

Land off Trowbridge Road, Bradford on Avon

Design and Access Statement

May 2026

CliftonEmerydesign

Prepared on behalf of Waddeton Park Ltd.

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1.0 Introduction

1.1 Background

- 1.1.1 This design and access statement (DAS) has been prepared by Clifton Emery design on behalf of Waddeton Park Ltd. It is submitted in support of an outline planning application (with all matters reserved except for access) for the erection of up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitches, allotments, country park, landscaping and open space.
- 1.1.2 The outline planning application is submitted in the context that the site is considered ‘grey belt’, and with Wiltshire Council having both an absence of a five year housing land supply and no up to date Development Plan. This therefore means planning applications for housing are required to come forward now to help address the housing land supply shortfall
- 1.1.3 This statement has been prepared with expert input from Savills (Planning), Clifton Emery design (Masterplanning and Landscape), SLR Consulting (Drainage), Rappor (Highways), GE Consulting (Ecology), Geo Consulting Engineering (ground Conditions) and Cotswold Archaeology (Heritage).

1.2 The application

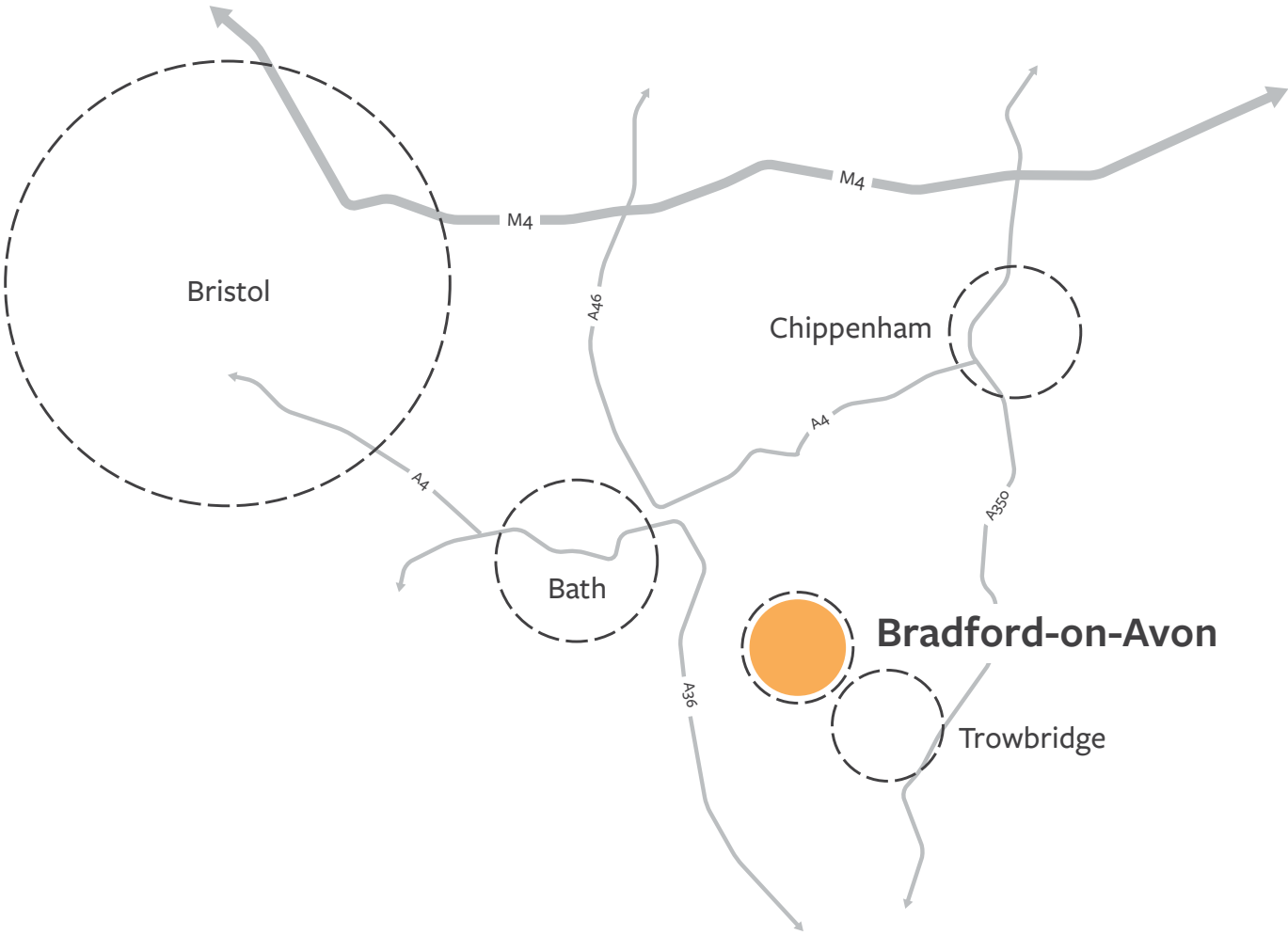
- 1.2.1 The site extends to approximately 31.05 hectares and comprises a single arable field along with several areas of improved grassland, all enclosed by a network of hedgerows, some of which contain mature trees. Of the total area, around 7.65 hectares are proposed for development, including streets, housing, and private gardens. The remaining 23.4 hectares will be retained as open space, incorporating attenuation features, footpaths, tree planting, and ecological areas.
- 1.2.2 The development proposed is for up to 224 homes a 72-bed care home and over 20 hectares of country park with a range of open space uses including sports pitches, allotments, and habitat creation. A range of dwelling types and sizes will be provided including 50% affordable homes. The proposed developments density is approx 29 dwellings per hectare.
- 1.2.3 A parameter plan has been prepared in support of the application. These clarify the extent of proposed development within the site. The parameter plan has been shaped around policy requirements and identified constraints and opportunities.
- 1.2.4 A single vehicular access point is proposed from Trowbridge Road. In addition, several pedestrian and cycle access points are planned, linking to a network of routes throughout the development, including the existing Public Right of Way (PRoW). Together, these will provide convenient connections to areas of open space, sports pitches, the Sailing Club, Widbrook Wood, and routes leading to the canal and the River Avon. The site is in a sustainable location with the centre of Bradford on Avon lying 1,300m to the northwest.

- 1.2.5 Open space has been designed over and above the requirements of the Wiltshire Council Public Open Space policy. A range of publicly accessible open spaces, areas of habitat creation and wildlife mitigation are proposed to create a high quality living environment connected to the surrounding landscape.

1.3 The site and context

- 1.3.1 The site is situated on the south-eastern fringe of the market town of Bradford on Avon, adjoining the current settlement boundary. Trowbridge Road (A363) forms part of the site’s western edge, with established residential properties located to the north. The River Avon lies immediately to the east, while Widbrook Woods nature reserve extends to the south and southeast. The nearby town of Trowbridge is approximately two miles to the southeast.
- 1.3.2 The site comprises of 5 fields, divided by hedgerows and trees. The site is bound by the A363 Trowbridge Road to the south-west, a footpath and existing residential area to the north-west, another footpath and fields to the north-east and by Widbrook Wood to the south-east.

- 1.3.3 Access to the site will be from Trowbridge Road in the form of a new T-Junction located to utilise the existing field gate. A Public Right of Way running northwest to southeast provides an important link between Bradford on Avon and Trowbridge. A second Public Right of Way follows the site’s northeastern boundary. To the south, National Cycle Route 4 runs alongside the Kennet & Avon Canal, forming part of a long-distance route connecting London to Fishguard in west Wales.
- 1.3.4 Bradford on Avon Town Centre is located approximately 1,300m walking distance from the site. The town centre offers a wide range of facilities including pubs, cafes, restaurants, convenience stores, shops and leisure facilities. The bus stop adjacent to the site provides a direct connection to Bradford on Avon railway station. Bradford on Avon is well connected to other centres in the area with direct rail, road and bus links to Bath, Bristol and beyond. The town has a wide range of facilities and amenities, expected from a market town including a train station, high street, schools, swimming pool & a number of local visitor and tourist attractions.



Wider context diagram



Looking into the site from the Public Right of Way to the North - West of the site



The River Avon - from within the site, along southern extent of PRow



Looking towards the former Beehive Pub

1.0 Introduction

1.4 Purpose of document

1.4.1 This design and access statement illustrates the process that has shaped the proposed outline scheme. It explains the proposals in a structured way, following assessment of identified constraints and analysis of the site and surrounding area. It describes the design process as well as how guidance and feedback has shaped the proposals.

1.4.2 In illustrating this process, the design and access statement, along with the other submission documents, describe the site and its wider context, relevant design guidance, planning requirements, and the design principles.

1.5 Outline planning application context

1.5.1 The design and access statement should be read in conjunction with the suite of supporting documents. These include:

- Planning Statement;
- Ecological appraisal;
- Arboricultural Impact Assessment;
- Noise and vibration report;
- Heritage assessment;
- Flood Risk Assessment and drainage strategy;
- Ground Conditions Report;
- Landscape and Visual Impact Assessment;
- Energy and Sustainability Statement;
- Air Quality Assessment;
- Transport Assessment.

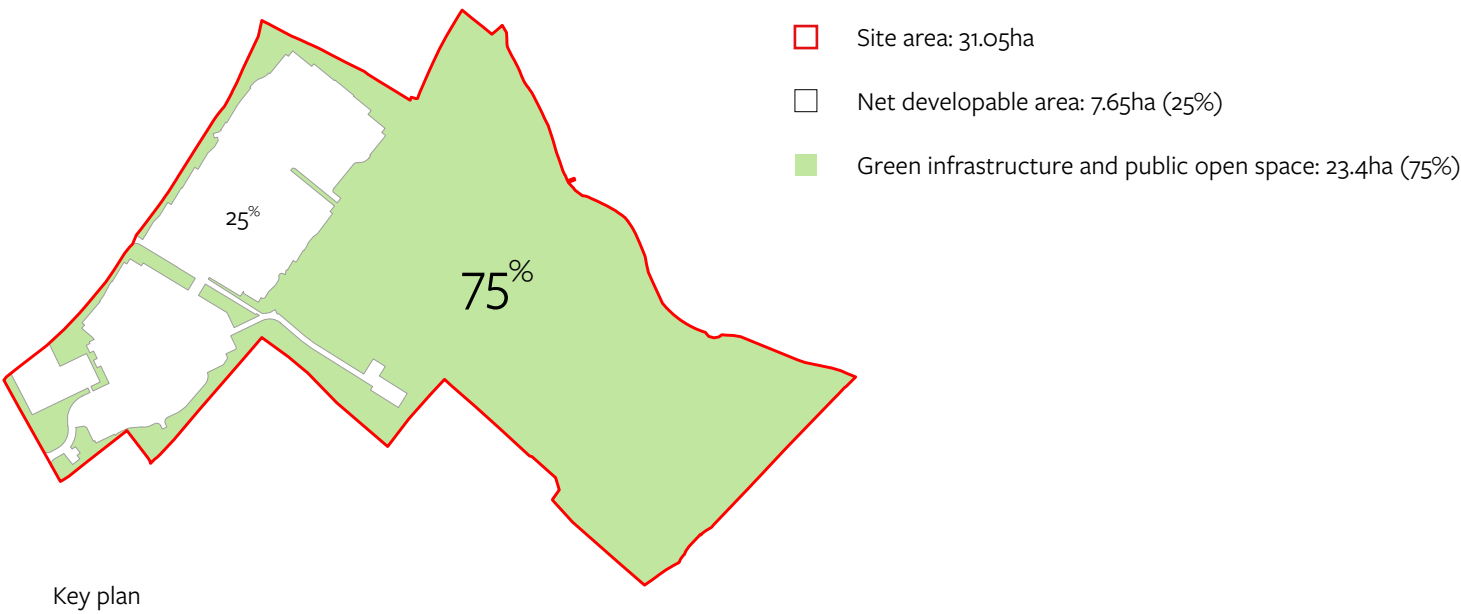
1.5.2 The illustrative information contained within this DAS demonstrates how a scheme for residential development could be accommodated on the site in a satisfactory manner, and in a way that addresses the identified issues and constraints, whilst meeting policy requirements. The vision and illustrative layout provide a foundation for a reserved matters scheme that will be an attractive, high quality, distinct development with a strong sense of the place borne out of the locality.

1.6 About the proposal

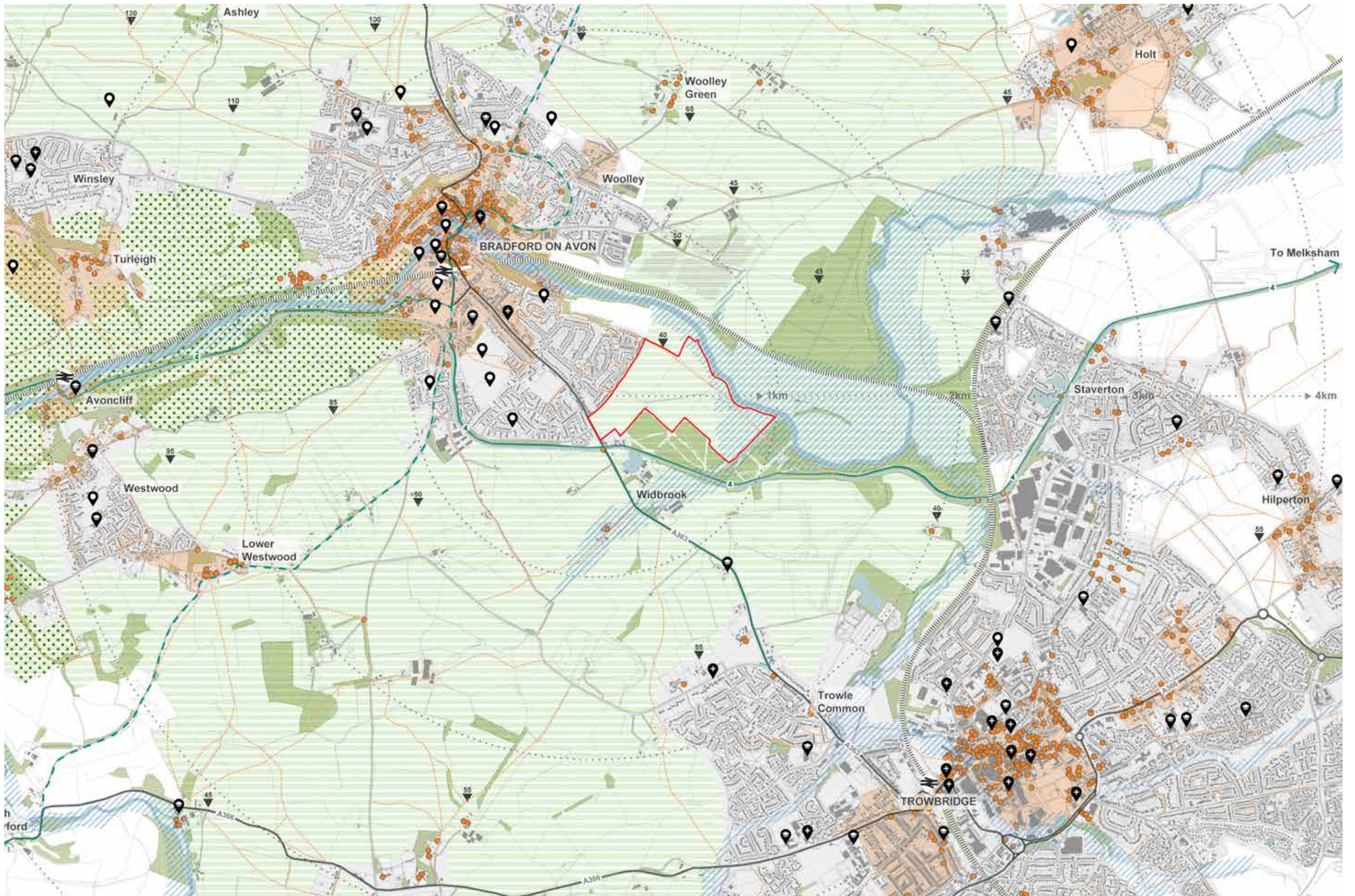
1.6.1 Waddeton Park Ltd proposes a development of up to 224 residential dwellings (Class C3), 72-bed care home (Class C2), with sports pitches, allotments, country park, landscaping and open space.

1.6.2 The proposals comprise:

- Site area: 31.05 ha;
- 224 dwellings, which comprise 50% (112 affordable homes) and 134 open market properties;
- An indicative mix of 1, 2, 3 and 4 bedroom properties
- 23.4 ha of new public open space, comprising significant areas of country park, play space, allotments, sports pitches and areas of ecological mitigation;
- Connections will be provided to existing footpaths, along with new walking and cycling routes linking to Bradford on Avon and key landscape features such as Widbrook Wood, the canal, and the River Avon;
- Ecological areas for mitigation and enhancement, including a minimum of 10% Biodiversity Net Gain. Through the retention of trees, hedgerows and the inclusion of buffers.



Key plan



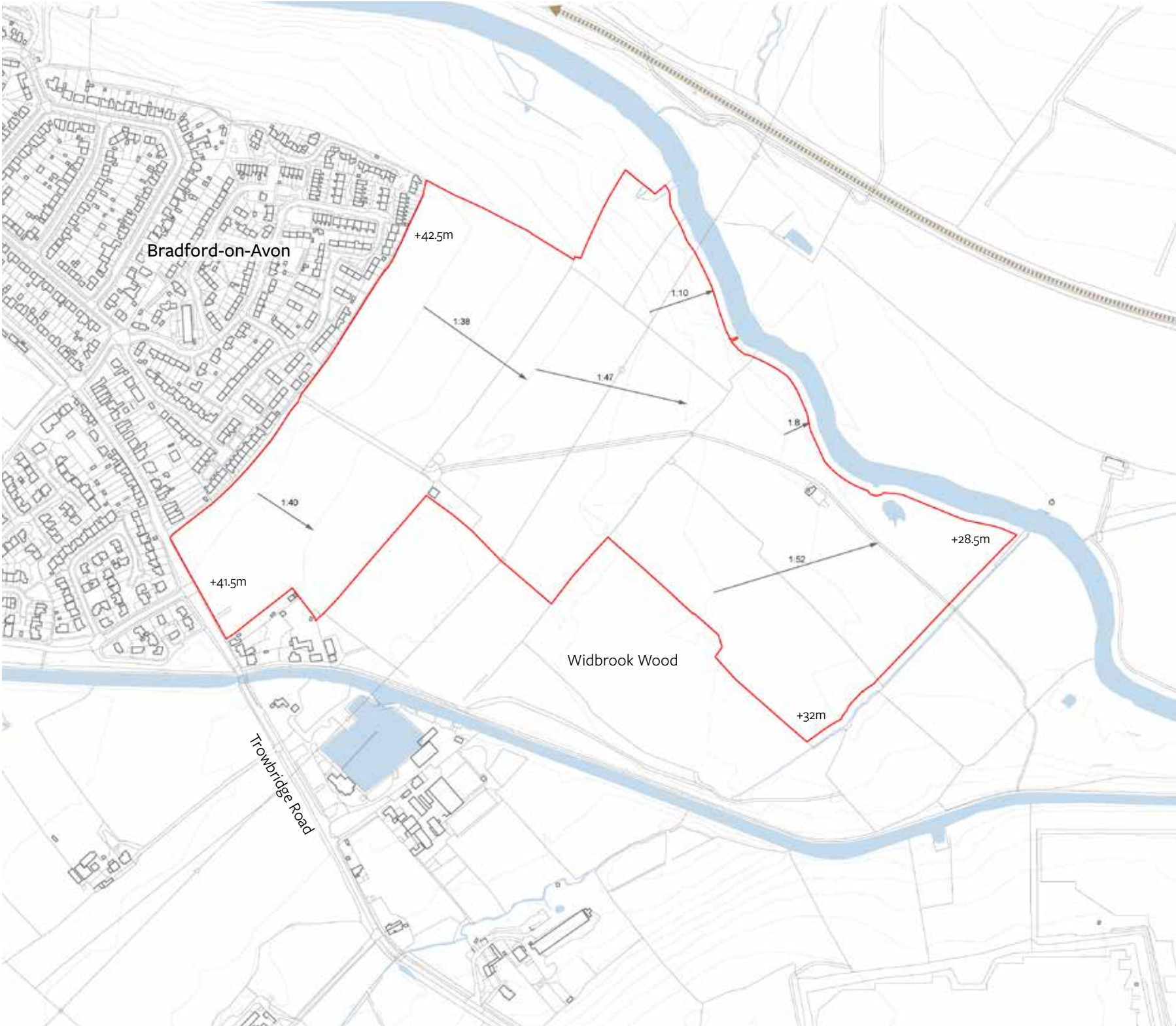
-  Application boundary
-  Existing settlement
-  Existing building
-  Conservation area
-  Listed building
-  School
-  Health care
-  Sport / leisure centre
-  Railway and train station
-  National cycle network
-  Main roads
-  PRoW
-  Wooded area
-  Area of Outstanding Natural Beauty
-  Green Belt
-  Flood zone

2.1 Constraints and opportunities

- 2.1.1 The site layout, landscape and architectural proposals that accompany this outline planning application have been designed considering a number of factors that make the site and its surroundings distinctive.
- 2.1.2 The following paragraphs highlight the main considerations and factors that had the most significant influence on the scheme:
- Existing development;
 - Topography;
 - Drainage and flood risk;
 - Transport and access;
 - Ground conditions
 - Utilities
 - Heritage
 - Arboriculture;
 - Ecology;
 - Landscape and Visual Impact.

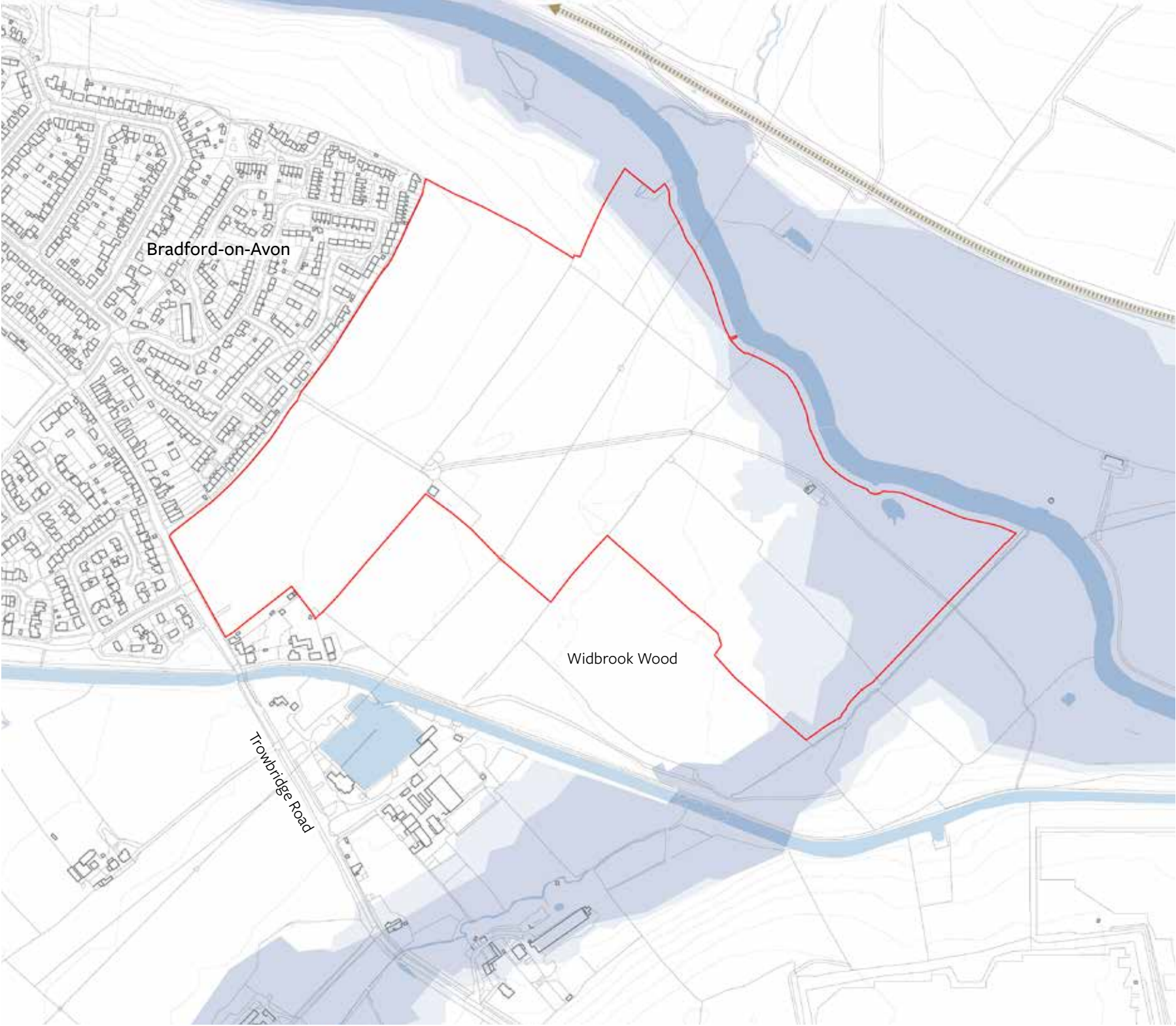
2.2 Existing development

- 2.2.1 Existing development is located on the north west boundary of the site on Widbrook View and along the Trowbridge Road. There is also a cluster of homes in the south west corner of the site around the former Beehive Pub.
- 2.2.2 Housing along Trowbridge Road is varied, reflecting the road's role as a main route linking the town with Trowbridge and the way it has developed over time. Properties typically include a mix of older, more traditional homes, such as stone-built cottages and terraced houses and some more recent infill development. Many houses are set back from the road with small front gardens or driveways, although some of the older properties have smaller set backs.
- 2.2.3 Homes on Widbrook View are post war residential properties with a mix of dwelling types, generally terraced and semi-detached houses and some bungalow units backing onto the site from the west.



2.3 Topography

- 2.3.1 The site is generally flat and slopes gently to the north east in the direction of the River Avon.
- 2.3.2 The gradients range from 1:10 in the northern part of the site closest to the River Avon to 1:40 at the flatter parts towards Trowbridge Road and the centre of the site.
- 2.3.3 With these shallow gradients they are not seen as a constraint to development.



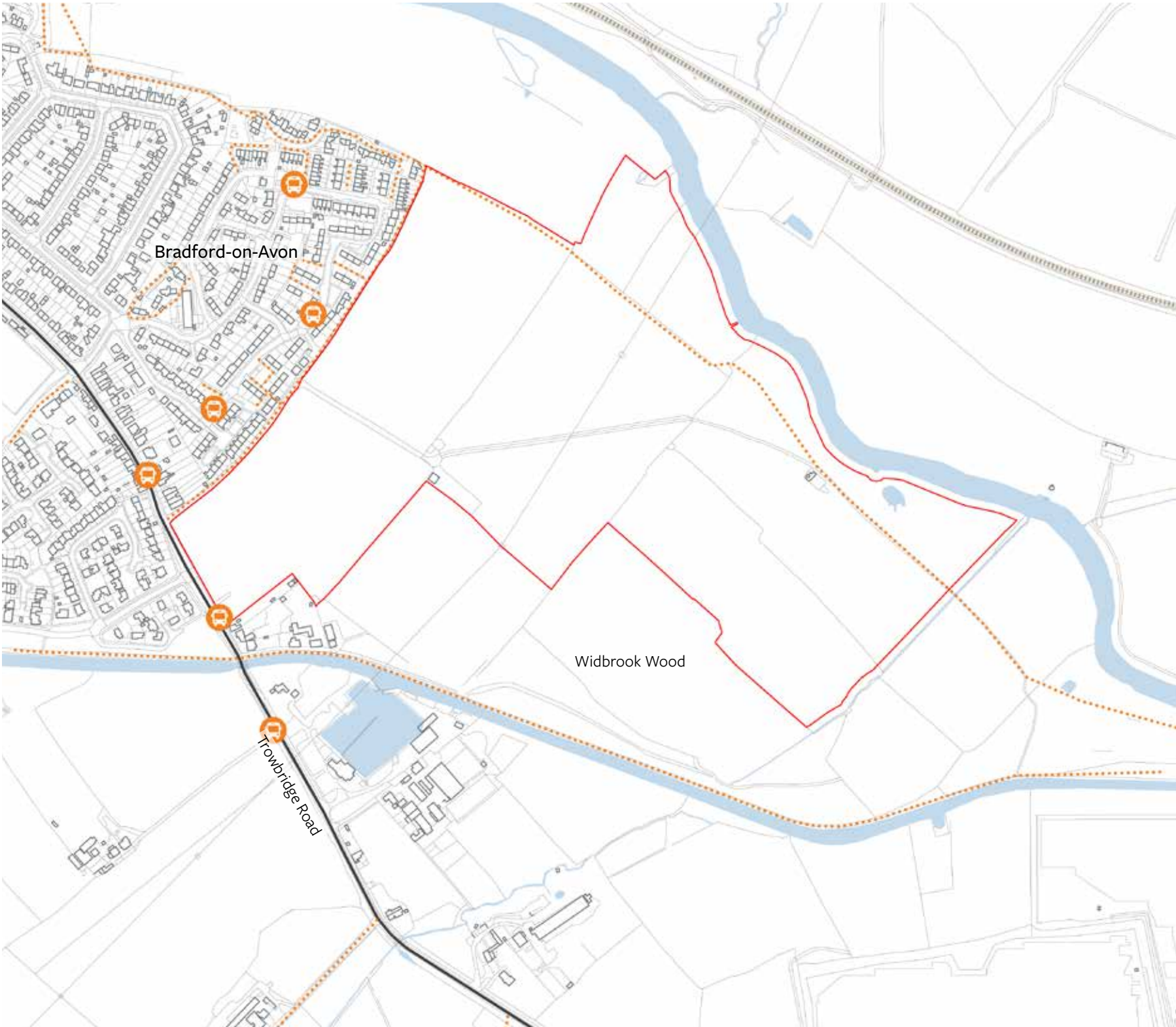
2.4 Drainage and flood risk

- 2.4.1 SLR Consulting Limited (SLR) were appointed to evaluate the potential flood risk to the site. The report is to assess the flood risk posed to and arising from the proposed development, which is intended to support the outline planning application submission.
- 2.4.2 The part of the application site proposed for development falls entirely within Flood Zone 1 (i.e. land having a less than 1 in 1,000 annual probability of river or sea flooding, with this considered to be low risk). Small sections of the north eastern part of the site, nearest the River Avon, are located in Flood Zones 2 and 3 however only areas of public open space and landscaping are located in these areas. The proposed development is therefore considered to be safe throughout its lifetime without increasing flood risk elsewhere.
- 2.4.3 The surface water drainage strategy adopts infiltration as a means of surface water disposal, where practical. Elsewhere, an attenuation-based solution has been proposed to manage the impact of the development on surface water runoff. This has been based on the principles of Sustainable Drainage Systems (SuDS).
- 2.4.4 Foul water from the proposed development is likely to be discharged to the existing public foul sewer network in Trowbridge Road. However, this point of connection is subject to agreement with Wessex Water.

Key

- Application Boundary
- Flood zone 2
- Flood zone 3





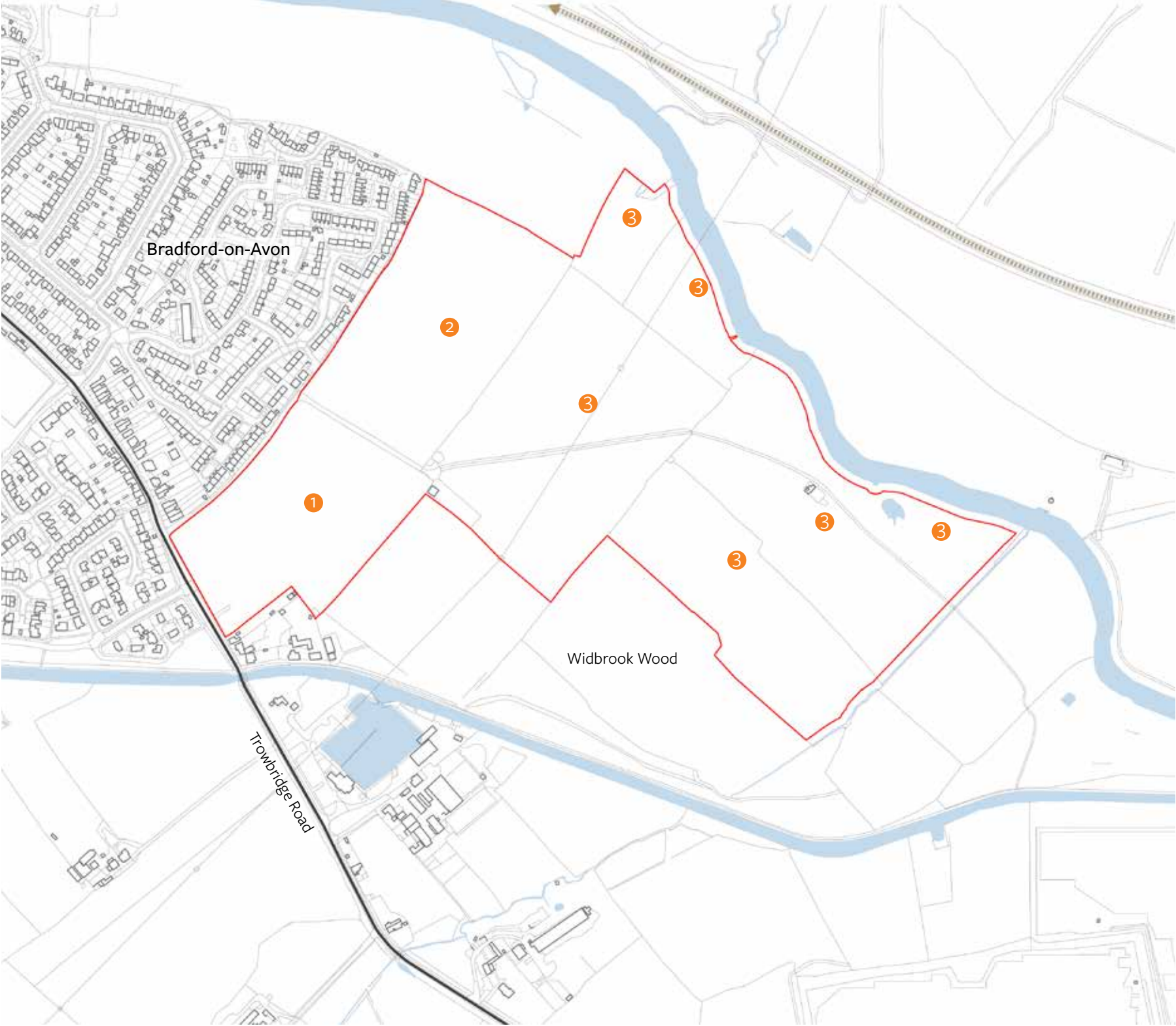
2.5 Transport and access

- 2.5.1 Rappor were instructed to provide highways input which included an Access & Movement Framework (AMF).
- 2.5.2 The AMF has informed the submitted Transport Assessment and Travel Plan which accompany this planning application.
- 2.5.3 The AMF looks to demonstrate the sustainable transport opportunities to connect the site to the existing community, the benefit of locating the development in this part of Bradford on Avon and therefore its suitability for allocation within the Wiltshire Local Plan.
- 2.5.4 The site is bound by the A363 Trowbridge Road to the south-west, by a footpath and existing residential area to the north-west, by another footpath and fields to the north-east, and by Widbrook Wood to the south-east.
- 2.5.5 Local bus services provide access to the town of Bradford on Avon, as well as links further afield to Bath, Melksham, Corsham, Trowbridge, and Warminster. There is also a bus route linking the new development with the Treenwood Industrial Estate allowing convenient access to these facilities.
- 2.5.6 Bus services also provide access to the Bradford on Avon train station. This station is managed by Great Western Railway and provides frequent services to Gloucester, Warminster, Cardiff, Frome, Portsmouth, Bristol, Salisbury and Weymouth.
- 2.5.7 The proposed development is located in a highly sustainable location, with a wide range of facilities within walking and cycling distance, alongside well-connected bus and rail services that offer attractive connectivity to local, regional and national destinations.
- 2.5.8 The proposed development on Trowbridge Road, provides the opportunity to deliver enhancements to active travel routes and operational performance of the local road network.

Key

- Application Boundary
- ... Public Right of Way
- Bus stop





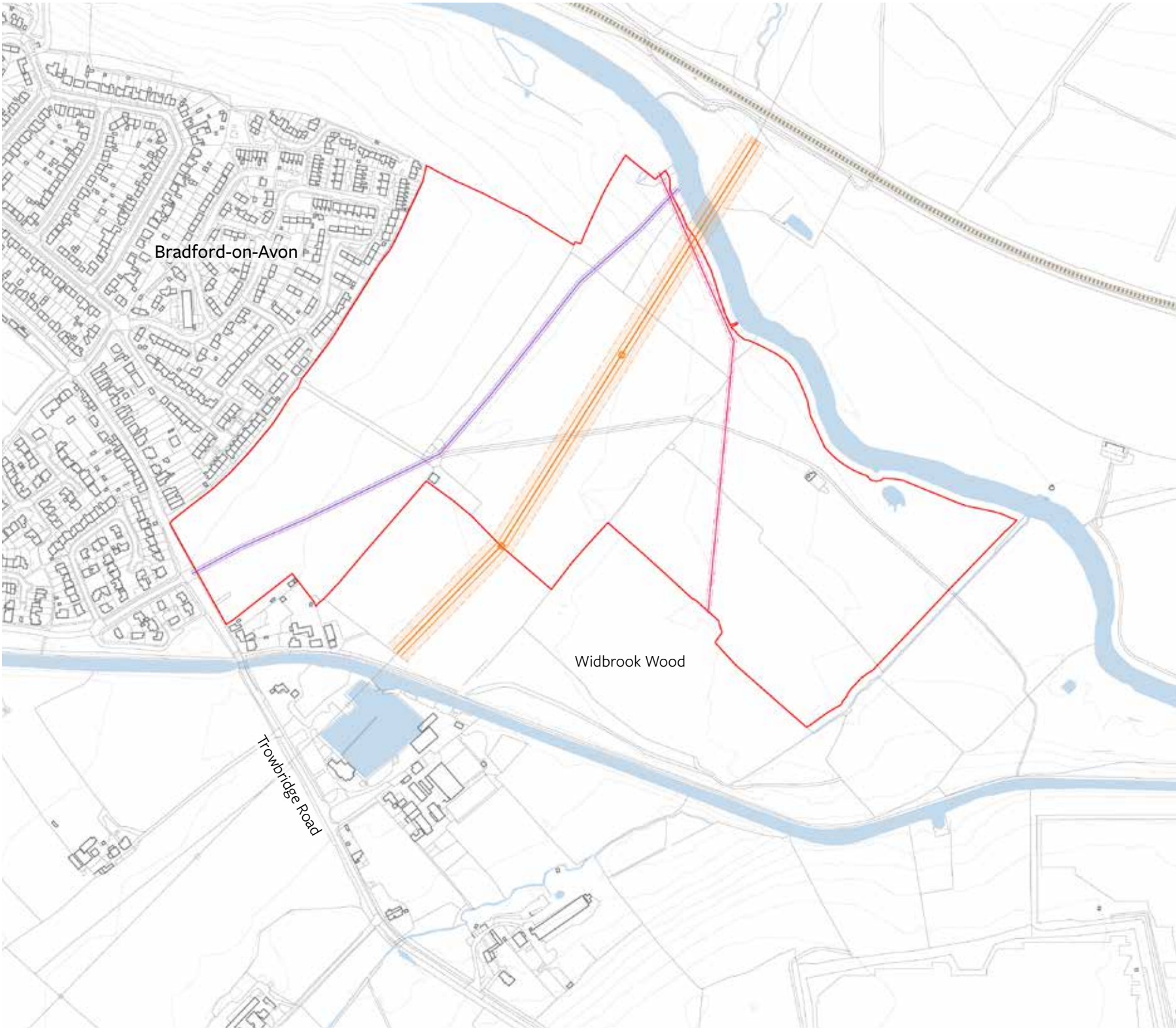
2.6 Ground conditions

- 2.6.1 Geo Consulting Engineering Ltd (GCEL) has produced a Phase 1 Desk Study, site walkover and undertaken a Phase 2a Preliminary Ground Investigation at the site.
- 2.6.2 A Phase 1 Desk Study and Site Walkover (August 2025) assessed a site on the south-east edge of Bradford-on-Avon. The site consists of eight fields, with Fields 1 and 2 (around 10 hectares combined) proposed for residential development.
- 2.6.3 The site is largely agricultural, with grass fields and some arable use in Field 2. Notable features include a yard and tractor shed in Field 3, and a sailing club with boat storage in Field 6. Boundaries are mainly hedgerows with some mature trees.
- 2.6.4 Historically, the land has remained in agricultural use since at least 1886, with minimal development aside from the sailing club (since 1969) and a yard area added more recently.
- 2.6.5 Geologically, the site is underlain mainly by limestone and mudstone, with alluvial deposits near the River Avon. There is a low-to-intermediate radon risk, where basic protective measures are recommended for new buildings.
- 2.6.6 There is some potential risk from past mining activity nearby, though no direct evidence on-site; further mining investigation is advised. Possible contamination sources include agricultural activities and a nearby historic landfill (58m away), so environmental testing is recommended.
- 2.6.7 Key geotechnical risks include variable ground conditions, potential mining impacts, groundwater presence, and natural geological issues that could affect construction.

Key

- Application Boundary
- 1 Caravan field
- 2 Arable crop field
- 3 Grazing field





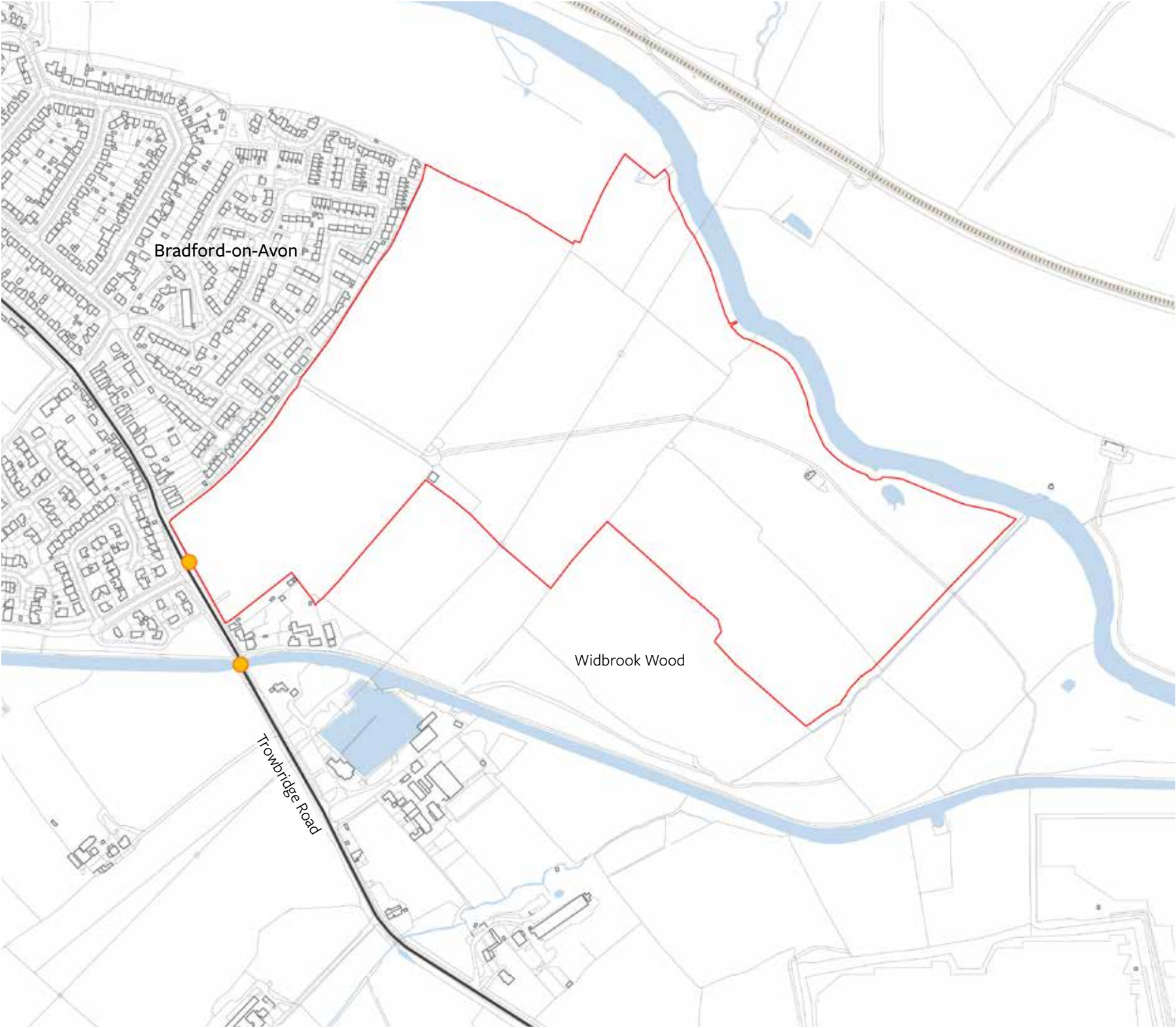
2.7 Utilities

- 2.7.1 A utilities search has been carried out across the site. This identified several on-site utilities.
- 2.7.2 An overhead cable line runs north-south through the centre of the site, and an overhead telephone line crosses the eastern field. The presence of these lines will need to be considered in the layout and design of the proposed development to ensure appropriate clearances and requirements are maintained.
- 2.7.3 The utilities do not have significant implications for the siting of development. There is also an existing strategic surface water sewer that runs through the site, which represents a key constraint. This infrastructure requires a 3m easement, within which development will need to avoid.

Key

- Application Boundary
- Existing strategic surface sewer with 3m offset
- Existing overhead cables (132kV) with 15m offset
- Existing overhead cables with 3m offset





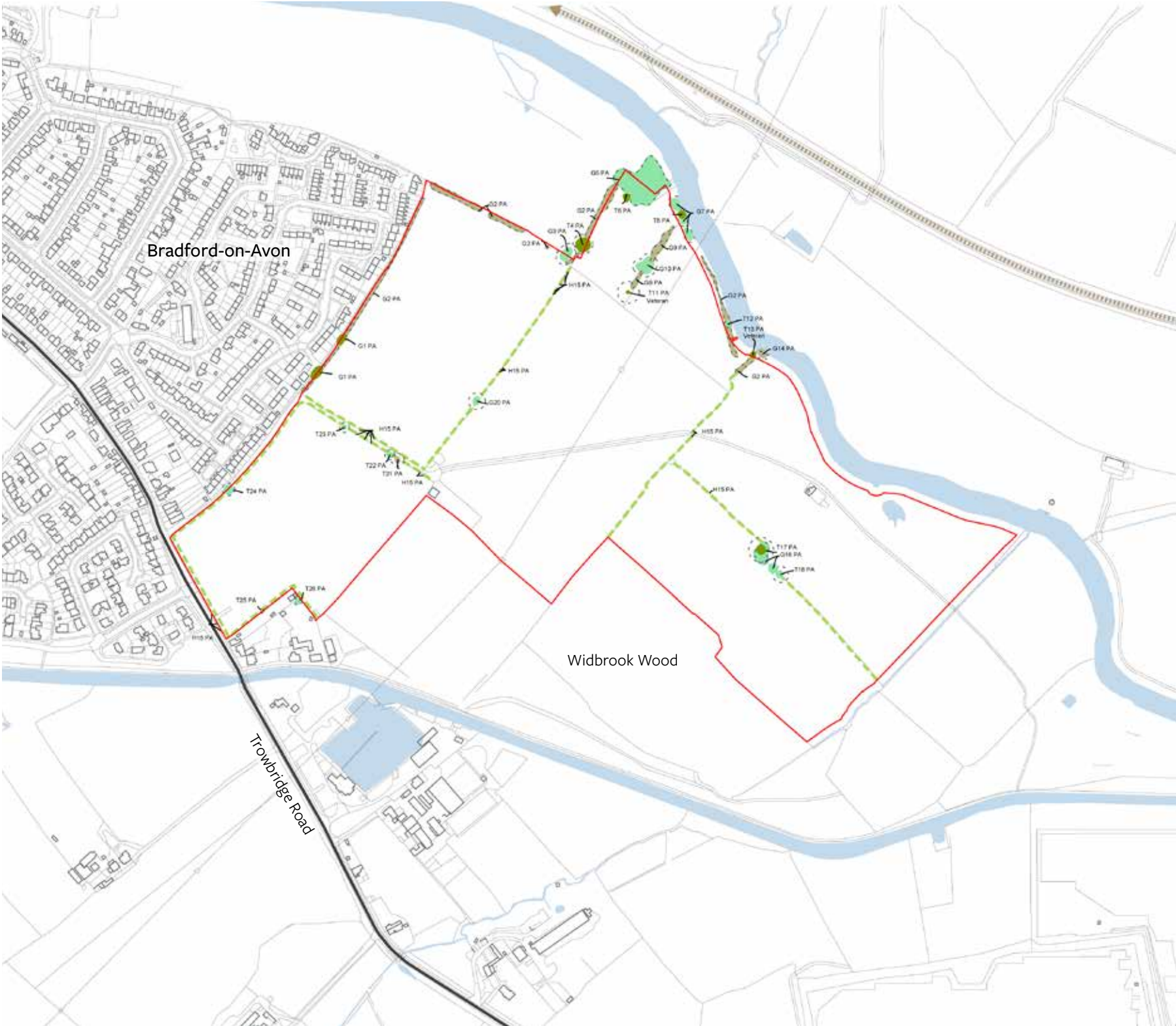
2.8 Heritage

- 2.8.1 Cotswold Archaeology have produced a Historic Environment Desk-Based Assessment and Geophysical Survey to support the application.
- 2.8.2 This assessment has included an analysis of the contribution that the site makes to the ‘setting’ of heritage assets, and any effects upon this resulting from the proposed development.
- 2.8.3 The analysis of the significance and ‘setting’ of the Grade II listed Widbrook Bridge has identified that a small degree of harm to a part of its setting which contributes to its overall special interest as a Grade II listed building will occur. This will arise from the alteration in the established views to Nos 213-219 Trowbridge Road and the 19th century building group at the bridge as one approaches the bridge, and from it (looking north-west). This will result in a very small adverse effect upon the overall special interest of the Grade II structure (at the lowest end of ‘less than substantial harm’). In accordance with paragraph 215 of the NPPF this level of harm should be weighed against the public benefits of the proposals.
- 2.8.4 The proposed development will have no adverse effects upon any other designated heritage assets.

Key

- Application Boundary
- Listed structures





2.9 Arboriculture

- 2.9.1 GE Consulting has provided a summary of the Arboricultural Impact Assessment relating to the proposed future development of this site.
- 2.9.2 In general, the tree stock on site is considered to have moderate arboricultural merit.
- 2.9.3 The most significant trees recorded were two veteran field maples (T11, T13) to the north of the site. Veteran trees are considered 'irreplaceable' in National Planning Policy Framework. In accordance with standing advice in 'Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions' (Natural England and Forestry Commission, 2022), veteran trees are subject to a larger, uncapped root protection area. These trees are a significant feature of the Site and have high ecological and cultural value.
- 2.9.4 Two additional category A trees (T4, T17) were recorded on the site. These are significant features of the site and provide high amenity value.
- 2.9.5 The site also contains a number of category B trees and tree groups. These are significant within the context of the Site and provide moderate amenity value.
- 2.9.6 The proposed layout should look to retain and avoid existing tree where possible.

Key

- Application Boundary
- Existing trees and hedgerows - Cat A
- Existing trees and hedgerows - Cat B
- Existing trees and hedgerows - Cat C
- Root Protection Area (RPA)
- Existing native hedgerows





Site constraint layers

2.10 Ecology

- 2.10.1 GE Consulting has provided a summary of the ecological constraints and opportunities relating to the proposed future development of this site. It identifies key constraints as well as opportunities to avoid, mitigate and enhance key ecological features.
- 2.10.2 The site comprises one arable field and several fields of modified grassland, which are bound by a network of native species-rich hedgerows, native species-rich hedgerows with trees, native species-poor hedgerows, native species-poor hedgerow with trees, and tree lines. One of these tree lines (LOT6) contains a veteran field maple at its southern extent. Furthermore, a pond is present in the east of the site alongside a number of individual trees and discrete areas of bramble scrub, tall forbs and buildings and developed land; sealed surface.
- 2.10.3 The site supports commuting and foraging bats (including Annex II species), an assemblage of breeding birds and three active badger setts. The site is considered likely to support a population of common reptile species within the hedgerow bases, tall forbs and pond habitats. A breeding population of beaver are present c.15m off-site to the north within the River Avon, and evidence of foraging/commuting beaver and otter were recorded c.10m off-site to the east in Wid Brook. Great crested newt and dormouse are both considered to be absent from the site.
- 2.10.4 In summary the site is considered to be of moderate ecological interest. Avoidance, mitigation and compensation measures have been incorporated into the design to ensure that the proposals have minimal adverse impacts on designated sites, habitats and protected species. Mitigation and compensation have been incorporated into the design to ensure that the proposal and work programme is designed to minimise adverse impacts on ecological features.

Key

Application Boundary

Developed / sealed surface

Native hedgerow with 5m offset

Native species rich hedgerow with 5m offset

Line of ecologically valuable trees

Line of trees

Rural broadleaved tree

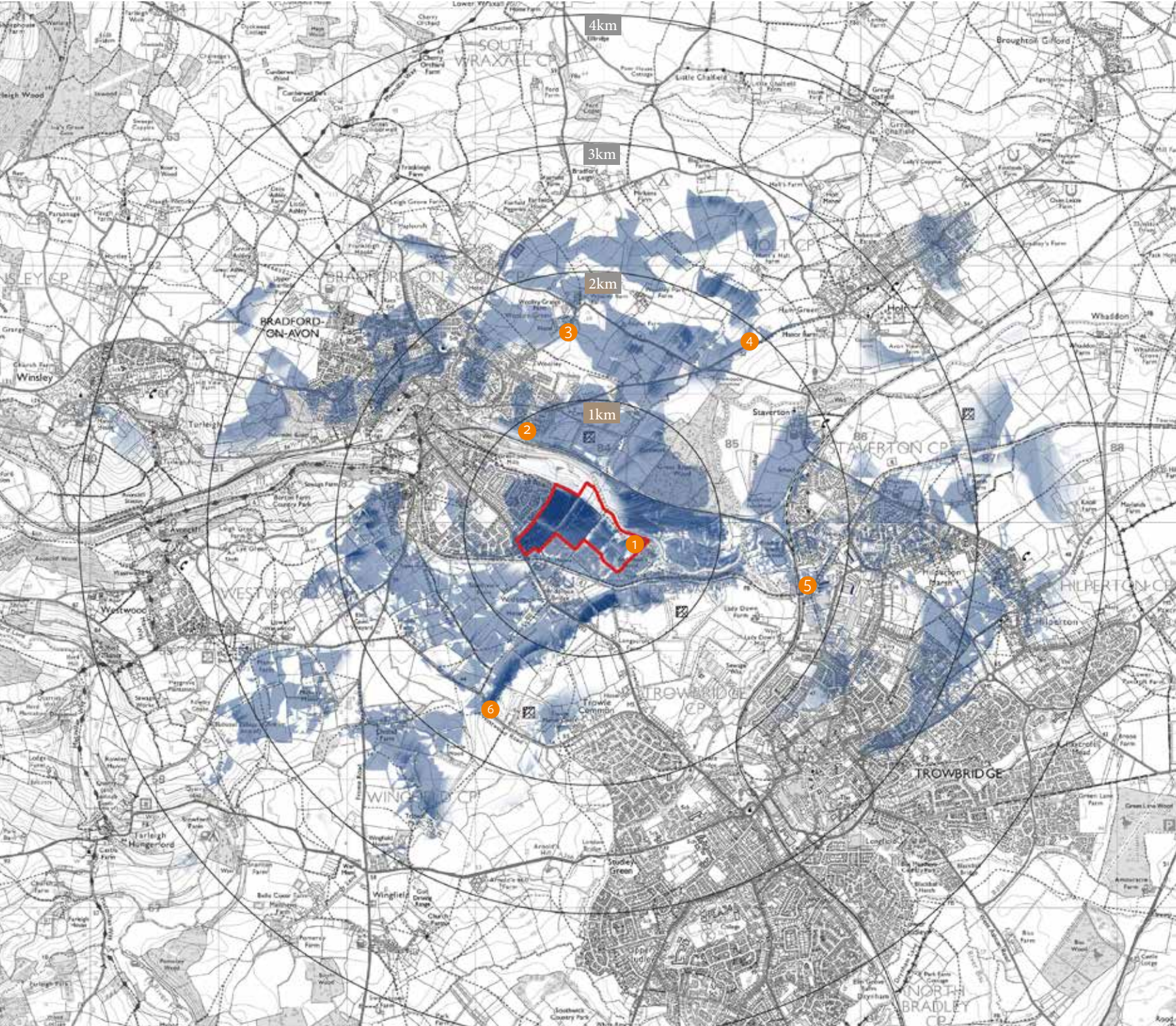
Main badger sett with 20m offset

Outlier badger sett with 20m offset

Irreplaceable habitat

Wooded area

N
⌚



Key

- Application boundary
- Zone of Theoretical Visibility DTM data
Potential visibility based on DTM data, which uses 5m “bare earth” OS contour data, which does not take into account screening by vegetation or existing built form. The true visual envelope of the site will be established through in-field analysis.
- Zone of Theoretical Visibility DSM data
Potential visibility based on DSM data, which uses 1m National LiDAR Programme data (Composite, Last Return, 2022), provided by DEFRA (Open Government Licence v3.0).

LiDAR - stands for Light Detection and Ranging, and uses light pulses to capture natural and built features on the earth’s surface.

This projection takes into account potential visibility based on existing vegetation and built form as captured by the 2022 DSM LiDAR data. The true visual envelope of the site will be tested through in-field analysis, and illustrated by representative viewpoint photographs.

The roof ridge height was set at 8.5m above ground level for the assessment.

- Selected representative viewpoints
 - 01 - View from PRoW Holt 62
 - 02 - View from Kingston Farm Development
 - 03 - View from Wooley Street looking south towards the site
 - 04 - View from Bradford Road looking south west towards the site
 - 05 - View from the footbridge adjoining Brick Lane, Trowbridge
 - 06 - View from Westwood Road on the edge of Trowle Solar Park, looking north towards the site

2.11 Landscape and Visual Impact

- 2.11.1 Clifton Emery design have provided a Landscape and Visual Impact Assessment to accompany the planning application. They have provided input to guide the illustrative masterplan's development.
- 2.11.2 While the site is within the Avon Green Belt, the site is considered 'grey belt' land for the reasons outlined in the supporting Planning Statement and LVIA.
- 2.11.3 From a landscape perspective the development of part of the site area can lead to several enhancements through the addition of vegetation and trees to enhance the area's biodiversity. The addition of SUDs and attenuation ponds can help to mitigate against flooding whilst providing additional community resources.
- 2.11.4 A sensitively detailed development with internal landscaping and green corridors can help to integrate development within the existing landscape setting, and can also be used to frame views on and off of the site.
- 2.11.5 From a visual perspective, as long as mitigation features are implemented - loss of open views from the PRoW that cuts through the site (BRAD18 / Holt 62) can be offset through enhanced community access and the addition of several landscaped areas can help to soften the way development is viewed within the landscape from more distanced views to the west.
- 2.11.6 As currently proposed the development of the site equates to limited development, which will be situated adjacent to existing development; and from a visual perspective the proposed will be consistent with the existing landscape and visual baseline.
- 2.11.7 However, care must be taken to maintain the quality of the surrounding townscape and to appreciate the natural beauty framing the site. If high quality built form is maintained and all mitigation features are adopted the development of the site constitutes a sensible proposition.



Above: **Photograph 1** - Taken from the PRoW passing through site



Above: **Photograph 2** - Taken from the recently completed Kingston Farm development



Above: **Photograph 4** - Taken from Bradford Road looking south west towards the site



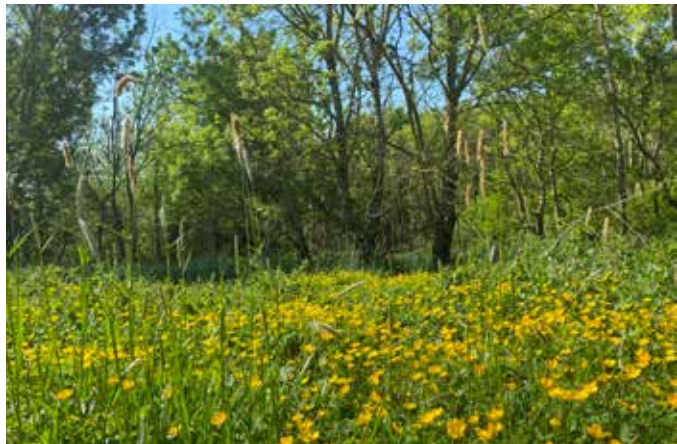
Above: **Photograph 6** - Taken from Westwood Road on the edge of Trowle Solar Park, looking north towards the site



New country park



Sensitive edge



Safe streets and spaces



Community growing



Scale and form reflective of historic settlement



Accessible routes



Enhanced ecology and biodiversity

3.0 Approach

3.1 The Vision

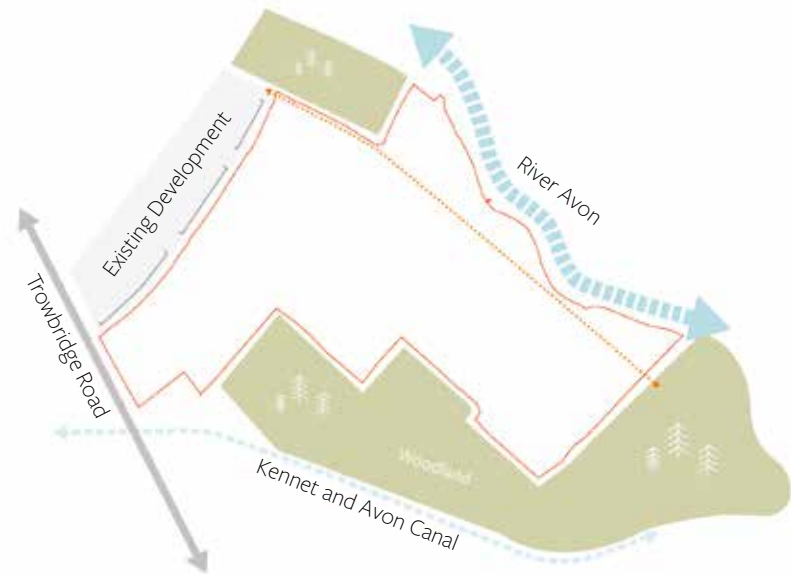
The proposals has been carefully developed as a landscape-led, high-quality scheme that responds sensitively to the scale, heritage, and character of Bradford on Avon. Located to the south of the town on Trowbridge Road, the project represents a valuable opportunity to enhance active travel connections to the town centre and railway station, supporting the creation of a sustainable and well-connected neighbourhood.

At the heart of the vision is a locally inspired community centred around a large new country park for Bradford on Avon. The design is driven by a strong green infrastructure framework, aiming to achieve biodiversity net gain and incorporating publicly accessible walking and cycling routes.

Open spaces are thoughtfully arranged to retain and enhance existing landscape and ecological assets, while creating seamless links to the wider green network and the surrounding countryside. This approach ensures the new neighbourhood feels integrated with its setting, reflecting the natural beauty and distinct character that define Bradford on Avon.

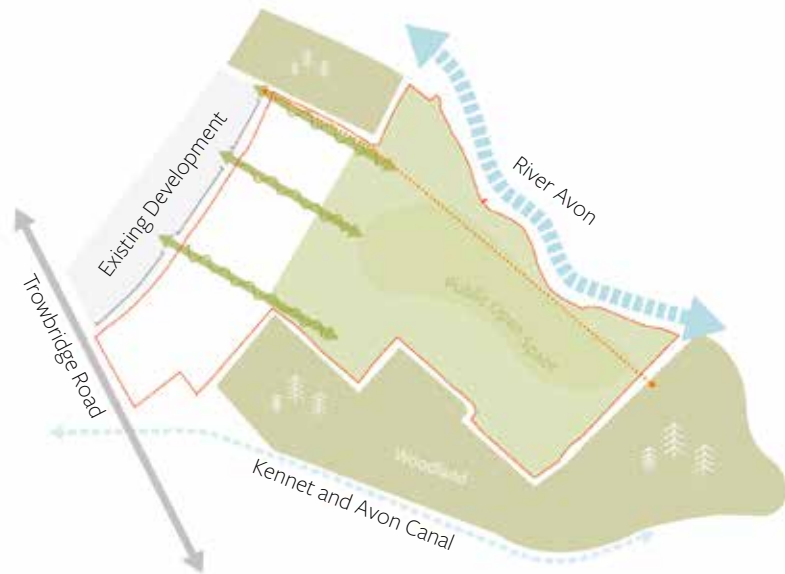
3.2 Design Strategy

3.2.1 The proposed design strategy has been shaped by three key drivers, reflecting objectives to deliver high-quality, context-responsive and sustainable placemaking principles. The scheme adopts a landscape-led approach to create a well-integrated extension to Bradford on Avon that responds positively to its setting and reinforces green infrastructure, habitat enhancements and movement networks.



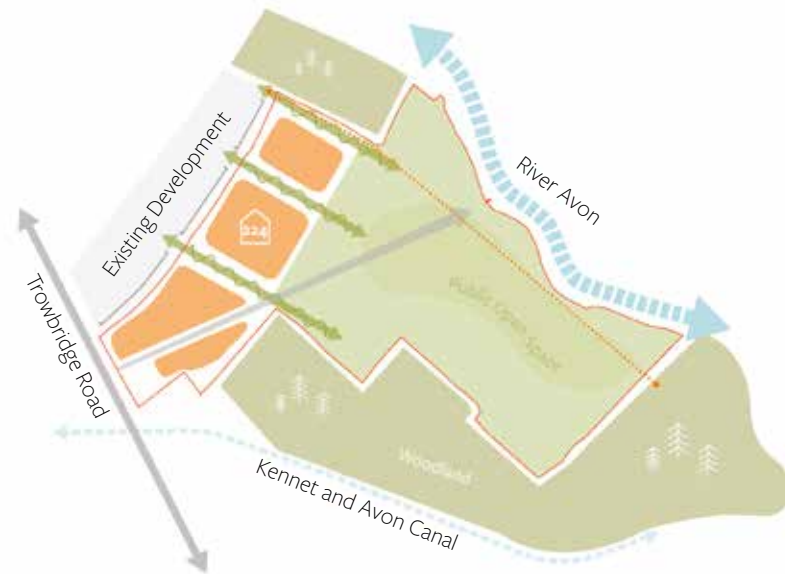
A Connected Community

The layout establishes a permeable and legible network of streets and routes that prioritise walking and cycling, promoting active travel and reducing the future residents use of private vehicles. Establishing strong connections to the surrounding area, including enhanced pedestrian access to the existing public rights of way network, linking Trowbridge Road to Widbrook View and Mythern Meadow further encourage sustainable modes of transport for everyday trips. These routes provide convenient access to local services, schools, open spaces and the town centre, supporting the creation of a healthy, inclusive and well-connected community.



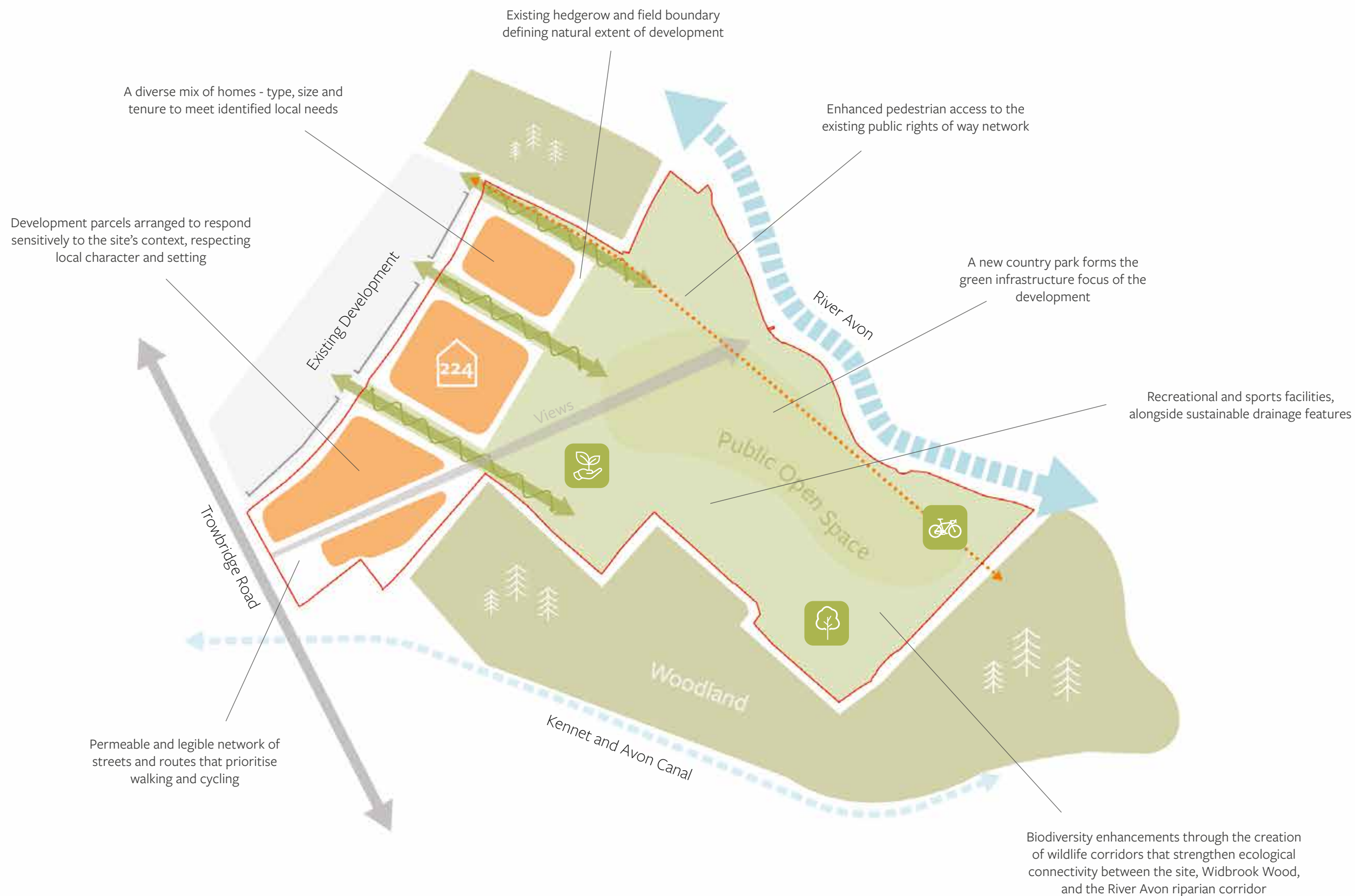
Country Park

A new country park forms the green infrastructure focus of the development, reinforcing local landscape character and providing multifunctional open space. The park is designed to deliver biodiversity enhancements through the creation of wildlife corridors that strengthen ecological connectivity between the site, Widbrook Wood, and the River Avon riparian corridor. In addition to habitat creation, the park will accommodate recreational and sports facilities, alongside sustainable drainage features, contributing to climate resilience and the wellbeing of both new and existing residents. Retained trees and hedgerows throughout the development area will reinforce green connections between the existing settlement edge and the new country park.



Delivering Sustainable Growth

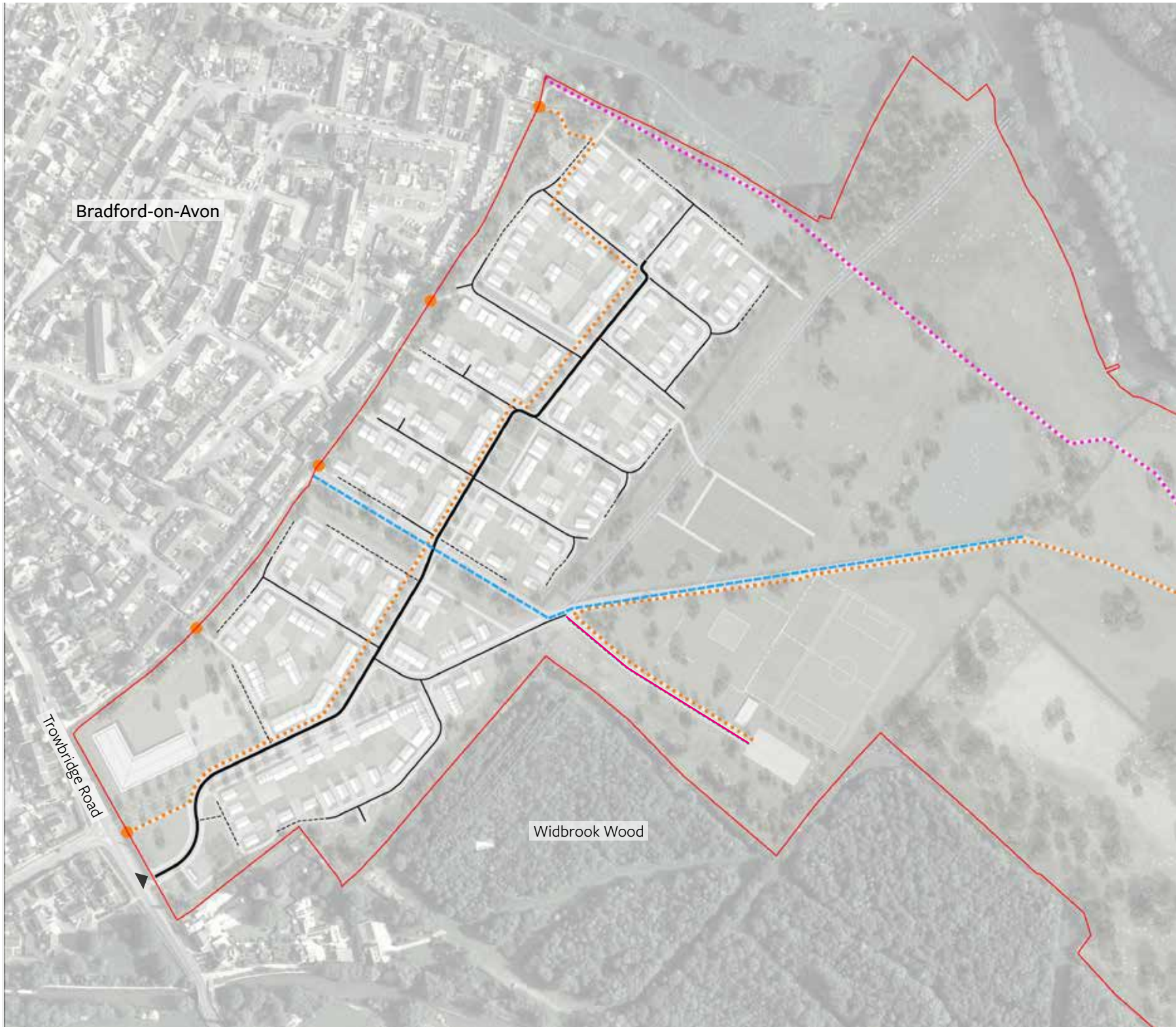
The scheme provides a diverse mix of homes in terms of type, size and tenure to meet identified local needs. Development parcels are arranged to respond sensitively to the site's context with existing vegetation and field boundaries setting the natural extent of built form - respecting local character and setting, while integrating with green infrastructure and movement networks. This approach ensures an efficient use of land while supporting sustainable patterns of growth and long-term environmental quality – the foundation for a balanced new community.





Key	
	Application boundary
	Existing pipeline
	Access from Trowbridge Road
	Proposed mobility hub
	Residential care facility
	Primary access route
	Proposed community allotments
	Local Area of Play (LAP)
	Local Equipped Area of Play (LEAP)
	Changing facilities and associated pitches
	Pedestrian connection
	Proposed woodland buffer
	Central green street
	Community garden i.e orchard
	Higher density core
	Lower density periphery
	Wetland and marginal planting
	Proposed attenuation pond
	Proposed swales
	Drainage outfall

4.1 The proposal	
4.1.1	The illustrative plan provides a spatial representation of the proposed scheme - an illustration of how the site could be arranged in order to ensure that the development concept described in this statement can be delivered in an appropriate way, without giving rise to adverse impacts.
4.1.2	The layout centres around robust green infrastructure, protecting and enhancing existing on-site and surrounding features. Generous amounts of open space form the focus of the new neighbourhood with good footpath connections into the wider neighbourhood.
4.1.3	Overall the illustrative layout has been designed to accommodate a variety of character areas with different densities. Higher density development is positioned towards the entrance and long the primary route, whilst medium density areas provide a transition to the lower density areas at the edges of the site.
4.1.4	The care home is positioned at the site entrance, forming a strong frontage onto Trowbridge Road, with parking located to the rear and screened by tree planting.
4.1.5	The development proposed is for up to 224 homes, including 50% affordable housing (equating to 112 affordable homes). An indicative mix of dwelling types and sizes will be provided, including 1 and 2 bed apartments, 2 bed houses, 3 bed houses & 4 bed houses. In addition a policy compliant amount of affordable homes are proposed.
4.1.6	Around 23.4 ha of the site has been retained for public open space, formal and informal play, habitat areas and drainage features.
4.1.7	Vehicular access into the site is proposed to be taken from Trowbridge Road. Several pedestrian / cycle connections are proposed to help to create a permeable and well-connected development.
4.1.8	The illustrative masterplan employs good safe street design principles, with the inclusion of natural surveillance, street trees, shared surfaces and where possible removing the dominance of the car by providing parking away from the streets allowing safe movement for walking and cycling.
4.1.9	The proposal provides usable landscaped public open space exceeding the requirement set out in the local plan. This provides a healthy development concept that will encourage a high quality active lifestyle for residents. This will include: — Country park - Providing a destination public open space for the new neighbourhood and the wider community; — A wetland habitat attenuating surface water run off and providing a valuable habitat; — Retained hedgerows and trees - To provide biodiversity net gain and ‘ground’ the new neighbourhood; — Safe pedestrian routes accessible for all that connect out into the wider context; — Play spaces - located in four locations to provide opportunities for all — Allotments for community food growing; — Sport pitches and changing facilities.



4.2 Street hierarchy

- 4.2.1 Primary street - this street is the widest route within the plan. It is proposed to be tree lined and fronted by more continuous development than other streets.
- 4.2.2 Secondary streets then form a permeable street network accessing the remained of the site.
- 4.2.3 There are also a number of tertiary streets/private drives, serving small numbers of homes. They can be designed with a shared surface approach and low vehicle speeds.
- 4.2.4 In addition, a network of pedestrian/ cycle paths have been incorporated into proposals, allowing for safe pedestrian access through the neighbourhood.

- Primary access
- Primary access route
- Secondary route
- - Private drive
- - Existing track
- ... Pedestrian / cycle network
- ... Public Right of Way
- Sports field access





Masterplan layers

4.3 Amount and use

- 4.3.1 The illustrative layout has been designed to accommodate up to 224 dwellings employing a variety of types and sizes to provide a broad range of dwellings. The proposed development comprises of an indicative mix of 1, 2, 3 and 4 bedroom housing including affordable homes. The different typologies have been used to create an attractive street scene and natural surveillance outlook over public open space.
- 4.3.2 Total no. of units: 224. Average net density: 29 dph which complements the density of development on the edge of the Town.
- 4.3.3 The illustrative accommodation schedule is as follows:

Type	No.	%
1 bed apt	6	3
2 bed apt	4	2
2 bed FOG	17	7
2 bed house	30	13
3 bed house	100	45
4 bed house	67	30
Total	224	100

- 4.3.4 Building sizes conform to the Nationally Described Space Standards (NDSS).

- 1 & 2 Bed Apartments
- 2 Bed FOG
- 2 Bed house
- 3 bed house
- 4 Bed house
- Proposed care home
- * Proposed sports changing room

* Note: these elements are illustrative





4.4 Scale

- 4.4.1 The height of the proposed buildings responds to the topography of the site and seeks to complement existing development in the local area by respecting the general two-storey height of the area. Two storey dwellings and single storey garages have been used to create a development that is in keeping with the scale of the area. The care home at two stories provides a strong frontage on to Trowbridge Road and creates a positive built form at the main entrance to the site.
- 4.4.2 2 storey houses should generally be a maximum of 9m to ridge line and a minimum height of 8m to ridge line unless there are good design reasons to deviate from this. Houses should be designed to a maximum width of 10m (wide frontage) and minimum of 4m (determined by the location and frontage requirements) unless there are good design reasons to deviate from this.
- 4.4.3 They should have a maximum depth (front facade to rear facade of dwelling) of 12m and a minimum of 4m (to be determined by location and frontage requirements). Fog units (flats above garages) will be a maximum of 8m to the ridge line.

- 2 Storey
- 1 Storey

* Note: these elements are illustrative



4.5 Car parking

- 4.5.1 The indicative layout has been designed to accommodate vehicular parking in accordance with Wiltshire Council car parking standards.
- 4.5.2 Car parking has been carefully considered to ensure an appropriate level of provision across the site and in a variety of forms, and parking has been designed to ensure that vehicles do not dominate the street scene or open spaces.
- 4.5.3 A combination of on-plot parking, courtyard parking and on street parking is envisaged. Properties with a larger curtilage have garages.

- On plot
- Garage
- Carport
- Courtyard
- On street
- Public facility

* Note: these elements are illustrative



- Application boundary
- ① Woodland buffer
- ② Area of wetland planting and attenuation features
- ③ Wild flower meadow
- ④ Parkland area
- ⑤ Community allotments
- ⑥ Orchard planting
- ⑦ Street tree planting
- ⑧ Swales
- ⑨ Green corridor





4.6 Landscape

4.6.1 The illustrative site layout incorporates generous amounts of public open space formed around the constraints and opportunities afforded by the site. In total 23.4 ha of open space is proposed. This represents a substantial percentage (75%) of the overall site area and as such will mean that the development will be characterised by a green and leafy setting, as well as benefiting from biodiversity corridors that run through and soften the developed areas.

4.6.2 The public Open Space and landscape areas will:

- Country park connected by a strong green infrastructure for residents and the wider community;
- Landscape breaks to create a strong network of green infrastructure to mitigate ecological impacts and make connections into the wider landscape;
- Retention of all hedgerows and mature trees where possible;
- Provide food growing opportunities with allotments;
- Protection of existing on site ecological features and implementation of various wildflower, marginal shrub, perennial and tree species to achieve biodiversity net gain;
- Provision of ecological and habitat enhancements throughout - with the potential for bee bricks, bird and bat boxes, and reptile habitat;
- Inclusion of Sustainable Urban Drainage systems (SuDS) in the form of overground attenuation features and swale systems to provide a successful drainage solution whilst also providing an uplift in biodiversity and habitat through the inclusion of marginal and wetland planting associated with the drainage features;
- Provision of a number of playspaces distributed across the site so all residents have access;
- Be fully accessible to residents and visitors, ensuring permeability and connection with nature and environment.

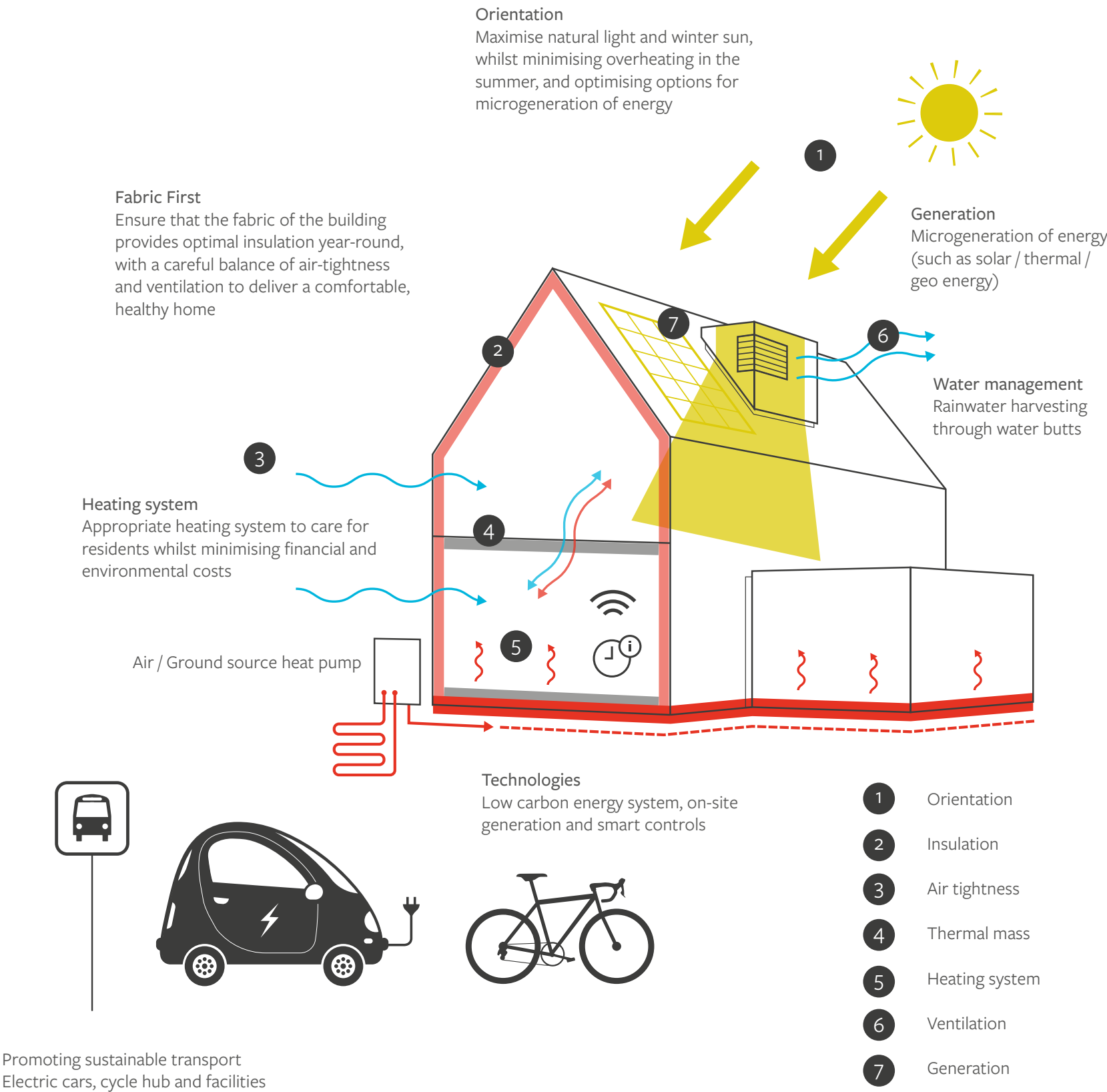
4.7 Energy Strategy

4.7.1 This section covers strategies for resource efficiency that can be implemented within the scheme. These proposals are subject to review at the reserved matters stage.

Low energy design
4.7.2 There is an opportunity to develop an innovative and sustainable scheme with low energy dwellings. The illustrative masterplan has been designed so that individual houses can be designed to maximise their solar efficiency and ensure a good foundation for achieving low energy use. Subject to overall scheme viability energy efficient solutions should be explored at the detailed design stage.

4.7.3 The masterplan has been designed to maximise the opportunity for development of south facing houses and south facing gardens. This means that at the detail design stage passive solutions using a 'fabric first' approach to low energy design will be easier to achieve. It also means that the use of renewable energy technologies such as photovoltaic panels will be easier to implement because most buildings will have south facing roof slopes.

- 4.7.4 Some guidelines for sustainable layout design:
- Heat loss areas need to be minimised, for example incorporating terraced houses with a smaller ratio of external wall to floor area;
 - Ensure buildings are not overshadowed on the south façade as low energy buildings rely on maximising the winter solar gain;
 - Compact and simple building shapes are good to reduce heat losses and expensive details;
 - Where possible, align buildings north / south with living areas facing south, again such that solar gains can be maximised or increase fabric;
 - Incorporate space in gardens for rainwater harvesting - simple and easy systems such as above ground water butts and below ground storage systems to utilise surface water where appropriate;
 - Inclusion of Swales (Sustainable Urban Drainage System) throughout developments where appropriate.



4.8 Waste storage and collection

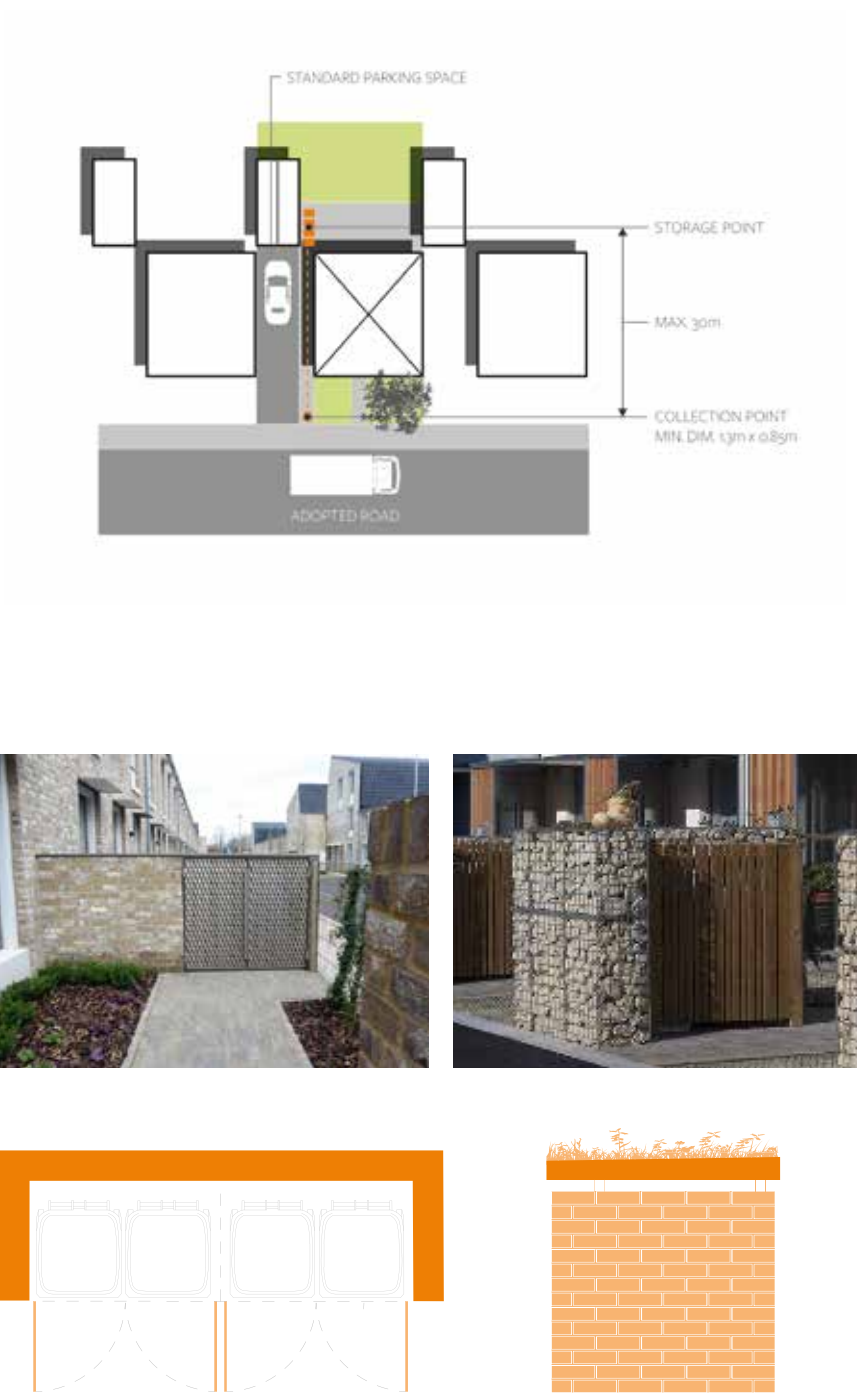
- 4.8.1 The delivery of a sustainable development will require a detailed waste storage and collection strategy, this will be outlined in future reserved matters submissions.
- 4.8.2 The illustrative masterplan has been arranged in accordance with Wiltshire Council’s ‘Waste storage and collection’ Supplementary Planning Document, ensuring the layout and design of spaces meets with policy and best practice guidance.
- 4.8.3 The precedent examples opposite demonstrate well designed and integrated bin stores, utilising the primary façade materials of the building in ways that define the property curtilage.
- 4.8.4 The illustration demonstrates the opportunity to incorporate vegetation and/or green roofs in concealing the bin stores.
- 4.8.5 Some example guidelines from the ‘Waste storage and collection’ Supplementary Planning Document:

All developments

- Vehicle tracking to show that access and turning room for a refuse collection vehicle is acceptable, with reversing minimised.
- Individual residential properties and apartments grouped in blocks of five or fewer
- Indication of the external waste storage area per property;
- Identification of the collection point per property;
- Identification of the route from the storage area to the collection point, including the distance and the width (minimum 1m) of all such routes (may be tabulated separately for ease of reference).

Residential flats which are grouped in blocks of 6 or more

- Plan of the container storage area with containers drawn in situ (all to scale), to show that sufficient room has been allowed (including sufficient space to manoeuvre each container individually without the need to move other containers to facilitate such a manoeuvre) and a statement of the distance from the bin store to the kerbside;
- List of the flats that are allocated to use each bin store;
- Identification of the collection point (if the container store is not also the collection point);
- Identification of the route between the storage area and collection point, and an indication of the distance between these points (only applicable where the container store is not also the collection point) and the width of the route (minimum 2m);
- Indication of lighting, drainage and ventilation provisions (where required) on plans for container storage areas and a list/ plan to show materials used to construct the storage area, to demonstrate compliance.





- Application boundary - 31.05ha
- Residential development area - 7.56ha
(All dwellings to be maximum 2 storey height)
- Proposed care home area - 0.65ha
- Public Open Space inclusive of drainage features - 22.55ha
- Indicative area for multi-functional green space, allotments, changing rooms, sports pitches, LAP & LEAP *
- see below table for provision requirements
- Indicative location for vehicle access to changing rooms - width to be maximum 5m *
- Indicative location for changing rooms and parking area - 0.19ha
- Existing track retained - 0.10ha
- Indicative drainage features
- Proposed vehicular access point - + / -10m
- Potential pedestrian / cycle access point - + / -10m
- Existing Public Right of Way
- Existing boat house retained
- Existing trees
- Existing hedgerows

Form of Provision	Requirement(ha)
Allotments	0.07
Area of play	0.02
Multi-functional green spaces	0.61
Sports pitches	0.51

* Exact location / layout will be determined as part of Reserved Matters application.



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5.o Conclusion

5.1 Conclusion

- 5.1.1 This Design and Access Statement demonstrates that up to 224 new dwellings can be developed on the site adding positively to Bradford on Avon in a manner that is sensitive to the wider landscape.
- 5.1.2 This outline planning application is submitted in the context that Wiltshire Council having both an absence of a five year housing land supply and no up to date Development Plan. This therefore means planning applications for housing are required to come forward now to help address the housing land supply shortfall
- 5.1.3 The illustrative layout positively addresses the identified key issues and constraints including: Existing development, Topography, Transport and access, Ground conditions, Heritage, Arboricultue, Ecology, Drainage and flood risk and LVIA.
- 5.1.4 The proposed development would provide a well-considered environment delivering a variety of new housing types enabling Wiltshire Council to meet the local housing need.
- 5.1.5 The indicative scheme will enable the delivery of a high quality series of open spaces including a large parkland and several pedestrian connections into the wider neighbourhood.
- 5.1.6 Overall, the proposed illustrative scheme represents a positive development in an established and sustainable urban location with many facilities on its door step. It will provide much needed new housing as well as many identifiable, tangible and long lasting benefits for the local area and the town.

Context

- 5.1.7 The illustrative masterplan has been developed through detailed analysisof the local area considering the sites relationship with its neighbours, built form, local character, topography, drainage, ecology and access to local services.

Identity

- 5.1.8 The illustrative scheme has a clear identity derived from a character analysis of the town. A number of character areas are proposed to reinforce identity whilst improving the ability of the resident of the site to orientate themselves and avoid the creation of an anonymous housing estate.

Built form

- 5.1.9 The illustrative masterplan has established the principles for future reserved matters planning applications. The parameter plan governs the quantum, location and amount of development, but future applications should follow the coherent pattern of spaces defined by buildings and their typology and placement.

Movement

- 5.1.10 The illustrative masterplan has created a permeable network with a clear street hierarchy enabling the natural wayfinding through the site and into neighbouring parts of the town. In all six pedestrian connections are proposed into the wider neighbourhood forming a well connected community.

Landscape

- 5.1.11 The landscape proposals have been designed to overcome a number of identified constraints including, LVIA, ecology and drainage to create a strong green infrastructure and identity to the new neighbourhood. A country park, open space areas, sports pitches and habitats have been proposed to provide residents access to nature and to maximise the opportunity for biodiversity net gain. The RM submission should seek to build on the principles established by this illustrative masterplan.

Uses, homes and buildings

- 5.1.12 The proposals have illustrated how 224 homes can be delivered on site using established rules for sizing, overlooking, access etc, ensuring all the plots are Nationally Described Space Standards (NDSS) compliant.
- 5.1.13 To conclude, this design and access statement demonstrates that a residential development of up to 224 new homes and significant amounts of open space can be developed on land at the application site at Land off Trowbridge Road, Bradford on Avon. The illustrative proposals takes into account all the sites constraints and proposes a sensitive landscape led development.

