

Land West of Marlborough Road, Royal Wootton Bassett



Design Compliance Statement

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1. Introduction

The purpose of this document is to support an application, for approval, of reserved matters for **95** new dwellings at **Land West of Marlborough Road, Royal Wootton Bassett**.

This document provides a summary of the design proposal, demonstrating compliance with the relevant approved Outline Application (PL/2024/08724) drawings; Access Plan and Parameter Plan.



2. The Site

The purpose of this document is to support an application, for approval, of reserved matters for **95** new dwellings at **Land West of Marlborough Road, Royal Wootton Bassett**.

The site is **6.78** hectares located on the southern edge of Royal Wootton Bassett. With vehicular and pedestrian access located on Marlborough Road.

Marlborough Road is a key route that runs north to south through the town. Connecting to the A3102, linking the town to Swindon and Lyneham.

The site consists of three arable fields, within the administrative boundary of Wiltshire Council. The northern boundary adjoins a cul-de-sac residential development and Templars Way Industrial Estate. To the east is Marlborough Road with the sewage works and canal car park beyond. To the immediate south and western boundaries lies open green fields.

The boundaries of the site are defined by existing vegetation.



3. Opportunities



The Opportunities and Constraints Plan produced at the outline stage (PL/2024/08724), has been referenced and developed upon throughout the detailing of this Reserved Matters Application to inform a robust residential scheme with use of the approved parameter plan.

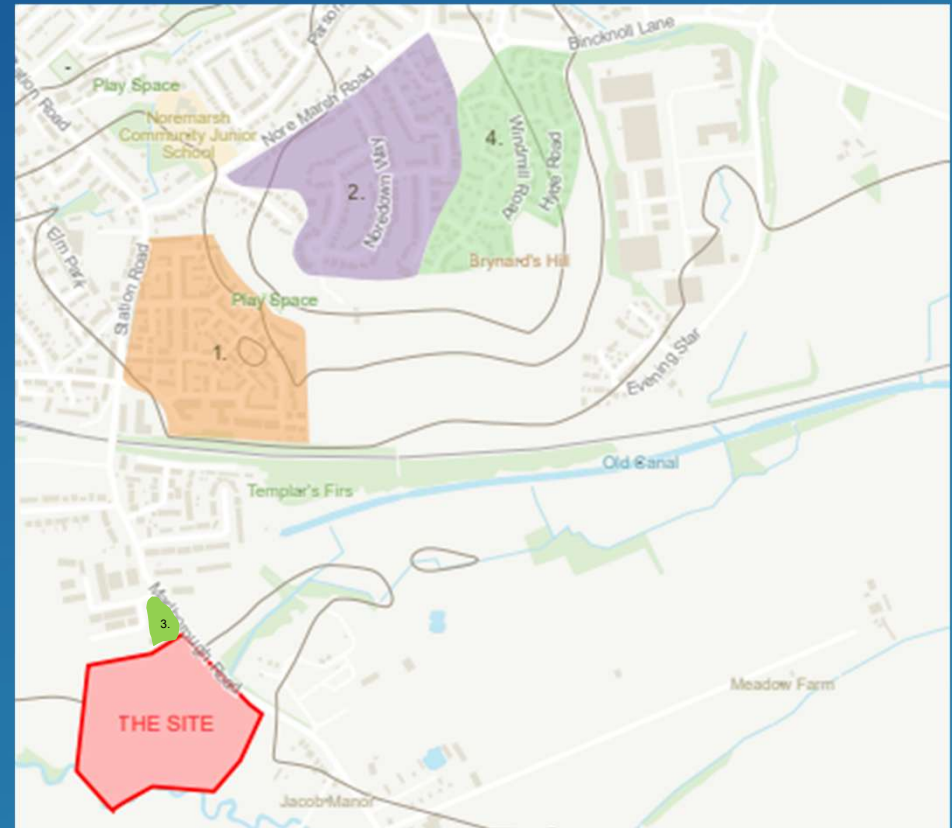
4. Local Vernacular

With reference to the background work already produced in the Design and Access Statement at the outline planning stage on Character Areas, further analysis has been undertaken on the architectural vernacular within the local context of the proposed site.

Over the next following pages, an analyses of the materials, architectural details and boundary treatments has been undertaken of the built development in the following areas of Royal Wootton Bassett;

1. Cloatley Crescent,
2. Sherfields,
3. Brooklands, and
4. Windmill Road

The analysis of these areas will inform the architectural appearance for the proposal at Land West of Marlborough Road.





Sherfields

This area consists primarily of an architectural style of the 1960s and 1970s, comprising semi-detached housing with large setbacks from the highway, which - over time - have been developed to suit new owners' needs and tastes.

There is a variety of materials throughout, however, brick is the predominant facing material. Use of hanging tiles, rendering and cladding infills on the main elevations of the dwellings, create a varying street scene set on a repetitive housing form.

Below shows a variety of materials, details styles and boundary treatments of this area.

Materials



Architectural Details



Boundary Treatments



Brooklands

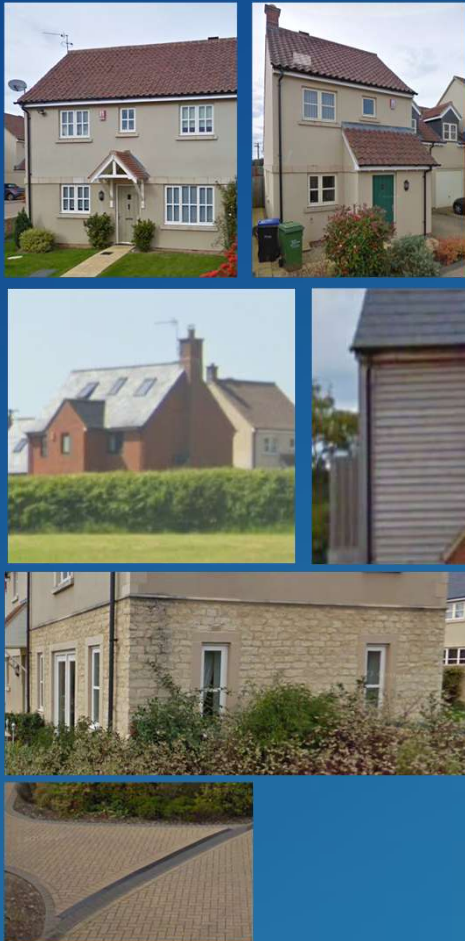
Brooklands is the cut-de-sac development located directly to the north of the proposed site with access from Marlborough road. This recent development indicates a rural cottage style architectural design, reflected in the detailing and use of materials.

The small development predominantly features cream render, with the use of a red brick focal point when entering the road and a recon stone feature which can be seen from the existing highway.

Varying external detailing is used throughout, all of which is a cottage architectural vernacular style.

Below shows a variety of materials, details, styles and boundary treatments of this area.

Materials



Architectural Details



Boundary Treatments



Windmill Road

This recent development, located along Windmill Road, is a reflection of varying architectural styles used in the town centre.

With the use of Windmill Road being the primary route with secondary routes leading to edge of the development cul-de-sac.

Materials



The transition from primary to secondary routes is aided by a legible variation from high density to low density form, the latter fronting the green open space

Primarily, the development is red brick with feature materials like render and timber cladding to create

Architectural Details



focal points and interest throughout.

The varying architectural details used, assist in defining different spaces and character areas in this large development.

Below shows a variety of materials, details, styles and boundary treatments of this area.

Boundary Treatments



Assessment

It would be representative to take influence from the assessed residential areas in proximity to the site, as they share similar characteristics to the proposal, being recent developments located at the southern edge of Royal Wootton Bassett.

Doing so will help to create a seamless transition from the existing edge to the new proposed residential extension of the town, drawing inspiration from: the urban form and typologies; road hierarchy; materials; boundary treatments; and architectural detailing.

The following design features would be considered appropriate form, materials, details and boundary treatments to take influence from. As these are reoccurring features throughout.

Built Form

- 2 storey dwellings
- Use of terraced, semi-detached and detached dwellings
- Frontages to public open spaces provide natural surveillance
- Clear movement hierarchy

Facing Material

- Predominantly brick
- Use of stone in key areas
- Use of render to create focal points

Roof

- Profiled tiles
- Slate grey and brown in colour

Windows

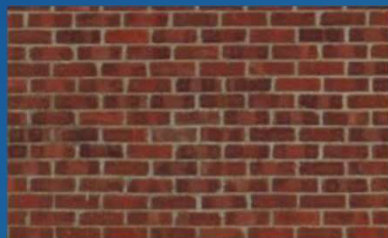
- Cottage style
- Casement
- Cills and lintels to be cast stone and brick

Doors

- Cottage style doors
- Door canopy styles – lean-to and gable fronted

Boundary Treatments

- Public facing boundaries to be brick walls.
- Amenity shrub and hedge planting to front gardens.
- Knee rails to further define public/ private spaces and add further safety provision to open spaces.



5. Engagement

Miller Homes initially engaged with the Local Planning Authority, Wiltshire Council, in pre-application discussions on 27 January 2026.

The plan shown to the right was presented at the time, along with further details relating to house types and material choices to support the pre-application advice request.

Valuable feedback was received at this meeting, which was welcomed and utilised to develop the scheme.

Miller Homes met again with the Local Planning Authority on 27 February 2026 to present a further iteration of the layout, with the Council's Urban Design Officer also present at that meeting.

This led to further refinement, enhancing the sense of a well-designed-place and sustainable development.



6. Design Proposal

The Planning Layout is the culmination of all the constraints, opportunities, advice and technical input building upon the principles set out in the approved outline planning application.

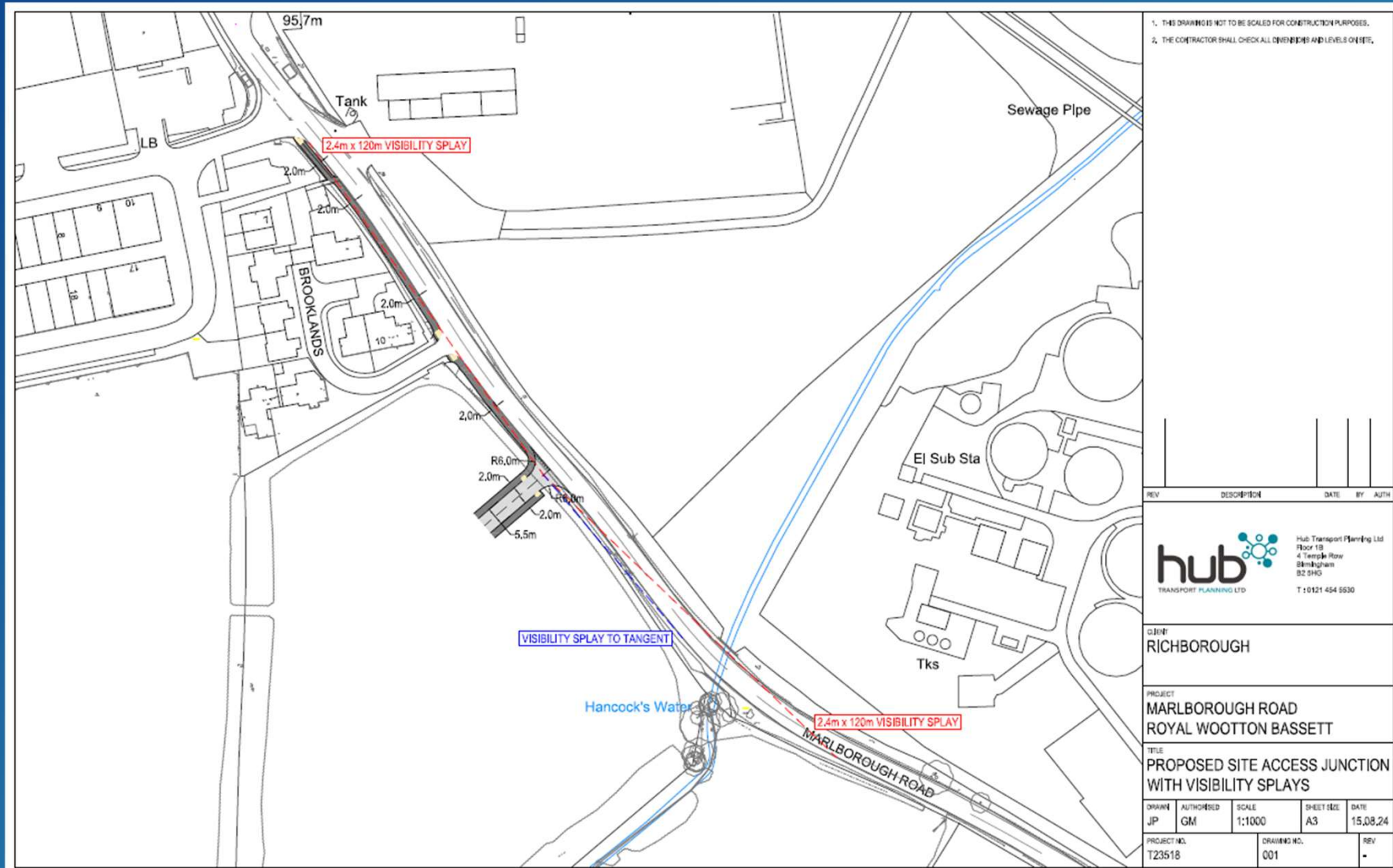
1. Primary access.
2. Primary route with active frontage and tree lined verge.
3. Focal dwellings to create a sense of arrival and place.
4. Shared surface routes, prioritizing pedestrian use.
5. Green space provided to breakup hard surfacing with ornamental landscaping, softening the built development and streetscape.
6. Retained existing landscaping
7. Low density form to front green open space, softening the views of the proposal.
8. Safe, accessible open green spaces with trim trail play and access to the allotments and community orchard.





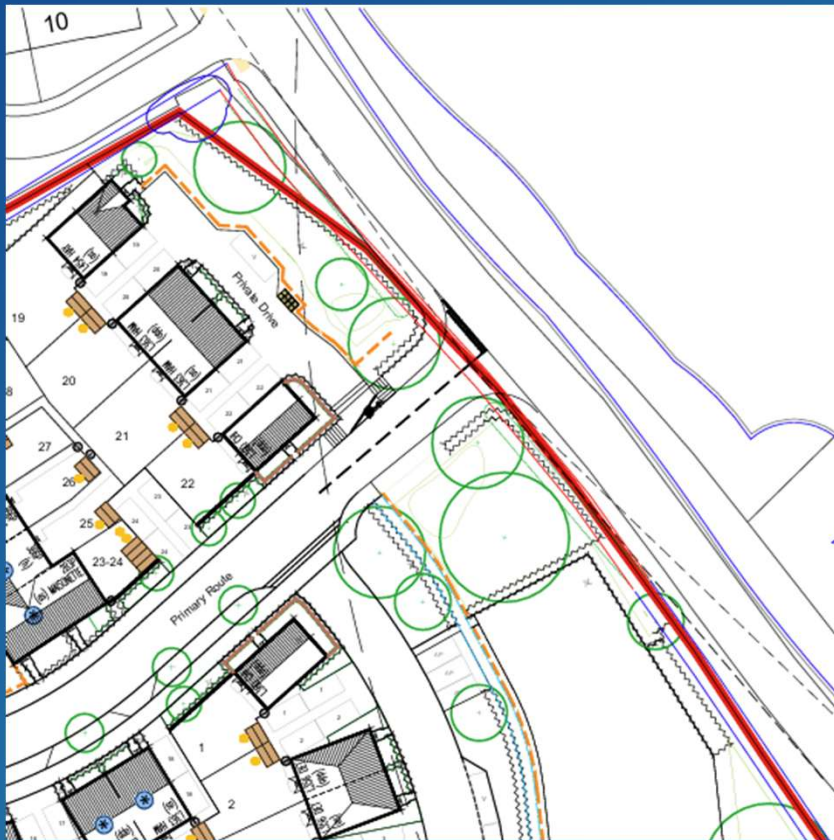
7. Compliance

6.1 Approved Access Plan

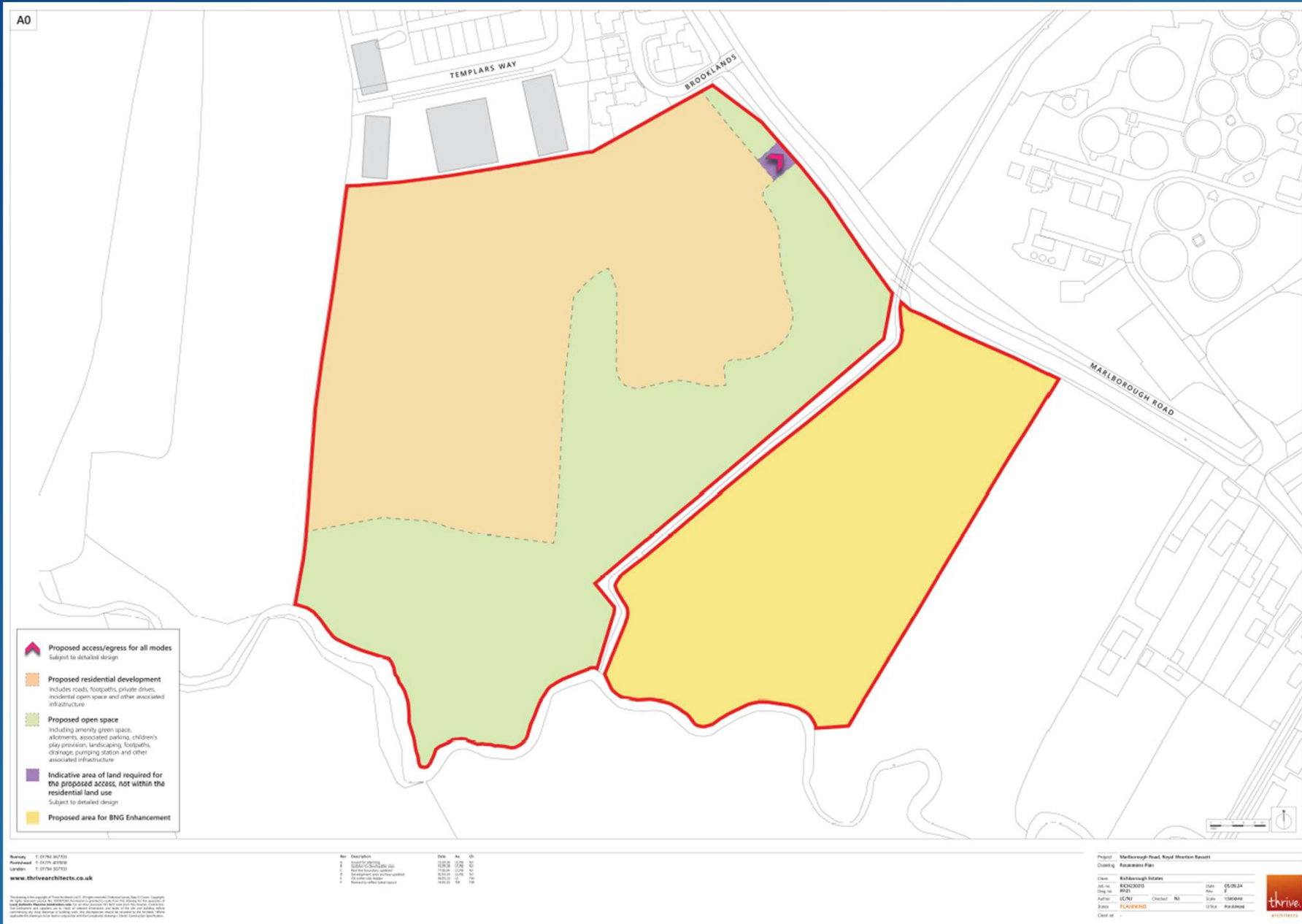




The plan shown here, demonstrates the site access is in compliance with approved access plan and ties in with the proposed primary adoptable route.



6.2 Approved Parameter Plan – PP-01, Rev F





The plan shown here, demonstrates the proposal broadly aligns with the land uses and areas set out at the Outline Application stage. Open space is now proposed where residential development was previously indicated at OPP.



8. Form



The proposed Planning Layout takes into consideration the principles set out in the Design and Access Statement, as well as the Density and Building Heights Parameter Plans submitted with the outline planning application.

A higher density design approach has been used to the north and eastern sections of the proposal with a lower density design approach used where dwellings are fronting green open space. Creating a legible design scheme when moving through the site.



2 storey dwellings are proposed throughout the development, to maintain a softer rural edge to the approach to Royal Wootton Bassett. Dwellings have been positioned at key nodal points within the proposal to aid in legibility of the scheme without the use of taller dwellings.

9. Movement

The plan shown here highlights the key movements, vehicular and pedestrian routes through the site, allowing for sustainable travel and formal/ informal footways throughout.

Introduction of private drives has allowed for the reduction of vehicle noise and '*rat running*' around the edge of the proposed development. This has allowed for a softer development edge to the southern boundaries, achieving more space for landscaping and reduction in hard surfacing.

Residents will also have control over maintenance of the space and privacy outside their homes, whilst having a safer place for street play, with the removal of vehicle through access, allowing for an exclusive community feel.

Pedestrian connections through these spaces are still provided, to maintain connectivity around the site.

The introduction of private drives is not at the detriment of fire and emergency access.



KEY:

	PRIMARY ROUTE (2x2m footpath + 5.5m carriageway + 2m verge)
	SHARED SURFACE ROAD-1 (6.5m carriageway)
	SHARED SURFACE ROAD-2 (4.8m carriageway + 2m footpath)

	PRIVATE DRIVE (4.1m min. wide)
	OPEN SPACE FOOTPATH ROUTES

10. Appearance

The appearance and detailing of the proposed elevational materials and treatments are reflective of the surrounding context, highlighted in the local vernacular section.

The combination of materials and details allow for a coherent and legible design approach. Allowing for the proposal to create an attractive characterful development, with the use of a strong landscape design, to the edge of Royal Wootton Bassett.



11. Parking / Refuse / Crime Prevention

11.1 Parking

Different forms of parking typologies have been used across the scheme, to enhance street scape design and aid in legibility throughout the scheme. Parking standards set out by the LPA, have been adhered too. Each home will have safe and secure cycle parking storage.

11.2 Refuse

The proposal has been designed to the highway's adoptable standards (MfS), allowing for ease of movement and access for refuse collection. The proposal meets the requirements of the Wiltshire's 'Waste storage and collection guidance for developers' document, with the refuse vehicle reversing maximum 12m and the operatives walking a maximum distance of 10m. The distances required for the homeowner meets the guidance of Building Regulations 'Part H' (Chapter H6, para 1.8).

11.3 Crime Prevention

The Planning Layout demonstrates where there are areas of public open space, active frontage of homes provides natural surveillance. Combination of boundary treatments and landscaping are utilised to define public and private spaces, indicating ownership and responsibilities.

12. Sustainability

Consideration will be given to ensure the efficiency of the building envelope by maximising construction technologies with low embodied energy materials and highly rated green guide materials as well as exploring options for efficient energy services.

Some of the elements which will be addressed are as follows:

- High standards of thermal insulation and air tightness.
- Energy efficient light fittings throughout, both for internal and external lighting.
- A rated energy efficient white goods where provided.
- High efficient boilers for water and space heating.
- Water efficient devices such as low flow taps and showers.

All properties within the development will fully comply with the current Building Regulations including thermal efficiency and insulation. The homes will be detailed with a fabric first approach to energy efficiency.

13. Building for a Healthy Life

Developing upon the Building for a Healthy Life table set out in the Design and Access Statement submitted with the outline planning application. The following table goes into detail on how the proposal reflects 'What green looks like' and describes how this is achieved.

Building for a Healthy Life (2020)		
Integrated Neighbourhoods		Proposal
1. Natural connections		New connections integrated with existing, upgraded, routes. New formal and informal footpaths, accessible to all, connecting to the surrounding green open spaces. Pedestrian connectivity through all adopted and private vehicular routes. Retained and proposed new habitats, safeguarded and accessible for management.
2. Walking, cycling and public transport		Additional walking and cycling routes with access to nearby existing bus stops, promoting sustainable means of transport. Shared surface streets proposed for spaces to be equally utilized.
3. Facilities and services		Trim trail play, allotment spaces, community orchard and wildlife habitats provided throughout the green open space, connected via recreational footpaths. Active frontages facing open spaces to provide natural surveillance.
4. Homes for everyone		A variation of dwelling sizes and typologies proposed on site, reflecting the local demand. 40% affordable dwellings proposed, reflecting the percentages set out in the S106.

Distinctive Places		Proposal
5. Making the most of what's there		Retained and enhanced ecology corridors, with an extensive area for BNG provided to the south of the site. Street types, landscape character, urban grain, plot shapes and sizes, building forms and materials reflecting the surrounding areas of the proposal. Thus, creating a seamless natural/ urban integration.
6. A memorable character		Following on from the OPP, the detail of this proposal has been designed to reflect the local character and appearance of the surrounding context. Utilizing the green open space to facilitate play, a community orchard and allotments to create a memorable character.
7. Well defined streets and spaces		The streets proposed are in accordance with Manual for Streets design guidance, providing permeability for all users throughout the development and open space. Active frontages on to streets and open spaces, with dwellings providing vistas and focal points creating a legibility and defined spaces.
8. Easy to find your way round		The primary route creates a clear route through, connecting to shared surface routes and green open spaces. The street designs provide a visual and spatial aid to help people find their way round. With boundary treatments and surface materials helping to define the private and public spaces.

Streets for All		Proposal
9. Healthy streets		Tree lined verge follows the alignment of the entrance primary road, softening the approach into proposal. Shared surface streets prioritise pedestrians and cyclists, removing and unnecessary loop roads creating rat runs for vehicles. Use of structured planting to create green, healthy streets.
10. Cycle and car parking		Cycle storage will be provided to all dwellings in a secure lockable shed. Car parking provision reflects the councils parking standards with the addition of visitor car parking shattered throughout. A range of parking solutions and landscaping treatments has been used to soften the parked cars into the street design.
11. Green and blue infrastructure		The proposed green and blue infrastructure provides landscape features promoting biodiversity and wellbeing for local residents. Integrating proposed blue infrastructure into the open space allows for an ever-changing setting, whilst providing the necessary drainage for the proposal. Formal and informal footways are provided to allow interaction with nature and to allow maintenance where required.
12. Back of pavement; front of home		Public and private spaces are clearly defined throughout the design proposal with the use of appropriate hard and soft boundary treatments, surface materials and open space landscape strategies.

14. Conclusion

This Statement of Compliance should be read in conjunction with the submitted supporting plans and documents.

The document provides a summary of how the proposal aligns with the principles and approved parameter plans. Where applicable, an explanation is given if the proposal differs.

Through design development and early engagement with the Local Planning Authority this scheme demonstrates compliancy with the approved outline plans and establishes a well-designed-place.