

PLANNING, DESIGN & ACCESS STATEMENT

PROPOSED ERECTION OF
2 NO. DWELLINGS (CLASS C3)
AND ASSOCIATED WORKS
AT
LAND OFF PIGOTT CLOSE, NETHERAVON, SALISBURY, SP4 9QF.



NETHERAVON



All Saints Church

Application Site



Location within Wiltshire

April 2026

Report Ref: 3302/PDAS

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1. Introduction

- 1.1 The Planning, Design and Access Statement is submitted to accompany a full planning application and to explain the proposals for erection of 2 no. 3 bedroom houses (Class C3) and associated works to provide additional residential housing.
- 1.2 The Applicant is Next Generation Living Ltd. The Application Site is known as Land off Pigott Close, Netheravon, Salisbury, SP4 9QF. [Application Ref: PL/2022/05819 was consented \(20/11/2022\) for 'the construction of a pair of semi-detached dwellings and associated infrastructure'](#).
- 1.3 In addition to the submitted plans, the CIL form is duly completed.
- 1.4 The Application Site is located within Netheravon, which is a village and civil parish on the River Avon and A345 road about 4 miles (6.4 km) north of the town of Amesbury in Wiltshire, South West England. It is within Salisbury Plain. Netheravon is designated as a large village under Wiltshire Core Policy 26 and has a designated settlement boundary, the Application Site is located outside, but immediately adjacent to the settlement boundary. The site is currently a disused plot of land that is currently unmanaged.
- 1.5 The Application Site lies outside of any Area of Outstanding Natural Beauty (AONB), is not within a conservation area and is outside the Rural Buffer. The site is not in a protected landscape or designated green belt. There are no ecological designations of note. The Application site lies within Flood Zone 1, which carries a low risk of flooding. The site is not a listed building, nor are there any in the immediate vicinity. No public Right of Way (PROW) runs through or lay adjacent to the application site.
- 1.6 This statement should be read in conjunction with the associated drawings and reports which are listed below:
 - All existing and proposed plans – Prepared by Ian Sullivan Architecture Ltd.
 - Preliminary Ecological Appraisal – By BlueJay Ecology Ltd.
 - Biodiversity Net Gain Assessment – By BlueJay Ecology Ltd.
 - The Statutory Biodiversity Metric Calculation Tool – By BlueJay Ecology Ltd.
- 1.7 This statement also provides a summary of relevant planning policy and the case for the development.
- 1.8 The size of the site and the proposed scheme is appropriate in both cases.

Previous planning history associated with the application site: -

Application Ref: PL/2022/08709

Address: Land at the corner of Pigott Close & Salisbury Road, Netheravon, Salisbury, SP4 9QF.

Proposal: The construction of two detached dwellings and associated infrastructure (resubmission of PL/2022/05819).

Status: Refused 05/05/2023.

Application Ref: PL/2022/05819

Address: Land at the corner of Pigott Close & Salisbury Road, Netheravon, Salisbury, SP4 9QF.

Proposal: The construction of a pair of semi-detached dwellings and associated infrastructure.

Status: Granted 20/10/2022.

Application Ref: PL/2021/10078

Address: Land at the corner of Pigott Close & Salisbury Road, Netheravon, Salisbury, SP4 9QF.

Proposal: Erection of one pair of semi detached two-storey dwellings and associated infrastructure.

Status: Refused 29/04/2022.

Application Ref: K/12635/D

Address: Land at the corner of Pigott Close & Salisbury Road, Netheravon, Salisbury, SP4 9QF.

Proposal: (Reserved Matters) Dwelling, Garage and Access.

Status: Permission Granted 27/10/1988.

Application Ref: K/84/1141

Address: Land at the corner of Pigott Close & Salisbury Road, Netheravon, Salisbury, SP4 9QF.

Proposal: (Outline) – Dwelling and Garage.

Status: Granted 13/12/1985.

2. The Site & Local Context

Location and Context



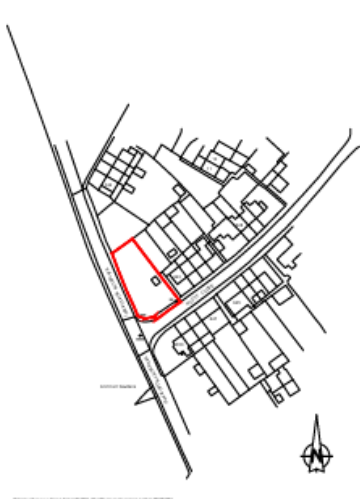
Extract from google maps

This section describes the Application Site and the characteristics and key features of the surrounding area.



Land at the corner of Pigott Close & Salisbury Road.

- 2.1 The 'Red Line Boundary' is predominantly a 'roughly rectangular' shaped piece of level land, approximately 658m² in area. The Application Site lies outside the settlement boundary of Netheravon, but is immediately adjacent. Although this would conflict with local policy, there would be no infringement into the surrounding countryside (western boundary) due to the formed A345 highway (Salisbury Road). Amesbury town centre is located about 4.6 miles south of the Application Site. Amesbury is a town in southern Wiltshire and has excellent transport links, amenities and located off the A345 highway.



Application Site Boundary



Existing Site Survey

- 2.2 The Application Site is bounded to the west by arable fields, and to the north, east and south by residential properties and their associated gardens. A previous application was approved under planning permission (ref no. PL/2022/05819) 'The construction of a pair

of semi-detached dwellings and associated infrastructure’, although this application was granted, it was not implemented.

- 2.3 In addition, there was an application, reference no. PL/2022/08709, for ‘The construction of two detached dwellings and associated infrastructure (resubmission of PL/2022/05819), however permission was refused 05/05/2023, an appeal was made, but it was later refused on 04/12/2023.
- 2.4 The current application is for the proposed development of a pair of semi-detached dwellings, which was originally granted permission under reference no. PL/2022/05819).
- 2.5 The Application Site lies within a residential location. The revised scheme would not appear out of character and would reflect the established pattern of the existing residential area.
- 2.6 The proposed development relates to the erection of 2 No. dwellings, providing 3 bedrooms with associated gardens and car parking. The proposal, both visually and operationally, is deemed to be a significant improvement. The site is an area of currently underutilised land close to existing housing and is close to Amesbury town centre.
- 2.7 These “associated works” involve a proposed new access from Pigott Close, providing an appropriate level of car parking.
- 2.8 The topography of the site seeks to utilise the existing ground levels.

Photographic Survey of Application Site and Surrounding Area



Existing housing – eastern boundary, No's 623 & 624 Pigott Close

Photographic Survey of Application Site and Surrounding Area



Pigott Close/ residential housing – South / South East of Application Site



Pigott Close/ residential housing – Opposite / South of Application Site



Pigott Close further residential housing

Photographic Survey of Application Site and Surrounding Area



Existing residential housing along Salisbury Road – Terraced with off street parking



A345 Salisbury Road – west



Application Site (north) – Salisbury Road, leading to Pigott Close

Photographic Survey of Application Site and Surrounding Area



Existing residential housing (north) – Salisbury Road, leading to Thorne Road



Thorne Road & Salisbury Road

Architectural Style Surrounding Area – Pigott Close, Salisbury Road and Thorne Road

- 2.9 Pigott Close and the immediate surrounding properties consists of terraced housing. Different types of roof include simple pitched roofs with open ended gables, of which some dwellings feature brick or render chimneys and some buildings feature front protruding gables.
- 2.10 There is a good variety of traditional materials and finishes. The most prominent walling material is buff/ red brick, additionally rendered finish, where in some cases has been painted a light cream or white colour.
- 2.11 The immediate vicinity of the application site is residential in nature, features two-storey terraced dwellings, which are set back from the public footpath by their front driveways, low walling or front garden/ hedging.

- 2.12 The Application Site has potential to retain the connection to, and enhance, the wider area context and character.
- 2.13 The interest of the area as a whole is 20th century developments.

3. Planning Policy

3.1 Planning Policy relevant to this small-scale development proposal is contained within: -

- Wiltshire Core Strategy – Adopted January 2015;
- National Planning Policy Framework December 2024 (NPPF);
- Wiltshire Design Guide – Final Report 15th March 2024; and
- National Design Guide January 2021 (NDG).

3.2 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan covering the site comprises of the adopted Wiltshire Core Strategy.

Development Plan

3.3 The adopted Wiltshire Core Strategy was adopted in January 2015. It covers the period to 2026.

Wiltshire Core Strategy (Adopted January 2015)

3.4 Core Policy 1 of the Wiltshire Core Strategy identifies four tiers of settlements, namely: Principal Settlements; Market Towns; Local Service Centres; and Large and Small Villages. In terms of relevant planning designations, the policies map identifies Chippenham as a 'Principal Settlement' within its settlement hierarchy.

3.5 Wiltshire's 'Principal Settlements' are strategically important centres and the primary focus for development. This will safeguard and enhance their strategic roles as employment and service centres. They will provide significant levels of jobs and homes, together with supporting community facilities and infrastructure, meeting their economic potential in the most sustainable way to support better self containment.

3.6 Core Policy 2 confirms 'Delivery Strategy' within the defined limits of development there is a presumption in favour of sustainable development at Principle Settlements, Market Towns, Local Service Centres and Large Villages with approximately 35% of development taking place on previously developed land and 42,000 homes will be developed in sustainable locations.



3.7 Core Policy 26 (Spatial Strategy for the Tidworth Community Area) Netheravon is designated as a large village under Core Policy 26. The Application Site lies outside of the settlement boundary, but is immediately adjacent. The site is currently unused and unmanaged, therefore is no use or value to the local community. The Application Site however, does lie within an existing residential area, the proposal for a pair of semi-detached dwellings, would help and benefit the local community, by providing new additional homes.

3.8 Core Strategy Policy 41 (Sustainable Construction and Low Carbon Energy) identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. In doing so, this policy sets the framework for meeting a number of national and local priorities (for example Part L of the current Building Regulations) that seek to achieve sustainable development and conserve natural resources.

3.9 Core Strategy Policy 45 relates to meeting Wiltshire’s housing needs and sets out the type, mix and size of new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.

3.10 The provisions of Core Policy 45 refer to meeting the District’s housing needs with reference to the type, tenure and size of dwellings. Its intention is to create a mixed and balanced community. In this regard, the scheme provides 2 semi-detached dwellings, to provide the necessary 3 bedroom new housing, which is considered to be wholly appropriate within Netheravon.

3.11 Core Policy 50 (Biodiversity and geodiversity) requires that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

3.12 Core Policy 51 relates directly to landscape and sets out development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Any negative impacts are required to be mitigated as far as possible through sensitive design and landscape measures.

Core Policy 26

Development in the Tidworth Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1:

Market Towns: Tidworth and Ludgershall

Large Villages: Collingbourne Ducis and Netheravon

Small Villages: Collingbourne Kingston, Enford, Everleigh and The Chutes (Chute Cadley / Chute Standen, Lower Chute and Upper Chute)

Over the plan period (2006 to 2026), 12 ha of new employment land (in addition to that delivered or committed at April 2011) will be provided including:

Land North of	Saved Kennet District	12 ha
Tidworth Road	Plan Allocation	

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Castledown, Land North of Tidworth Road.

Over the plan period (2006 to 2026), approximately 1,920 new homes will be provided of which about 1,750 should occur at Tidworth and Ludgershall, including land identified at Drummond Park (MSA Depot), Ludgershall for strategic growth.

Drummond Park (MSA) Depot	475 dwellings
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The strategic allocation will be brought forward through a masterplanning process agreed between the community, local planning authority and the developer and should be in accordance with the development template shown by Appendix A. Approximately 170 homes will be provided in the rest of the Community Area. Growth in the Tidworth Community Area over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2.

Development proposals in the Tidworth Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.140 will be addressed.

Extract from Wiltshire Council – Core Policy 26

- 3.13 Core Policy 52 is also relevant to a degree since it relates to green infrastructure. This requires development to make provision for the retention and enhancement of Wiltshire's green infrastructure network, ensuring that suitable links to the network are provided and maintained. Where development is permitted the policy sets out developers will be required to:
- i. retain and enhance existing on site green infrastructure;
 - ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standard;
 - iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development;
 - iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy;
 - v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.
- 3.14 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.
- 3.15 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 3.16 The policy sets out applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;
- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
 - the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
 - responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;

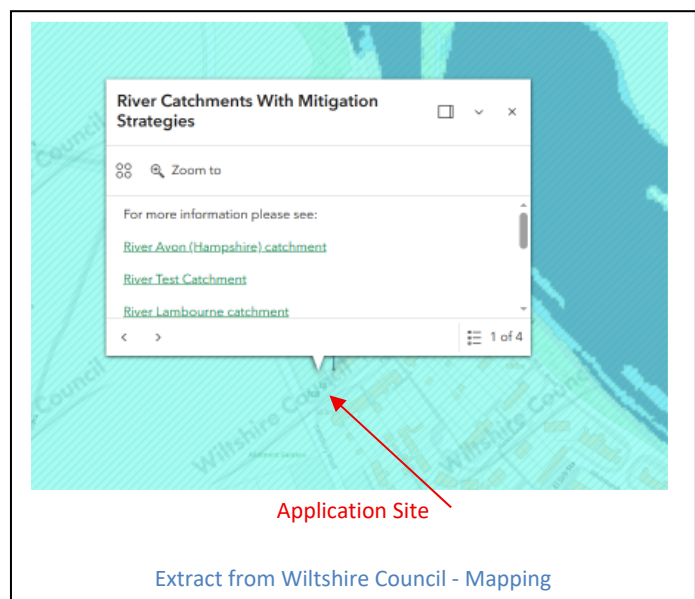
- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;
- ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network);
- the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

3.17 Core Policy 61 relates to transport and new development requiring it to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

3.18 Core Policy 69 (Protection of the River Avon SAC) states that in order to avoid and reduce potential environmental effects on the River Avon SAC, development will need to incorporate measures during construction and operation to avoid and prevent pollution and mitigate potential disturbance effects; appropriate measures may include consideration of suitable buffer zones along watercourses, habitat enhancements and river access management measures. All development within 20m of the river banks should submit a construction management plan to the local planning authority to ensure measures proposed during construction are satisfactory.

Where additional sewage discharges to a STW cannot be accommodated without measures to offset phosphate loading,

development will be required to undertake proportionate measures (which may include contributions towards those measures identified in the Nutrient Management Plan) to demonstrate that the proposals would have no adverse effects upon the SAC.



Wiltshire Housing Supply Shortfall 2026 UK

3.19 The housing supply shortfall in Wiltshire is a significant concern, with the county facing a chronic housing shortage. The emerging local plan has been submitted but is likely to be withdrawn from examination due to the lack of sufficient housing allocations. The plan has not yet been withdrawn, but it is recommended to be withdrawn or found unsound,

indicating a serious issue with the housing land supply. The Inspectors have concluded that the Plan has effectively run out of time, and the Council faces a stark choice: either withdraw the Plan or continue the Examination, knowing it will be found unsound. The Inspectors' concerns include insufficient housing allocations and uncertainty around the delivery of a proposed new community at Salisbury. The Council has published an action plan to address these concerns, but the timeline for the Plan ending in 2038 is uncertain, leaving the county with a policy vacuum that could lead to increased speculative development proposals.

- 3.20 The current housing land supply for Wiltshire is currently 2.4 years.

Other Material Considerations

- 3.21 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

National Planning Policy Framework 2025

- 3.22 The latest iteration of the National Planning Policy Framework was amended in February 2025 (although the framework remains referenced as December 2024) as part of the Government's streamlining of the planning process.

National Planning Policy Framework December 2024 (NPPF)

- 3.23 The National Planning Policy Framework (NPPF) was published in December 2024 and replaced the first NPPF published in March 2012, and minor amendments that were published in July 2018, February 2019 as well as July 2021 and the previous full versions in September 2023 and December 2023.
- 3.24 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. The following paragraphs of the NPPF are considered especially relevant in the context of this Design and Access Statement:
- Rural Communities.
 - Community Facilities.
 - Local Green Spaces.
 - Good Quality Design.
 - The Natural Environment.
- 3.25 The NPPF published in December 2024, contains specific sections dealing with the delivery of a sufficient supply of homes (5) and achieving well designed places (12).

- 3.26 At the outset, paragraph 10 of the NPPF states: "... at the heart of the Framework is a presumption in favour of sustainable development."
- 3.27 For sustainable development and decision making, paragraph 11 sets out that development should be approved without delay where it accords with an up-to date Development Plan. In the circumstances where there are no relevant policies, or the relevant policies are out of date, permission should be granted unless there are restrictive policies in the NPPF for that area or in circumstances where the adverse impacts would significantly and demonstrably outweigh the benefits.
- 3.28 Paragraph 12 confirms that the NPPF does not change the statutory status of the Development Plan as the starting point for decision making. It confirms that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Decision Making

- 3.29 LPAs are advised that they should approach decision-taking in a positive way to secure developments which will improve the economic, social and environmental conditions of the area (paragraph 39).
This paragraph continues to emphasise the importance of approving sustainable development with the decision makers advised that they should;
"...seek to approve applications for sustainable development where possible."
- 3.30 LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area (paragraphs 39).
- 3.31 Paragraph 48 sets out that planning applications should be determined without delay, stating; *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."*
- 3.32 The NPPF now also provides guidance on the use of planning conditions and obligations confirming that the LPAs should consider whether the use of conditions would make a development acceptable (paragraph 56). This paragraph also states that planning obligations should only be used where it is not possible to use planning conditions.
- 3.33 In the use of planning conditions, the NPPF is clear that the intention should only be to use planning conditions where they meet the three tests and should be kept to a minimum. The NPPF also states the pre-commencement conditions should be avoided unless there is a clear justification. Paragraph 57 states; *"Planning conditions should be*

kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

"Delivering a sufficient supply of homes".

Making effective use of land

- 3.34 Paragraph 124 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.35 As part of the approach to securing the efficient use of land, the NPPF continues at paragraph 129 to set out the approach to ensuring appropriate densities requiring decision makers to have regard to the following aspects;
"129. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - b) local market conditions and viability;*
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
 - e) the importance of securing well-designed, attractive and healthy places."*

Achieving Well-Designed Places

- 3.36 Guidance on design is set out at paragraphs 131 to 141. Paragraph 131 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well designed places.
- 3.37 Paragraph 132 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.

3.38 This is carried forward in paragraph 135 which explains that: *"Planning policies and decisions 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 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; and*
- 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."*

3.39 Section 15 (Conserving and enhancing the natural environment) Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*

- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

3.40 The guidance at 139 summarises the approach advising that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, considering any local design standards or style guides in plans or supplementary planning documents. It goes on to state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

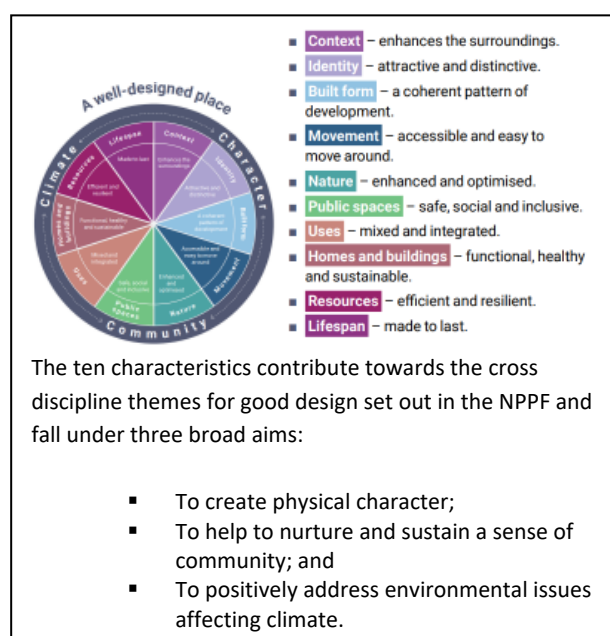
Wiltshire Design Guide – Final Report 15th March 2024

3.41 The Wiltshire Design Guide is for any applicant or assessor of planning applications and design proposals within the Local Authority of Wiltshire. The shortage of housing across the country means that there is continuing demand for new development within Wiltshire.

3.42 The Guide's content has been structured around the 10 characteristics of design' as recognised in the National Design Guide. Thus, the Wiltshire Design Guide responds to local priorities and expectations whilst maintaining regard to each of the 10 characteristics, as required by the National Planning Policy Framework 2023 (paragraph 128 & 129) and corresponding Planning Practice Guidance on Design.

3.43 Over the last 20 years the majority of growth has been focused on greenfield sites. Elsewhere growth has been more restricted, with opportunities for new homes often restricted to either brownfield or smaller infill sites.

3.44 Paragraph 2.2.1 confirms that a Design and Access Statement (DAS) needs to explain the design principles and concepts that have been applied to the development. It should also demonstrate how the proposed development's context has influenced the design. The DAS should explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues and how the outcome of this consultation has informed the proposed development.



National Design Guide January 2021 (NDG)

- 3.45 The NDG is intended to complement the NPPF.
- 3.46 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).

- Primary and secondary access doors;
- Bin / cycle storage;
- Proposed ecological enhancements; and
- Electric car charging points.

Amount

- 4.4 It is considered that the development of the site is sympathetic, taking account of the general character of surrounding properties, the scale of buildings and the identified constraints.
- 4.5 The development seeks to utilise the site with regard to the footprint, scale and mass.

Scale

- 4.6 The proposed dwellings will provide a net internal gross area as follows:

NEW Schedule – NDSS Compliant

Proposed Plots 1 & 2 (3 bedroom) – Floor Areas (Finished)	
Ground floor	46.6m ²
First floor	46.0m ²
Total	92.6m²

The proposed new 2 no. 3 bedroom dwellings are 92.6m² x 2 = **185.2m² Total**.

- 4.7 On-site parking provision
- Proposed parking – 2 no. car spaces per dwelling + 1 no. visitor space = **5 no. car spaces Total**.
- 4.8 There will be no unacceptable impact on surrounding residential properties as a result of the development.
- 4.9 The proposed new dwellings will complement, improve its immediate setting within Pigott Close and respects eaves, heights of surrounding properties. Front drives, low walling, hedging and lawns are a feature in the area forming boundaries between the road and properties.

Appearance

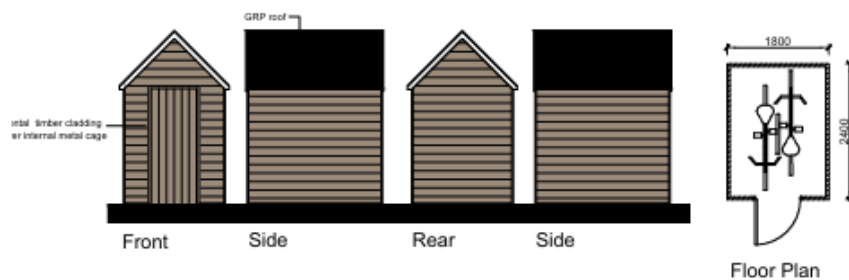
- 4.10 The development of the site takes reference from the local area itself Pigott Close, the Application Site and the wider area of Netheravon, which is considered to be appropriate to the area in terms of scale and appearance.

4.11 The proposed new dwellings are designed to reflect appropriate vernacular within the local area. In order to ensure that it complements the surroundings the following materials will be used:-

- Use of concrete roof tiles, facing brickwork and render which is reflective of facing materials within the locality;
- White flush casement Upvc windows and french doors;
- Feature – GRP false chimney; and
- The appearance is such that it reflects a palette from local vernacular.



Proposed Floor Plans & Elevations



TIMBER CYCLE STORE / SHED

TO BE PROVIDED WITHIN THE HOUSE GARDENS WHERE SHOWN ON LAYOUT. BINS FOR HOUSES TO BE RETAINED WITHIN GARDENS AND BROUGHT TO THE FRONT OF THE PROPERTY ON BIN COLLECTION DAY.

Proposed Cycle Store



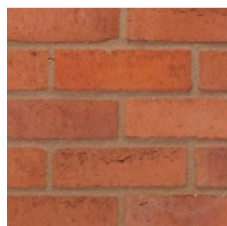
Proposed Street Scenes

- 4.12 The materials selected complement the design solution. They are seen as being durable so as to maintain a consistent finish and longevity of the built form.
- 4.13 Overall the character and appearance of the immediate area will be preserved with any potential localised harm limited to views and distance, albeit any such visual impact is mitigated by existing tree and hedge planting.

Example of proposed materials



Concrete roof tiles



Red facing brickwork

Access & Parking

- 4.14 Pedestrian and vehicular access is proposed via Pigott Close, involving the creation of a new vehicle access/ dropped kerb.
- 4.15 Disabled access will be provided in accordance with the current building regulations.
- 4.16 The proposal would provide 5 no. car parking spaces, 2 spaces per new dwelling + 1 visitor space.
- 4.17 Secure enclosed cycle storage has been provided within the development.

Landscape

- 4.18 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement, and proposed new shrub and hedgerow planting within the vicinity.
- 4.19 The site will be retaining and introducing new trees, hedgerow and shrub planting, which can be secured via an appropriately worded planning condition on any permission that may be forthcoming.
- 4.20 Incorporate a framework of fruit tree planting and shrubs where possible enhancing the biodiversity of the site by establishing rich and diverse habitat types and creating new planting.
- 4.21 Hedging will be used extensively, with additional planting, creating defined boundaries to the properties and therefore, creating 'defensible' space.

Beach Hedge

- Green Beech hedge plants (*Fagus sylvatica*) have interest all year round, vibrant green leaf in summer and russet brown in winter. Although beech plants are deciduous, the striking winter leaves stay on the hedge until they are ready to make way for new growth in spring, making beech hedging a wonderful alternative to evergreen hedging that provides year-round interest.



Copper Beach



- Easily recognisable by its purple and green tones in the spring and summer, Purple Beech hedging - also known as Copper Beech - turns a striking copper and burgundy hue in the colder months. Although it is a deciduous hedge, Purple Beech hedging will retain some of its beautiful autumnal foliage during the winter.
- 4.22 Proposed shrubs will provide summer flower colour and winter structure and will be largely evergreen. A plant palette of this nature will create a setting to all properties.

Hawthorn



Blackthorn



- Hawthorn, (genus *Crataegus*), also called **thornapple**, large genus of thorny shrubs or small trees in the rose family (Rosaceae). The hawthorn is also well suited to form hedges, and its combination of sturdy twigs, hard wood, and numerous thorns makes it a formidable barrier to cattle and wildlife.
- *Prunus spinosa*, called blackthorn or sloe, is a species of flowering plant in the rose family Rosaceae. It produces bittersweet berries (sloes) that ripen after the first frost.

4.23 Boundary Treatments

The most prominent material is low stone/ brick walling and hedging.

Waste Management

- 4.24 Enclosed storage space is provided for bins within the site. There will be a bin collection point provided within the site.

Ecology

- 4.25 Traditional manthorpe swift stone nesting brick (To be installed as per manufacturers design & details).



Manthorpe swift stone nesting brick example

Traditional bat access panel (To be installed as per manufacturers design & details).



Bat access panel example

Traditional bee bricks (To be installed as per manufacturers design & details).



Bee brick example

Bee Bricks are placed in a warm sunny spot facing south east or south west. Bee bricks contain **cavities** in which solitary bees can create their nests

- 4.26 Hedgehog Fence Panels (To be installed as per manufacturers design & details).
(Hedgehog Fence Panel Gravel Board for use with slotted fence posts. Has a reinforcing strip along the top to strengthen the board).



Hedgehog fence panel example

Gaps (13cm x 13cm) to be left at the bases of new onsite fences/walls, including site boundaries to allow passage of hedgehogs across the site.

- 4.27 The submitted plans confirm that the proposed dwellings include ecological enhancements.
- 4.28 Composting bins for organic waste will be provided.

Flood Risk and Drainage

- 4.29 The Application Site is located within Flood Zone 1 and is therefore at low risk from flooding.
- 4.30 Drainage Strategy and (SuDS) – Foul drainage to discharge into existing mains sewer. Storm water drainage to discharge into soakaways. Soil infiltration rate to be confirmed upon percolation test in accordance with BRE DIGEST 365.

Fire Safety

- 4.31 Fire safety has been carefully considered as part of the access arrangements with access from Pigott Close for the fire services and appliances. The new dwellings are to be provided with a fire detection and fire alarm system in accordance with the relevant recommendations of BS 5839-6:2004 to at least a Grade D Cat. LD3 standard. Smoke and heat alarms to be mains-operated and conform to BS 5446-1:2000 or BS 5446-2:2003. Heat detectors to be installed in the kitchen areas. All fire precautions to comply with current Building Regulations standards.

Sustainability

- 4.32 The inclusion of sustainable and green technologies is mandatory as part of any dwelling design solution.
- 4.33 Electric car charging points are provided. (Rolec Ev Wallpod Location: - ROLEC4140G, Type 2, 5m Tethered Lead Charging Unit), are proposed and will be installed as per manufacturers design & details.
- 4.34 The proposed dwellings will exceed the energy/carbon requirements currently set out in Part L of the Building Regulations. The dwellings will seek to provide wastewater heat recovery system, this together with a 25% thermal enhancement over and above the current building regulations document under Part L which includes high standards of glazing and insulation methods.



*Electric Vehicle Car Charging Point - Rolec EV Wallpod:
ROLEC4140G. Type 2 5m Tethered lead charging unit.
(To be installed as per manufacturers design & details).*



*Air Source Heat Pump (Samsung Mono Outdoor HT Quiet)
(To be installed as per manufacturers design & details).*

Noise

- 4.35 Noise levels are considered to be relatively low fronting onto Pigott Close.
- 4.36 Noise mitigation has been provided in the form of enhanced glazing to all habitable windows (lounge and bedrooms).

5. Conclusions

- 5.1 The application is submitted for full planning approval for the proposed erection of 2 no. 3 bedroom houses (Class C3) and associated works.
- 5.2 The Application Site comprises an area of currently underutilised land and is surrounded by existing housing.
- 5.3 Residential amenity - the proposal would maintain the amenity of adjoining neighbours and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.
- 5.4 We believe that the proposed scheme has carefully considered the important aim of the National Planning Policy Framework that housing development should take account of current and future demographic trends, market expectations and the needs of a wide range of people, the specific areas have been reflected below: -
- There is sufficient evidence that the Application Site could comfortably accommodate the proposed erection of 2 no. 3 bedroom dwellings, sufficient car parking and quality amenity space for its occupants without compromising local character.
 - The intention is that the proposed dwellings will complement, rather than detract from its setting, and we would therefore submit that the application proposal complies with Policy CP57 (Ensuring High Quality Design and Place Shaping) of the Local Plan.
- 5.5 The proposed residential use of the site should therefore be considered acceptable in principle since it would be in keeping with the prevailing residential character of the area. The design of the proposed housing, its layout and character are considered sensitive to the local character and identity and variation within the large village.

[Wiltshire Housing Supply Shortfall 2026 UK](#)

- 5.6 The housing supply shortfall in Wiltshire is a significant concern, with the county facing a chronic housing shortage. The emerging local plan has been submitted but is likely to be withdrawn from examination due to the lack of sufficient housing allocations. The plan has not yet been withdrawn, but it is recommended to be withdrawn or found unsound, indicating a serious issue with the housing land supply. The Inspectors have concluded that the Plan has effectively run out of time, and the Council faces a stark choice: either withdraw the Plan or continue the Examination, knowing it will be found unsound. The Inspectors' concerns include insufficient housing allocations and uncertainty around the delivery of a proposed new community at Salisbury. The Council has published an action plan to address these concerns, but the timeline for the Plan ending in 2038 is uncertain, leaving the county with a policy vacuum that could lead to increased speculative development proposals.

- 5.7 The current housing land supply for Wiltshire is currently 2.4 years
- 5.8 The development of the Application Site would contribute to the overall housing provision for Netheravon and Wiltshire.
- 5.9 Safe and convenient access to the site will be achieved, and car parking is provided in accordance with the Council's adopted standards.
- 5.10 In conclusion, we would therefore submit that the application scheme is acceptable in all respects and request that full planning permission is granted subject to conditions.

Ian Sullivan

April 2026