

“Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The primary means of doing so should be through the preparation and use of local design codes, in line with the National Model Design Code. For assessing proposals there is a range of tools including workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.”

(Para. 138, NPPF December 2024)

4.6 A formal pre-application enquiry was submitted to Wiltshire Council on 4 August 2025 (ref. ENQ/2025/01241). A meeting was held with the allocated officer, Russell Brown on 3 December 2025.

4.7 No formal pre application response has been received. Only WC heritage comments have been received, the contents of which have been responded to within the Heritage Impact Assessment prepared by Lichfields

COMMUNITY ENGAGEMENT
PROCESS

4.8 In November 2025 Bellway Homes carried out community engagement to inform the proposals for Land at Home Farm, Warminster.

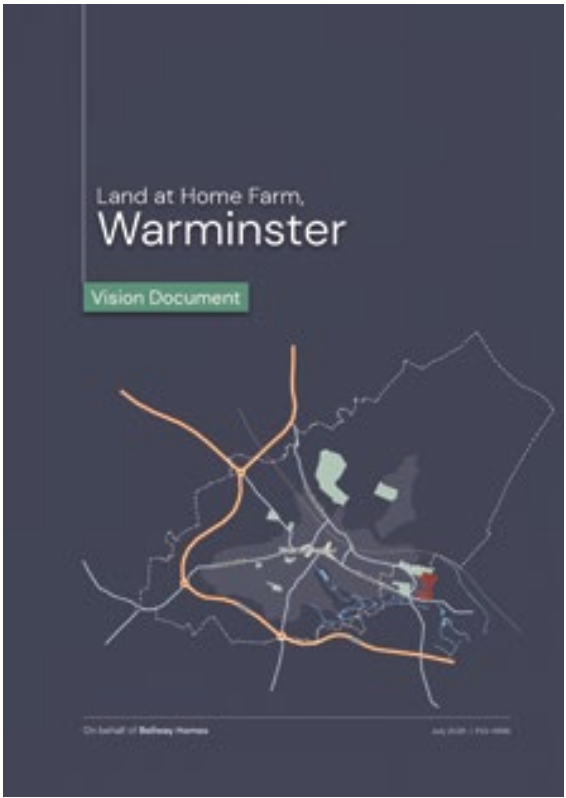
The aim of the community engagement process has been to:

- Raise awareness of the project and design development.
- Gather local knowledge to inform thinking, together with an understanding of the ambitions and key issues for the area’s future.
- Be inclusive, accessible, transparent and engaging.
- Offer a wide variety of ways for people to get involved.

PUBLIC CONSULTATION

4.9 In addition to a letter drop and a website notifying the residents and business owners in the area, an in-person public consultation was held on the 19th November 2025 in the Warminster Civic Centre.

4.10 Feedback forms and project team contact details were included in all the above forms allowing for public comments and questions regarding the proposals.



Above: Warminster Vision Document, July 2025



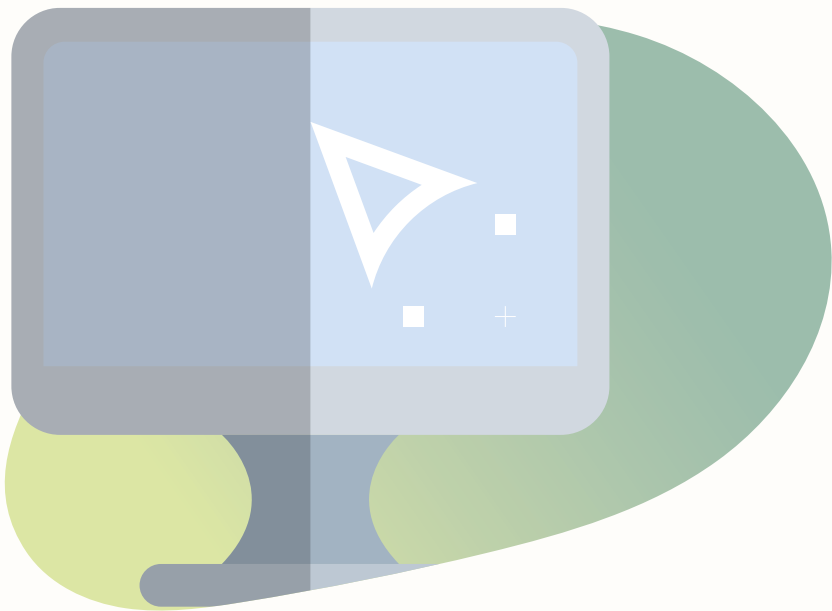
Above: Consultation display boards (Source: Lichfields)





5.0

DESIGN PROPOSAL



USES

“Well-designed neighbourhoods needs to include an integrated mix of tenures and housing types that reflect local housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”

(Para. 109, NDG 2021)

5.1 The development proposals include the following:

Residential – up to 135 dwellings (Class C3)

5.2 The development proposals provide approximately 10.5 Ha of residential development, achieving up to 135 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles.

5.3 40% of the dwellings are proposed as affordable housing over and above Wiltshire Council Policy guidelines.

Public Open Space and Green Infrastructure

5.4 Accessible public open space has been provided within the proposals, in accordance with the local authorities planning policy. The public open space provided will fall into the following categories.

Formal play space, including:

- 1 no. LAPs [Local Area for Play].
- 1 no. LEAP [Local Equipped Area for Play].
- Enhanced PROW routes.
- Informal, natural and semi-natural green space and recreation routes.

5.5 Further details on the proposed landscape design are provided within the Landscape Strategy.

ACCOMMODATION SCHEDULE

HOUSE TYPE	NO. BEDS	SQ.M	NO.
HOOPER	2	73.4	4
COINER	2	81.4	4
BLEMMERE	3	95.3	12
COPPER SMITH	3	95.3	12
HILLARD	3	97.7	6
REEDMAKER	4	121.6	10
BOWYER	4	126.0	11
LUTHIER	4	129.3	9
PHILOSOPHER	4	140.0	9
WATCHMAKER	5	176.6	4
TOTAL OPEN MARKET			81

HOUSE TYPE	NO. BEDS	SQ.M	NO.
STATIONER	1	46.1	3
BOOKBINDER	1	60.0	3
BAKER	2	81.4	16
DRAFTSMAN	3	86.9	10
TILLMAN	3	95.3	20
CARTOGRAPHER	4	103.0	2
TOTAL AFFORDABLE			54



Site Layout

MOVEMENT

ACCESSIBLE AND EASY TO MOVE AROUND

“Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.”

Para. 75, NDG 2021)

5.6 The proposed structure for movement within the development is a well-connected movement network that is accessible by all users, is easy to navigate, safe and secure. The proposed access and movement strategy will focus on the delivery of the following elements which are in accordance with the objectives of national and local planning policy:

- Proposed access points.
- Proposed pedestrian and cycle movement network.
- Street hierarchy.
- Parking strategy.

5.7 The location of the development, adjacent to the existing and established community of Warminster is a positive characteristic which has been maximised through the provision of direct and attractive pedestrian routes.

5.8 The main spine road through the development is proposed to be 5.5 metres wide with footways measuring two metres wide are proposed throughout the site on these roads which will connect the residential parcels and provide access to the footway connections to Boreham Road and the wider pedestrian network. Shared surface streets are proposed throughout the site which will measure 6m wide with 1m either side for service strips.

Pedestrian and Cycle Access Strategy

5.9 The development of an integrated pedestrian/cycle network within the site is seen as a key part of the transport infrastructure for the site. Pedestrians are led into the site from links created between areas of residential roads, circulating the site.

5.10 It is proposed that the existing PROW WARM4O, which runs along Grange Lane and continues into the northern part of the site, will be retained and enhanced. Additional internal links to surrounding pedestrian routes are also planned, delivered through a series of recreational paths within the site. These proposed connections are shown on the adjacent plan. Furthermore, the existing opening in the wall along Boreham Road on the southern boundary will be re-opened and upgraded to provide an additional direct pedestrian access point.

5.11 The following measures to provide accessibility by foot and cycle are proposed and illustrated, where appropriate, on the Access and Movement Strategy Plan:

- Where possible pedestrian links will be suitable for use by disabled people.
- Particular attention will be paid to ensure surface material quality and sufficient active overlooking, to provide a sense of safety and security for users.
- To ensure that vehicular movement corridors do not become a barrier to pedestrian/cyclist movements crossing points will be defined where appropriate, to enable all users to cross safely.

5.12 The development and internal road network will be designed to encourage low vehicular speeds and streets will be defined by the existing landscape and building layout. The design will promote safe walking and high permeability through the site and aims to limit the potential for anti-social behaviour.

5.13 Street lighting will be designed in conjunction with street tree planting to ensure safe and acceptable levels of lighting throughout the development.

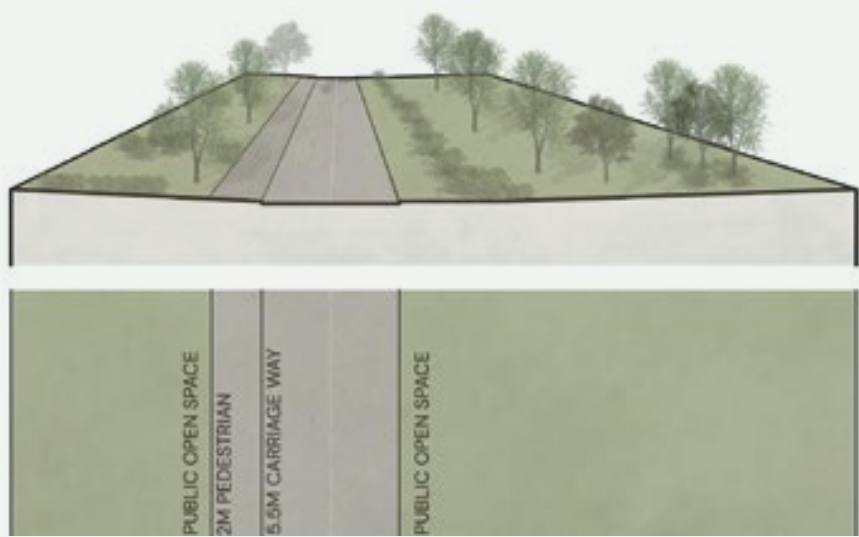
5.14 For each street type listed above describe the proposed street typology, including the following key elements:

- Main function.
- Types of vehicle e.g. bus route etc.
- Setbacks.
- Parking.
- Street tree planting/verges.
- Utilities (if information is available –service strip/under footways etc).

5.15 For further details on the proposed access strategy reference should be made to the Transport Assessment, submitted in support of this Planning Application.

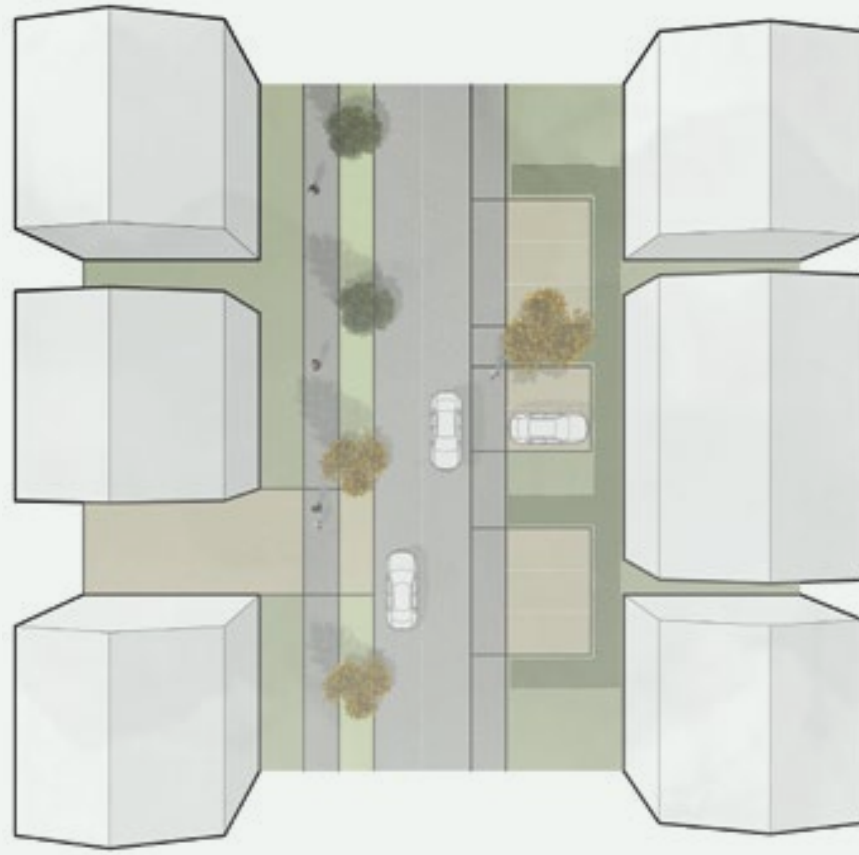
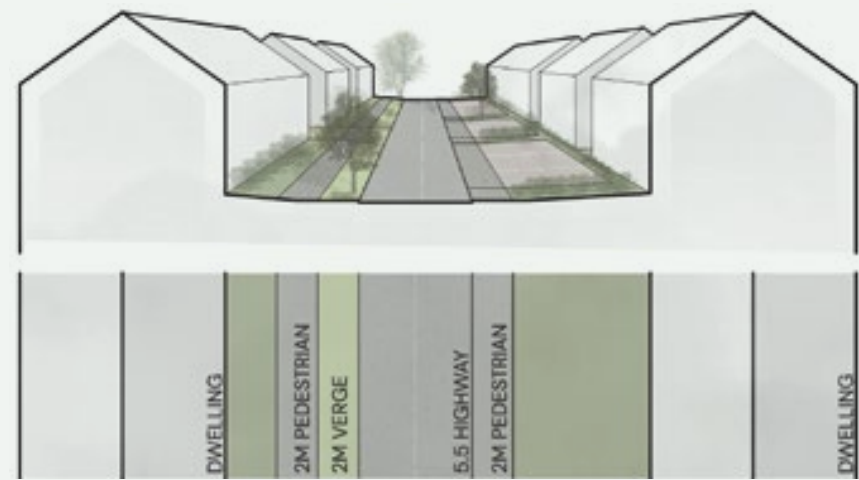


SPINE ROAD V1	
Frontage Access	N/A.
Carriageway Width	5.5m.
Footways	2m on one side.
Cycleways	On street.
On street parking	N/A.
Landscaping	Tree lined.



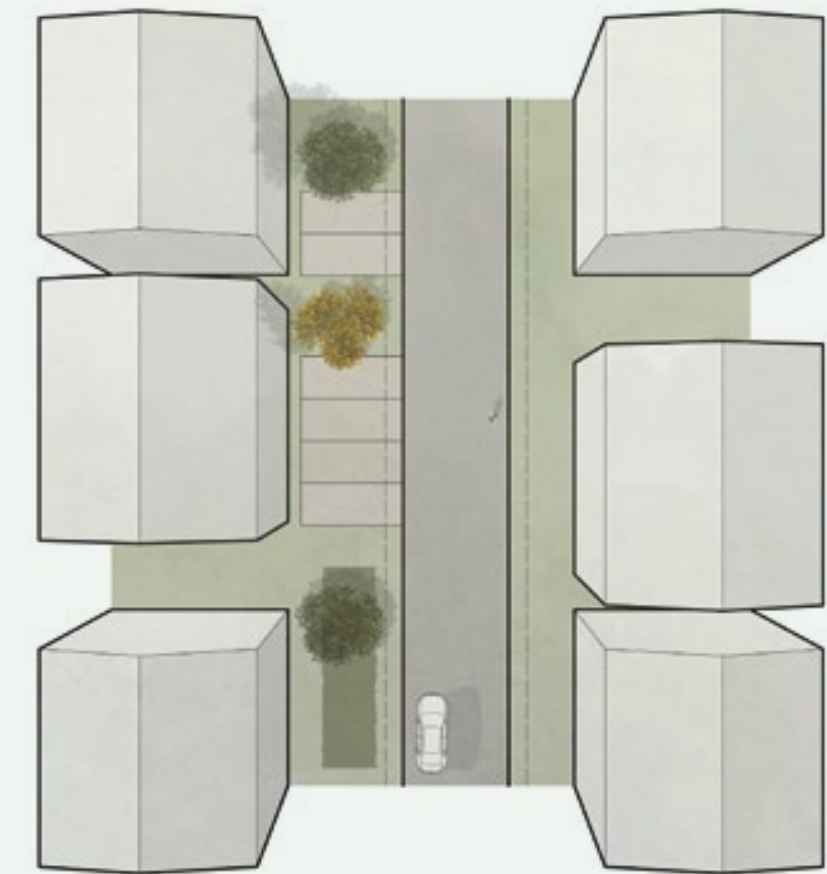
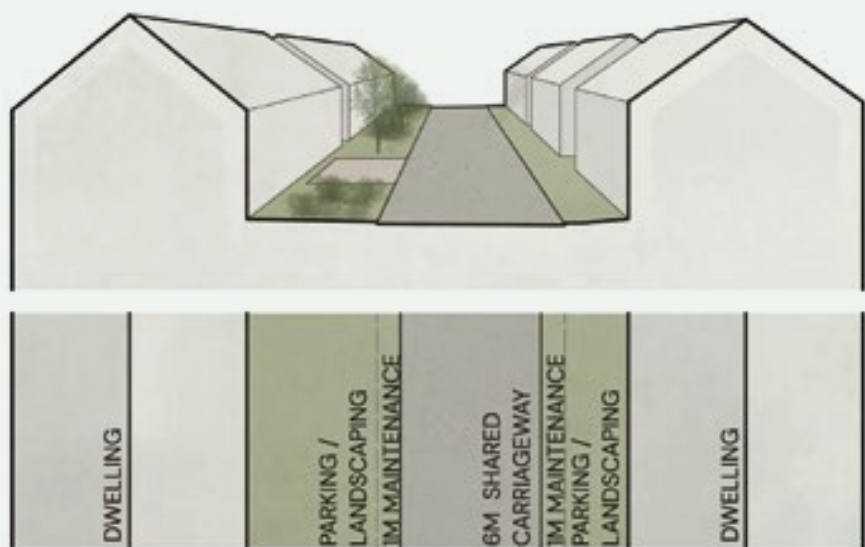
Road Width: Spine Road V1

SPINE ROAD V2	
Frontage Access	Direct access to driveways/parking.
Carriageway Width	5.5m.
Footways	2m wide footway on one or both sides of the street.
Cycleways	On street.
On street parking	Visitor provision where achievable.
Landscaping	Tree lined where possible within verges.



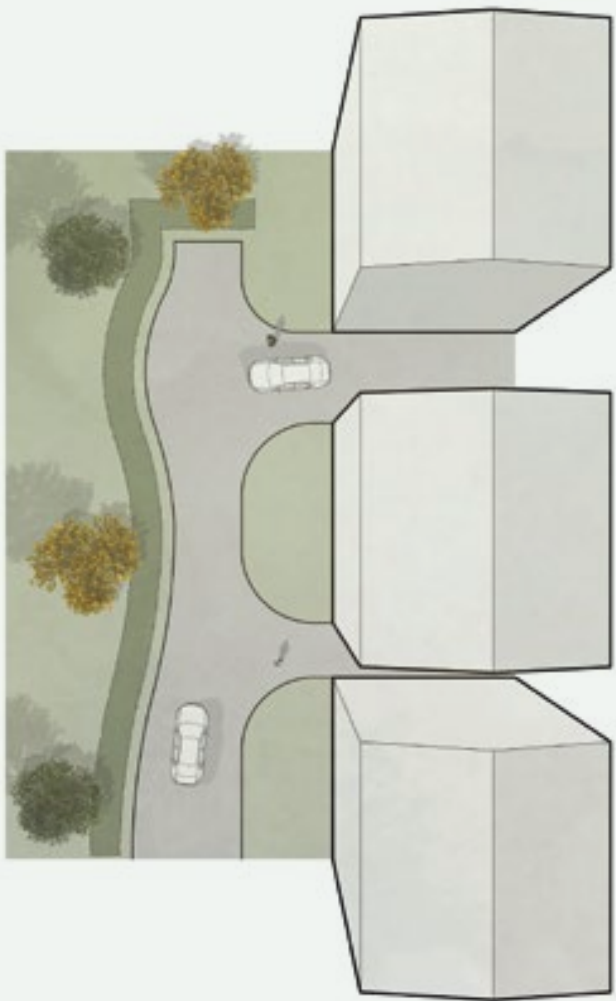
Road Width: Spine Road V2

SHARED SURFACE	
Frontage Access	Direct access to driveways/parking.
Carriageway Width	6m.
Footways	Shared surface street.
Cycleways	On street.
Maintenance	1m either side of carriageway.
On street parking	Visitor provision where achievable preferably in dedicated bays.
Landscaping	Tree lined where possible by development set back.



Road Width: Shared Surface

PRIVATE DRIVE	
Frontage Access	Yes – Private drive.
Carriageway Width	4.1m – 6m – Varying informal widths.
Footways	N/A.
Cycleways	N/A.
On street parking	N/A.
Landscaping	Tree lined where possible by development set back.



Road Width: Private Drive

PARKING

5.16 Parking will be designed in line with the current guidance contained within the Manual for Streets and Wiltshire Local Transport Plan – Car Parking Strategy (2011-2026).

5.17 Parking should be provided in a location that is both convenient and well overlooked. It should be designed to be as unobtrusive to the street scene as possible, with screening provided by the use of hedges and planting, where appropriate.

Residential Parking Strategy

5.18 Allocated parking will predominantly be provided on plot, within the curtilage, either to the front or side of dwellings in individual bays or within garages.

5.19 Allocated residential parking will be provided as per the parking guidelines table illustrated in the adjacent table found within the Wiltshire Parking Strategy.

5.20 Where parking is provided on street (via parallel or perpendicular bays) it should be carefully designed to be typically no more than 4 spaces appear in a row, and areas of landscaping and/or planting should be used to break up the appearance.

5.21 Disabled parking will be provided where appropriate in accordance with the appropriate standards.

Garages

5.22 Where garages count towards the provision of allocated parking these should be designed to a minimum internal size of 3m wide x 6m in length, as set out in the Wiltshire Core Strategy and Manual for Streets guidance.

Cycle Parking

5.23 Cycle parking spaces for individual dwellings should be provided within the curtilage of the dwelling within garages or individual cycle sheds in rear gardens.

5.24 Where cycle parking is to be accommodated within garages then these should be of an appropriate size to ensure that there is room for both car and cycle parking.

Visitor Parking Strategy

5.25 Unallocated visitor parking will be provided at a rate of 0.2 spaces per dwellings, as set out in the local authority parking standards.

BEDROOMS	MINIMUM SPACES
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

MINIMUM PARKING STANDARDS (ALLOCATED PARKING)

5.26 Overall the allocated parking requirement minimum parking requirement is 309 spaces. We are currently proposing 338 spaces, an over provision of 29 spaces.





Wider Site Layout



BUILT FORM

A COHERENT PATTERN OF DEVELOPMENT

“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.”

(Para. 61, NDG 2021)

5.27 The design solution for the site reflects the variety in townscape form that can be seen in Warminster.

5.28 The arrangement of the built form at Home Farm, Warminster creates a network of attractive street and spaces including:

- Provision of additional informal pedestrian and cycle routes, reflecting key desire lines, and enhancing the existing PRow network.
- Existing pedestrian route that passes the through the site in the north.
- Access to development blocks will be provided via a legible network of streets with a clear hierarchy.
- The design of the development proposals is based on the principle of perimeter blocks that enclose back gardens, providing a strong frontage to the public realm and ensuring active frontages overlook streets and the coast where seems possible.
- Built development is concentrated to the north of the site proposing a natural expansion from the development edge to The Dene adjacent.
- Parklands and Public Open Space occupies the south of the site maintaining the landscape setting and corridor.
- Green infrastructure is a key element of the Masterplan, aiming to ensure a site-specific identity is created.
- Existing trees and hedgerow planting have been retained wherever possible within the boundary.
- The provision of wider key green infrastructure links will help to improve existing habitats on-site, as well as catering for biodiversity enhancements through the proposed southern parklands.
- A landscape corridor is proposed north to south with the built edge set back to respect potential long-range views to the Hillfort far north.

BUILDING HEIGHTS (SCALE)

5.29 The site is proposed to be a maximum 2-storey in height, in-keeping with the local context and minimising impact to the sites visual setting.

5.30 Nevertheless, a variety in the scale will be evident in the form of the proposed dwellings and variety of the roofscape, which will aid in the creation of spaces within the site.

CONTINUITY AND MASSING

5.31 Development frontages, such as those overlooking areas of public open space and following the primary movement route, will be particularly prominent and critical to the appearance of the development. Particular attention has been paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages are designed as a composition, with consideration also given to the spaces they adjoin, in order to provide a cohesive approach to these prominent positions.

5.32 For instance, dwellings along the primary movement route are designed to form a largely continuous building line, reinforcing and defining the route as a key spatial and movement corridor. In contrast, the landscape edges are characterised by larger detached dwellings with greater variation in form and building line articulation, creating a more informal arrangement that responds to and complements the surrounding natural setting.



HOMES AND BUILDINGS
FUNCTIONAL, HEALTHY AND SUSTAINABLE

“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.”

(Para. 120, NDG 2021)

5.33 The proposals for Land at Home Farm will comprise a distinctive character and a strong sense of place, informed by important site features and the existing valued qualities of Warminster.

5.34 The proposals aim to create a place that has a healthy, comfortable and safe internal and external environment.

5.35 House frontages have been carefully designed with generous windows from habitable rooms, clearly defined and attractive front doors and planting to act as buffer between the pavement and window.

5.36 Internal habitable rooms have high levels of natural daylight and connect well to gardens and terraces.

5.37 Refuse storage is conveniently accommodated with access to rear gardens to ensure residents have a place to store their refuse containers discreetly and safely, minimising visual impact to dwelling frontages.



IDENTITY

ATTRACTIVE AND DISTINCTIVE

“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.”

(Para. 50, NDG 2021)

5.38 Character areas are a useful way of helping assimilate the design proposals within its surroundings, whilst providing a continuity of themes across the development and helping to generate a sense of place. The site will include certain components of character which embrace built form principles; and in addition consideration of changes in building height, building setbacks, landscape treatments, architectural detailing and materials.

5.39 The site is a cohesively designed scheme that will present three-character area. The following pages describe how the character area should be designed in such a way to help create a varied and diverse townscape.

5.40 Materials recommended for use within the development will consist of natural stone, variations of red brick, along with, grey and red tiles.

5.41 Surface materials that are firm, durable, smooth and slip-resistant in all weathers are to be utilised within development, particularly on footways and parking areas.



The three character areas proposed at Land at Home Farm, Warminster are:

GREEN EDGE

Character area fronts out onto the landscape edge, designed to generally comprise larger detached dwellings in a palette of stone and brick providing a soft and more informal character complementing the landscape setting.

VILLAGE STREET

Character area lines the primary street, dwellings are set evenly back from the highway providing a continuous frontage that defines and frames the key movement route.

VILLAGE CORE

Character area makes up the area near the existing development edge of The Dene to the west and south-west, providing the cohesive transition from existing to new.



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Street Types

Predominantly shared surface and shared private drives.

Building Types

Predominantly detached dwellings.

Building Height

2-storey.

Building Line Set Back and Parking

Varied set back with articulation through built form allowing for front gardens.

Density

Perceived lower density.

Architectural Style

Traditional.

Materials

A palette of recon stone and brick and grey slate effect roofs.

Architectural Detailing

Brick details in the form of quoins to edges of dwellings and window surrounds, cottage style windows with multi glazing bars.



Street Types

Predominantly primary streets with footpaths on either side and a highway verge.

Building Types

Varied, semi-detached, detached, and short runs of terraces.

Building Heights

2-storey.

Building Line Set Back and Parking

Generally evenly set back to present a continuous build line.

Architectural Style

Traditional.

Materials

A palette of red brick and grey slate effect roofs, light colour render to key corners.

Architectural Detailing

Simple brick details in the form of curved headers and cills, key stones, and brick banding to provide horizontal rhythm. Single horizontal glazing bars.



Street Types

Predominantly shared surface and shared private drives.

Building Types

Varied, semi-detached, detached, and short runs of terraces.

Building Heights

2-storey.

Building Line Set Back and Parking

Varied.

Architectural Style

Traditional.

Materials

A palette of red brick and brown roofs.

Architectural Detailing

Simple brick details in the form of curved headers and cills and keystones. Single horizontal glazing bars.



NATURE & PUBLIC SPACES

“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.”

(Para. 99, NDG 2021)

- 5.42 The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.
- 5.43 Alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

Landscape Masterplan

- 5.44 The landscape masterplan has been designed to create a high-quality, multifunctional green infrastructure network that integrates the proposed residential development with its surrounding context, enhances biodiversity, and provides accessible open spaces for recreation and play.
- 5.45 The site is enclosed by a strong landscape framework comprising retained boundary vegetation, existing trees where possible, and new native planting to reinforce site edges, provide visual screening, and strengthen ecological connectivity. Areas of existing vegetation are largely retained, with removals limited to where necessary to accommodate development and access.
- 5.46 A hierarchy of public open spaces is distributed throughout the site. These include a central linear green corridor running north–south, neighbourhood green spaces within the residential parcels, and a larger area of public open space to the south of the site. These spaces are linked by a network of pedestrian and cycle routes, ensuring safe and convenient movement through the development and strong connections to surrounding streets and the wider landscape.
- 5.47 The southern open space is designed as a multifunctional parkland area incorporating informal recreation space, retained trees, new woodland and ornamental tree planting, and a sustainable drainage basin integrated into the landscape as an amenity feature. Species-rich grassland, wildflower meadows, and native hedgerows are used throughout to enhance biodiversity and provide seasonal interest.

- 5.48 Children’s play provision is integrated within the open space network and includes equipped play areas designed to cater for a range of age groups. Play spaces are overlooked by surrounding development and connected via pedestrian routes, creating safe and inclusive environments. Natural play elements and varied surfacing are incorporated to encourage imaginative and active play.
- 5.49 Street trees, ornamental planting, and frontage landscaping are used throughout the residential areas to soften the built form, provide shade, and create a strong sense of place. Private gardens are complemented by shared landscape spaces, with clear definition between public and private realms achieved through planting, hedges, and changes in materials.
- 5.50 Sustainable drainage features, including swales and attenuation basins, are integrated into green corridors and open spaces, contributing to surface water management while enhancing the landscape character and ecological value of the site.
- 5.51 Overall, the landscape masterplan delivers a cohesive, accessible, and sustainable landscape that supports healthy lifestyles, enhances local character, and provides long-term environmental benefits.



- Site boundary - Existing site vegetation to be retained to BS 5837 with RPA - Existing veteran tree to be retained to BS 5837 with buffer - Existing trees/ vegetation to be removed - Existing Public Right of Way - Existing Bridleway - Grade II Listed Building - Key identified views from the site to existing monument - Proposed structural planting - Proposed feature tree planting - Proposed public open space tree planting - Proposed street tree planting - Proposed mixed native hedgerow - Proposed single species native hedgerow planting - Proposed native shrub planting - Proposed native scrub planting - Proposed ornamental shrub planting - Proposed bulb planting - Flowering lawn - e.g. E11 mix by Emongate or similar - Species rich long grassland - e.g. EMO mix by Emongate or similar - Wildflower meadow - e.g. EM2 mix by Emongate or similar - Hedgerow mixture - e.g. E11 mix by Emongate or similar - Proposed SuDS basin with grass mix - Indicative location of proposed attenuation swales	- Proposed footpaths - to be compacted gravel with timber edge or similar - Areas of safety surfacing for play equipment to be bound rubber mulch - to be natural in colour e.g. brown/ green/ beige colour mix - Proposed play equipment with fat zone (blue) - Proposed natural play features - logs and boulders - Proposed play space ratings - to be 3m high, vertical bow top ratings with matching gates in a contrasting colour - 2m 1.2m wide self closing pedestrian gates (marked PG) - No 3.5m wide double leaf maintenance gates with lockable dropbolts (marked MD) - Timber seat - Picnic bench - Litter bin - Proposed 0.45m estate rail - Proposed 1.2m estate rail - Proposed pedestrian links - Proposed pedestrian link to PROW - crossing MOD land - Proposed street lighting - refer to tag no. WLCMS-000-001 by WLC Lighting for details - Proposed drainage - refer to tag by others for details - Concept On plot - Proposed on-plot tree planting - Proposed specimen shrub - Proposed ornamental hedgerow - Spine Road - Proposed ornamental shrub/ herbaceous planting - Proposed climber planting - Proposed amenity grass - Rear gardens - Proposed areas of ornamental gravel	Proposed Play Equipment - LAF and E&P <table border="0"> <tr> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> </tr> <tr> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> <td> E1000 Tree Log Product: 1000000000 Age: 3-6 yrs</td> </tr> </table>	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	 E1000 Tree Log Product: 1000000000 Age: 3-6 yrs	Sheet 1 - LAF (02100403) Sheet 2 - LAF (02100403)
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CREATING A SAFE PLACE TO LIVE

5.52 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience”

(Para. 135(f), NPPF December 2024)

5.53 The design proposals for Land at Home Farm, Warminster are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: The Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance.

5.54 Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

5.55 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening. This will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

In forming the design proposals, the following key attributes have been included:

- Buildings are arranged predominantly in back-to-back formations across the site’s varied topography to create well-defined urban blocks, ensuring secure, enclosed private rear gardens and clearly distinguishes public, semi-private, and private spaces.
- Public open spaces are well overlooked by surrounding dwellings to support safety, activity, and passive surveillance.
- Open spaces are designed to be functional, inclusive, and integrated into the overall movement network rather than residual areas.
- A clear hierarchy of streets and routes is established, with a primary internal street forming a legible route through the site. Secondary and tertiary streets branch from the main route to serve smaller clusters of dwellings, with distinct character changes to signal reduced traffic speed and a more semi-private environment.
- All routes are purposeful, providing direct connections to dwellings, open spaces, and key destinations, while discouraging unnecessary through-movement.
- Variations in street width, enclosure, building frontage, and surface treatment are used to reinforce legibility and help users intuitively understand the hierarchy of spaces.
- Both nn-plot and frontage parking is integrated into the layout to reinforce resident ownership and limit the visual prominence of parked vehicles.
- Servicing, refuse, and cycle storage are integrated into the layout to ensure convenient access without detracting from street quality.
- The layout promotes natural surveillance across streets, parking areas, and open spaces through active frontages and overlooking.
- Architectural detailing, including window placement and balconies in key locations, provides multiple lines of sight and enhances passive supervision of public and semi-private areas.
- Streets, routes, and open spaces are designed to be accessible for all users, including those with limited mobility.
- Gradients, crossings, and thresholds respond sensitively to the site’s topography to ensure safe and convenient movement throughout the development.
- The overall layout responds to local context and reinforces a coherent sense of place through consistent building lines, enclosure, and scale.
- A variety of streets and spaces contribute to a visually interesting and socially active neighbourhood, while maintaining a clear and unified design approach.



Back to Back



Movement



Active Frontages



Placemaking





57 LAND AT HOME FARM, WARMINSTER



RESOURCES

EFFICIENT AND RESILIENT

“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.”

(Para. 135 NDG, 2021)

5.56 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy.
- A social objective – to support strong, vibrant and healthy communities.
- An environmental objective – protecting and enhancing the natural, built and historic environment.

5.57 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area, the development proposals have been designed with these three key objectives in mind.

5.58 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the Local Development Plan.

Sustainable Building Techniques

5.59 The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation.
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings.
- Use of building materials capable of being recycled.
- An element of construction waste reduction or recycling.

Building Regulations

5.60 The proposed development is accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

Materials and Waste Recycling

5.61 Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that ‘whole life costs’ are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Siting and Building Orientation

5.62 Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.

5.63 Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.



Sustainable Drainage Systems

5.64 The site is located entirely within Flood Zone 1, indicating a low risk of fluvial flooding. Most of the site is also at very low risk of surface water flooding, with limited higherrisk areas in the south, which will be managed through site design. Groundwater flood risk is moderate due to high vulnerability and shallow water tables, but mitigation measures will reduce this to low. There is no identified flood risk from reservoirs or sewers.

5.65 The proposed masterplan and levels proposals will be designed to ensure that the flood routing plan simulates the pre-development site as much as possible. Also, the levels of the site and the masterplan will be designed to convey exceedance flows toward existing/proposed landscaping areas and away from proposed properties. Therefore the pluvial flood risk is considered to be low.

5.66 Due to all sources of flood risk deemed to be low or very low risk in the areas of development, it is not anticipated that a sequential test is required.

5.67 The flood risk mitigation measures are recommended so as to not proliferate any flood risk following completion of the development:

- Incorporation of suitable SuDS features into stormwater water management design;
- Proposed layout and levels to be designed to convey flows away from buildings and habitable areas toward the site low points and non-habited areas. The development will also simulate the pre-development flow paths;
- The proposed residential units will look to be raised above the surface water flood risk level to mitigate the risk of surface water flooding at the site.

5.68 It is proposed that the surface water runoff from the site will be discharged into the ground via infiltration, in line with the drainage hierarchy. An infiltration basin and swales will be utilised to provide adequate stormwater storage for the runoff up to and including the 1 in 100-year +45% climate storm event.

5.69 Water quality treatment of runoff has been designed in accordance with the CIRIA C753 SuDS Manual. It has been shown that using Simple Index Approach, the current proposals provide adequate pollution hazard mitigation for the surface water.

5.70 The Long Term Storage requirement to provide storage for the additional runoff volume produced by the development has been satisfied by the proposed infiltration features and the proposed rate of surface water discharge.

5.71 The Half Drain Time for the infiltration features on site, have been shown to satisfy the requirement for Wiltshire Council and in DEFRA's Non-statutory technical guidance for Sustainable Drainage Systems.

5.72 To limit the impact of exceedance flow routes on the proposed development, the masterplan and levels will be designed to convey flows away from buildings and toward non-habited area and the lower points of the site. These routes also simulate the existing flow paths and therefore will not increase flood risk.

5.73 It is proposed that the foul water flows from the development be conveyed by gravity sewers and discharged into the existing Wessex Water sewer located within the site. The peak design rate for foul water has been determined (as a rate 4000 litres per day for each dwelling) as 6.3 l/s.

5.74 The proposals are consistent with the aims of the NPPF and PPG along with the aims of the Wiltshire Council's Core Strategy and the other relevant local guidance. The proposed drainage strategy will not increase flood risk for development site and the surrounding area.

Sustainable Communities

5.75 The development proposals comprise a residential development that provides a good basis for the creation of a sustainable community. The proposals make effective use of the site, with residential development located adjacent to the existing built form of Warminster, ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.

5.76 Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space amounting to over 50% of the sites area, comprising formal and informal amenity open space and play facilities, encouraging opportunities for social and community cohesion. A mix of house types, and sizes are proposed, limiting social exclusion and ensuring the creation of a truly varied and mixed community.

6.0

CONCLUSION

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)

6.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.

6.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Land at Home Farm, Warminster can be delivered to meet the three key NPPF objectives of sustainable design:

- A social objective.
- An economic objective.
- An environmental objective.

6.3 The development proposals have been very carefully informed by the site's constraints and opportunities – with a focus on its sensitive heritage and landscape context, its detailed planning history and previous comments by Historic England, and a comprehensive understanding of the technical elements which inform its development potential.

6.4 The site layout is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.

6.5 Land at Home Farm, Warminster will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future, through an increase in housing choice. Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.

6.6 The development proposals will offer the following main benefits:

The development proposals will offer the following main benefits:



The provision of up to 135 homes, of which 40% would be affordable, addressing a range of local housing needs.

This will be delivered through a landscape and heritage led approach, ensuring the development integrates sensitively and appropriately within its local context.



Publicly accessible open space of c. 5.9ha with new children's playspace for this part of Warminster.

Historic parklands setting to the south will be preserved as public open space and sensitively enhanced, retaining historical green corridors.



Undergrounding of overhead lines and creation of a parkland setting with new tree planting, meandering footpaths/driveway, drainage and habitat enhancements, and landscaping improvements.



Enhancements to the wall to Boreham Road with re-opening of the historic pedestrian access (and associated repair).



New foot and cycle links connecting into the wider Warminster area, which together with on-site provision promote a healthy and active lifestyle.



Opportunities for biodiversity gain will be implemented throughout the scheme by retaining and enhancing existing valuable habitats and providing a greater diversity of habitats through tree planting, meadow planting and SuDs.

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