



Planning, Design, Access & Heritage Statement

Re: Application for Reserved Matters Approval

Of: Scale, Layout, External Appearance & Landscaping

For: 31 dwellings, public open space, & associated works

Under: Outline Consent 21/01004/OUT granted 19th Sept. 2024

On: Land at Lottage Farm, Lottage Road, Aldbourne, SN8 2ED.

Project No. 25058 - Lottage Farm_Aldbourn

On behalf of Ashford Homes

April 2026

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1. Introduction

- 1.1** This Planning, Design, Access & Heritage Statement has been prepared by Nash Partnership on behalf of Ashford Homes in accordance with the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) (as amended) and is submitted in support of the accompanying formal application for approval of all reserved matters relating to outline consent 21/01004/OUT for 'up to 32 dwellings, public open space, landscaping and associated engineering works' on Land at Lottage Farm, Lottage Road, Aldbourne, SB8 2ED, subject to a total of 25 conditions on 19th September 2024. The reserved matters are limited to scale, layout, external appearance and landscaping, with access (vehicle and pedestrian) from Lottage Road already resolved at the outline consent stage. Other conditions requiring submission and further approval from the Local Planning Authority at various stages, but not included in the schedule of reserved matters, will be subject to separate formal applications seeking discharge of conditions approval in due course.
- 1.2** The accompanying drawn proposals illustrate how 31 dwellings, associated amenities and infrastructure will be accommodated within this preferred site for residential development allocated within the 'made' Aldbourne Neighbourhood Development Plan. One dwelling less is proposed than that allowed for under the outline consent, to improve car parking provision and better account for the changes in levels and particularly the predominant east-west slope of the majority of the site. A Design Compliance Statement also accompanies the application. This provides the required analysis for how the proposals address each of the specific design requirements imposed by the outline consent and responds to the character of the site, its landscape setting, and the wider local context/vernacular, to deliver high-quality, locally distinctive homes which will integrate positively with Aldbourne's established character.

2. Description and Assessment of Context

Historic Evolution

- 2.1** Lottage Farm has been identified as a preferred site for residential development in the Aldbourne Neighbourhood Plan. Informal discussions with the Neighbourhood Plan Steering Group prior to submission in 2021 of the outline application produced an illustrative masterplan which reflected the draft Neighbourhood Plan objectives for the site. The Aldbourne Neighbourhood Plan was formally 'made' part of the Local Development Plan in March 2023, and Outline Consent was issued on 19th September 2024, following completion of a S106 Legal Agreement on 11th September 2024 (relating to affordable housing, off-site play and sports, education, waste and recycling, open space and landscaping).
- 2.2** The application for outline consent was supported by:
- Site Location Plan – P20-1326_01-2C, prepared by Pegasus Group
 - Illustrative Masterplan – P20-1326_01 Rev G, prepared by Pegasus Group
 - Design and Access Statement, Dec. 2020, produced by Pegasus Group
 - Transport Statement, Nov. 2020, produced by PFA Consulting
 - Flood Risk Assessment, Nov. 2020, produced by PFA Consulting
 - Historic Environment Desk-Based Assessment, PN2695 Nov. 2020, produced by Orion Heritage
 - Ecological Assessment, Nov. 2020, prepared by Grassroots Ecology
 - Tree Survey, Nov. 2020, prepared by SJ Stephens & Associates
 - Topographic Survey – 500-sheet, prepared by Building Design Surveys
- 2.3** This initial submission was amended and supplemented prior to consent being issued by:
- Site Access Arrangements and Visibility Splays – H659/01 Rev H, prepared by PFA
 - Geophysical Survey Report, Jul. 2021, produced by Sumo Survey
 - Drainage Technical Note - H659-FN05, Nov. 2021 prepared by PFA
 - Landscape and Visual Impact Assessment, V4 Oct. 2021, prepared by MHP
 - Landscape & Ecological Strategy – 20104.101 Rev C Oct. 2021, prepared by MHP
 - Site Waste Management Plan – P20-1326, Jan. 2021, prepared by Pegasus Group

2.4 The approved plans and documents referred to in Condition 4 are limited to:

- Site Location Plan (P20-1326_01-2 Rev C)
- Site Access Arrangements and Visibility Splays (H659/01 Rev H)
- Landscape and Ecological Strategy Plan (20104.101 Rev C)
- Flood Risk Assessment (H659 - dated Jan. 2021) & Addendum (dated 14th July 2021)
- Arboricultural Impact Assessment (1584 – 19th January 2021)
- Site Waste Management Plan (P20-1326 January 2021)

Physical Factors

- 2.5 **The Site:** Lottage Farm comprises an irregular shape east of Lottage Road of approximately 1.68ha. in size. It fronts onto Lottage Road at its southern extremity and for its northern section, these points being separated by an intervening group of semi-detached dwellings (even numbers 62-72). The northern section contains three agricultural sheds, exposed scrubland and spoil heaps. There is limited tree and shrub cover on the site, with the exception of an overgrown hedgerow bounding the road just north of the agricultural sheds. The site falls from northeast to southwest by around 7m (139.25m AOD to 132.99m AOD), with open pasture to the north and east. The eastern and northern site boundaries are partly bound with hedgerows or are non-delineated within open pasture fields.
- 2.6 **Location:** The site abuts the northern edge of the village of Aldbourne and lies within the North Wessex Downs National Landscape. On the opposite/western side of Lottage Road lies the Grade II Listed Alma Cottage. Further north and east is open countryside with the M4 some 2.34km to the north via Oxford Street (leading onward to Newbury to the southeast and Swindon to the northwest) and B4192 (also leading to Swindon and Hungerford to the southeast) with Castle Street and the A346 to Marlborough (southwest) The centre of Aldbourne lies 950m to the south and so the site is well connected to the village and benefits from ready access to public transport and strategic highway links.
- 2.7 **Access:** The primary site access for all traffic is to be provided by a new junction approved at outline consent stage (as per Approved Drawing “Site Access Arrangements and Visibility Splays - H659/01 Rev H”) between the existing farmyard access (which is to be closed) and the northernmost of the aforementioned semi-detached properties fronting Lottage Road. This access will include an extension to the existing Lottage Road pedestrian footway. A further pedestrian access will also be provided to Lottage Road at the southern end of the site, between those properties and the main village.

Social Factors

- 2.8 **Open Market Housing:** At approximately 1Ha, the proposals would provide a total of 31 dwellings, across a range of dwelling types suited to households of varying ages and lifestyles, to meet the local demographic needs of the village of Aldbourne. The open market housing mix would be of 2, 3, and 4 bed homes, in accordance with both Core Policy 45: Meeting Wiltshire’s Housing needs and Aldbourne Neighbourhood Development Plan Policy 13: New Housing.
- 2.9 **Affordable Housing:** As per the outline consent and S.106 Legal Agreement, 40% of 31 dwellings proposed will be affordable: 38.7% (12No.) as units on site, in accordance with Core Policy 43: Providing Affordable Homes and with pre-application email advice and confirmation received from Laurel Smith, Development Officer, Housing Enabling Team on 3rd December 2025. Tenure and size have thus been agreed in accordance with the following table, at a mix of 4No./12.9% 1 bed, 7No./22.58% 2 bed and 1No./3.23% 3 bed affordable homes.

<i>Unit</i>	<i>Accommodation</i>	<i>Tenure</i>	<i>Floor Area</i>
14, 15, 16	2bed 4person	affordable	68sqm
17, 18, 21, 22	2bed 4person	shared ownership	68sqm
19	3bed 5person	shared ownership	80sqm
23, 25	1bed 2person	affordable	55sqm (Ground floor)
24, 26	1bed 2person	affordable	55sqm (First floor)

- 2.10 Other Planning Obligations:** The various requirements for financial contributions, generated from the development, are already secured through the aforementioned S.106 Legal Agreement and relate to off-site play and sports facilities, educational facility provision, waste and recycling arrangements, together with on-site open space and landscaping provision and maintenance.

Planning Designations

- 2.11** Designations of note include:

- (a) The site falls within North Wessex Downs National Landscape (formerly AONB).
- (b) Aldbourne is identified as a 'Large Village' in the adopted Wiltshire Core Strategy.
- (c) Grade II Listed Alma Cottage lies to the west on the opposite side of Lottage Road.

3. Planning Policy

National

- 3.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the current Development Plan for the area, unless material considerations indicate otherwise. This currently comprises: Wiltshire Core Strategy (along with the Wiltshire Housing Site Allocation Plan), Kennet Local Plan 'saved policies' and Aldbourne Neighbourhood Development Plan. Only certain policies (listed further below) from the Wiltshire Core Strategy, Kennet Local Plan and Aldbourne Neighbourhood Development Plan are relevant to the consideration of this application.

National Planning Policy Framework ('the Framework') issued December 2024: Following the December 2024 to February 2026 Government consultation on a revised Framework, publication of an updated Framework is anticipated in Summer 2026. In the meantime, Paragraphs 3, 11, 48, 61-64, 74, 77, 83, 109(e), 131, 132, 135, 137, 189 and 207 of the current Framework are considered of most relevance to the consideration of the current proposal.

- 3.2 Other National Guidance:** Other relevant design guidance documents of relevance include:

- (a) The National Planning Practice Guidance, Paragraphs 1, 13 & 38
- (b) National Design Guide Paragraphs 41, 51, 52 & 109
- (c) Manual for Streets 1 & 2 – DoT/DCLG, 2007/2010
- (b) Building for Life 12 – CABE at the Design Council, Design for Homes and HBF, 2012

Local

- 3.3 Wiltshire Core Strategy:** contains the following relevant strategic policies:

<i>Core Policy 1 – Settlement Strategy</i>	<i>Core Policy 2 – Delivery Strategy</i>
<i>Core Policy 3 – Infrastructure Requirements</i>	<i>Core Policy 14 – Spatial Strategy for Marlborough CA</i>
<i>Core Policy 41 – Sustainable Construction</i>	<i>Core Policy 43 – Providing Affordable Homes</i>
<i>Core Policy 45 – Wiltshire's Housing Needs</i>	<i>Core Policy 50 – Biodiversity and Geodiversity</i>
<i>Core Policy 51 – Landscape</i>	<i>Core Policy 55 – Air Quality</i>
<i>Core Policy 57 – HQ Design & Place Shaping</i>	<i>Core Policy 58 – Conservation of Historic Environment</i>
<i>Core Policy 60 – Sustainable Transport</i>	<i>Core Policy 61 – Transport & New Development</i>
<i>Core Policy 62 – Impact on Transport Network</i>	

- 3.4 Kennet Local Plan:** Adopted in June 2004 and covered the period to 2011. Whilst policies relating to supply and distribution of housing are 'time-expired' and have been superseded by those in the Wiltshire Core Strategy, the plan contains a number of 'saved' policies. Only one of which is of any relevance to this application:

Policy HH1 – Protection of archaeological remains

3.5 Aldbourne Neighbourhood Development Plan: ‘made’ part of the Development Plan in March 2023, covers the period 2021 to 2036 and contains the following relevant local policies:

<i>Policy 1 – Renewable Energy in Developments</i>	<i>Policy 3 – Ultra Low Emission Vehicle Charging</i>
<i>Policy 4 – Sustainable Design and Construction</i>	<i>Policy 5 – Reducing Flood Risk</i>
<i>Policy 6 – Permeable Surfaces</i>	<i>Policy 8 – High Quality Design</i>
<i>Policy 10 – Overall Heritage</i>	<i>Policy 11 – Archaeology</i>
<i>Policy 13 – New Housing</i>	<i>Policy 14 – Working from Home</i>
<i>Policy 15 – Landscape</i>	<i>Policy 17 – Biodiversity</i>
<i>Policy 20 – Footpaths, Bridleways and Cycleways</i>	<i>Policy 25 – Parking Provision</i>

The most relevant policy is that which relates to the allocation of the site for housing:

Policy 26 – Lottage Farm

The site ... is allocated for housing development in line with the following criteria:

- *Designs to be compliant with the Aldbourne Parish Community Character and Design Statement, especially in terms of:*
 - *The character of the houses facing Lottage Road and forming the entrance to the village.*
 - *Compatibility with the density of housing to the immediate south of the site*
- *Development to be of approximately 32 houses.*
- *Affordable housing to be delivered as part of the development in line with Wiltshire’s standards in place at the time.*
- *The mix of housing types should relate to Policy 14 and its supporting explanation.*
- *All dwellings to be of 2 storeys.*
- *Built development shall be restricted to the developable area The land north of the existing barns outside the developable area will be improved to provide landscape and biodiversity enhancement as part of an area of public open space.*
- *No development shall take place until the development proposal has satisfactorily demonstrated that proper account has been taken of flooding implications, including sewer surcharging, run-off and any water abstraction and that any adverse effects have been satisfactorily addressed.*
- *All aspects of construction phasing must be discussed with Thames Water.*
- *A contamination report will need to accompany any planning application.*

3.6 Aldbourne Parish Community Character Design Statement: outlines the unique characteristics inherent to Aldbourne represents an integral element of the Aldbourne Neighbourhood Development Plan and has been referred to in design development of the scheme.

3.7 North Wessex Downs AONB Management Plan: contains the following relevant statement and policies applicable to site within the National Landscape:

Position Statement “... small scale housing sites within or on the edges of the secondary larger villages may be supported where all landscape and other planning issues have been resolved. The provision of affordable homes through exception site policies could also be possible in these locations. Need has to be demonstrated and landscape and environmental harm minimised.”

Policy DE 01 – Conservation &/or Enhancement of Natural Beauty
Policy DE 02 – High Standards of Design & Landscaping
Policy DE 08 – Dark Skies Protection
Policy DE 16 – Identification of Local Needs, Conservation & Enhancement through Neighbourhood Plans
Policy DE 20 – Resisting Substantial Traffic Increases in Sensitive Areas

3.8 Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy: confirms the following standards for on-site provision for all new development:

<u>Bedrooms</u>	<u>Minimum Spaces</u>
1	1 space
2 to 3	2 spaces
4 +	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

3.9 Wiltshire Open Space Study 2015-2026

Typology	Quantity (ha/1000 pop.)	Access Standard
Allotments	0.20	480m or 10mins. walk time
Amenity green space	1.50	480m or 10mins. walk time
Parks, Sport & Recreation	1.20 (inc. public & private grounds but excluding education)	600m or 12-13mins. walk time
Play Space (Children)	0.5	480m or 10mins. walk time
Play Space (Youth)	0.02	600m or 12-13mins. walk time

Key Planning Policy Issues

- 3.10 The key issues for consideration under this application for approval of reserved matters to be taken from the preceding paragraphs of this section relate to the quality of the built form and landscape design on the basis of: (a) respecting the characteristics of Aldbourne village, (b) protecting or enhancing the quality of the character of this part of the North Wessex Downs National Landscape, and (c) preserving or enhancing the quality of the setting of the designated heritage asset of the Grade II Listed Alma Barn.

4. Heritage Assessment & Significance

Assessment

- 4.1 A full Historic Environment Desk-Based Assessment PN2695 was produced in November 2020 by Orion Heritage to accompany the initial outline application and support the issue of that initial consent. No review and/or reissue of that Assessment is required to accompany this application. The Assessment's definitions, methodology and totality need not be repeated here. Its primary findings and conclusions are cited below to illustrate the importance accorded to it as one of the key resources referenced in the development of the detailed design scheme is application for approval of reserved matters, to ensure the following were identified and understood:
- importance of heritage assets
 - magnitude of impact arising from the proposed development, and
 - impact of the development on the defined significance of the asset.

Significance

- 4.2 The Assessment identified and confirmed the key assets likely to be impacted as being limited to changes to the visual setting of Grade II Listed Alma Cottage on the opposite side of Lottage Road and potential loss of archaeology from prehistoric and Roman periods within the site.
- 4.3 **Archaeology:** *"The archaeological interest of any remains present within the study site could be secured by a staged programme of archaeological works, which would confirm the extent of any archaeological remains, identify any areas of interest, and excavate and record these prior to construction activity within those areas. Such a programme of works would realise the research value of any remains which may be present and could contribute to understanding of prehistoric and Roman land use in the locality. It would therefore provide an adequate form of mitigation for the loss of any potential remains."*
- 4.4 **Grade II Listed Alma Cottage:** The critical potential impact of the development would be in terms of visual changes to its landscape setting and in particular the approach along Lottage Road from the north: *"... with good design of the proposed residences, and a well-planned planting strategy for the proposed development, it would be possible to implement the proposed development while also preserving the significance of the cottage."*

5. Design Evolution

Principles & Parameters - Requirements

- 5.1 Approved Plans and Documents:** Condition 4 of 21/01004/OUT requires that: *“The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise varied by details submitted to and approved in writing by the local planning authority in accordance with the conditions of this planning permission:*
- Site Location Plan (P20-1326_01-2 Rev C)
 - Site Access Arrangements and Visibility Splays (H659/01 Rev H)
 - Landscape and Ecological Strategy Plan (20104.101 Rev C)
 - Flood Risk Assessment (H659 - dated January 2021) & Addendum (dated 14 July 2021)
 - Arboricultural Impact Assessment (1584 – 19 January 2021)
 - Site Waste Management Plan (P20-1326 January 2021)
- 5.2 Design Compliance Statement:**
- (a) Condition 5 of 21/01004/OUT requires any application for the approval of reserved matters to “... be in accordance with the principles and parameters described and illustrated in the Design and Access Statement (PD-1326-04D).” and accompanied by a “Design Compliance Statement ... which demonstrates this by way of comparison.”
- (b) **25058_U01_001_Lottage Farm Design Compliance Statement** addresses this requirement and should be referred to directly on all matters of detailed design relating to reserved matters.
- 5.3 Southwest Corner Pedestrian Access:**
- (a) Condition 6 of 21/01004/OUT requires that: *“Details shall be submitted as part of Reserved Matters applications of the pedestrian access route to the Southwest corner of the site as shown on Illustrative Masterplan P20-1326_01 Rev G.”*
- (b) **19901-TUM-PL-XXX-290-A-South Western Access-Condition 6** addresses this requirement.
- 5.4 Landscape & Ecology/Biodiversity:**
- (a) Condition 7 of 21/01004/OUT requires that any: *“Reserved Matters applications: i) Shall be designed in accordance with the approved Landscape and Ecological Strategy Plan (20104.101 Rev C) and shall include the mitigation and enhancement measures set out in Ecological Impact Assessment (Grassroots ecology, Ref. 1303, November 2020) unless otherwise agreed with the Local Planning Authority through subsequent Reserved Matters application/s. ii) Shall include plans and calculations to demonstrate that the development will achieve no net biodiversity loss. Calculations using the most recent version of the Natural England Biodiversity Metric shall be supported by a plan showing habitat creation and enhancements demonstrating the extent and area of each habitat in relation to the development footprint.”*
- (b) The following address this requirement:
- i. Landscaping Scheme
 - 359_GLA_00_00_DR_L_1001_P1 Landscape Plan 1 of 2
 - 359_GLA_00_00_DR_L_1002_P1 Landscape Plan 2 of 2
 - 359_GLA_00_00_DR_L_1201_P1 Planting Plan 1 of 2
 - 359_GLA_00_00_DR_L_1202_P1 Planting Plan 2 of 2
 - 359_GLA_00_XX_SH_L_6201_P1 Plant Schedule
 - 359_GLA_XX_XX_DR_L_5404 Tree Pit Details
 - 359_GLA_XX_XX_DR_L_5401 Boundary Detail - Retaining wall with post and rail fence
 - 359_GLA_XX_XX_DR_L_5402 Boundary Detail - Retaining wall with closeboard fence
 - 359_GLA_XX_XX_DR_L_5403 Boundary Detail - Retaining wall with post & rail fence and closeboard fence

ii. Biodiversity Calculations

- **Land at Lottage Farm, Aldbourne - BNG Metric June 2026 produced by Stark Ecology**

5.5 Lighting Design Strategy for Biodiversity:

- (a) Condition 8 of 21/01004/OUT requires that: *“Reserved Matters applications shall be accompanied by a ‘Lighting Design Strategy for Biodiversity’. The strategy will cover both construction and operation phase and shall: 1. Identify those features/ routes that are important to light sensitive/ nocturnal species such as bats, badgers and hedgehog and to be retained within dark corridors. 2. Show full details of proposed construction and operational lighting, including lux plots to show there is no lighting impact to the features/ routes identified. Lux plots should be presented on a scaled site drawing and the light levels must be shown at ground level and at 2m above the ground (horseshoe bats fly typically within this range). The light levels should also be shown as “from new”, not as normally calculated levels after some months or years of use.”*
- (b) Construction lighting will be for security & safety purposes only, based on the principle of downlighter fittings set over site, secure compound and staff facility entry points, controlled by PIR. No outside working is anticipated beyond daylight hours. There will be no light spill beyond or into the site boundaries and there are no ‘dark corridors’ identified within the development site that will require protection during construction.
- (c) Operational, permanently installed external lighting is provided in the following, to address the second requirement of the condition:

- **1101_201 Land at Lottage Farm Lighting Strategy – for external lighting**

5.6 Sustainable Energy Strategy:

- (a) Condition 21 of 21/01004/OUT requires that: *“Reserved Matters application/s shall be accompanied by a Sustainable Energy Strategy ... outlining the low-carbon strategy for the proposal.”*
- (b) The following addresses this requirement:

- **25058_U01_001_Lottage Farm Design Compliance Statement**

5.7 Vehicle Tracking & Waste Storage & Collection:

- (a) Condition 25 of 21/01004/OUT requires that: *“Reserved Matters applications shall include the following information in relation to waste storage and collection to be submitted and approved in writing by the Local Planning Authority:*
 - *Vehicle tracking plans to demonstrate that refuse collection vehicles (RCVs) can move through the development and turn at the ends of roads, especially taking account of cars parked in allocated spaces and at the roadside. Adequate turning room should be provided to take account of the restrictions on carry distances for residents set out in Part H of Building Regulations (25m), the limitations on carry distances for waste collection crews, where the vehicle should be able to stop within 10m of a collection point and due to the requirement to minimise reversing to meet the requirements of BS 5906:2005.*
 - *Each dwelling shall be provided with a collection point that is on level hardstanding off any roadway or footway at the curtilage of the property, as further described in section 5.2 of the Council’s waste SPD. Plans should clearly identify these areas for each dwelling and demonstrate that they do not impact on space available on driveways and that soft landscaping won’t prevent or encumber the collection crew when emptying bins.*

- *Each dwelling shall be provided with suitable waste storage space designed in accordance with the Council's waste SPD. Submitted plans are recommended to show storage containers to scale in situ to demonstrate compliance.*
- *Plans should demonstrate that for each dwelling residents should not have to carry their waste containers more than 25m from the storage point to the collection point.*

Preferably this should be demonstrated with a supplementary table listing the carry distances per dwelling, for ease of reference. Section 5.3 of the Council's waste SPD provides further details on matters to consider when designating these routes.

(b) The following address this requirement:

- **19901-TUM-PL-XXX-0270 Vehicular Tracking-Refuse**
- **25058-NPA-XX-XX-DR-A-1002-P2-Bin Strategy Plan**

Design Development

- 5.8 The above requirements have required an iterative, evolutionary process to the scheme's design development. This is specifically addressed in the accompanying Design Compliance Statement.
- 5.9 The proposed phasing and delivery of the development will depend very much on further work following approval of reserved matters. The timeline for this work will partly relate to the further work required to secure discharge of all other conditions (requiring additional details to be submitted to and approved by the Local Planning Authority which are) attached to the outline consent and be dependent on further engagement with various bodies such as Thames Water, Wiltshire Highway Authority, formal appointment of contractors, etc. over the further, separate, relevant consents also required before works may commence on site.

Consultation and Involvement

- 5.10 Local Community and Planning Authority consultation was undertaken at pre-application stage prior to the outline application submission. This informed the evolution of both the approved Site Access Arrangements and Visibility Splays (H659/01 Rev H) and Landscape & Ecological Strategy Plan (20104.101 Rev C). The level of detail included in the conditions attached to the outline consent meant that the development of a detailed scheme for the site was thus guided by clear design guidance (including that contained within the 'made' neighbourhood development plan). These have been balanced with technical requirements and the physical characteristics/constraints of the site and local highway and drainage infrastructure. It is under these circumstances that no further round of pre-application engagement has been employed prior to this 'reserved matters' submission.
- 5.11 Positive community and officer engagement will be welcomed and assessed during the formal consideration of this application by the Local Planning Authority, to see if any refinements are required through the formal publicity and consultation process undertaken by the Local Planning Authority on this application.

6. Proposal

- 6.1 The accompanying proposals comprise a formal application for reserved matters approval of the scale, layout, external appearance & landscaping for 31 dwellings, public open space, & associated works, as required under Condition 2 of outline consent 21/01004/OUT granted 19th Sept. 2024. This submission includes the following documents and drawings may be summarised as follows:

a. Design Compliance Statement

- **25058_U01_001_Lottage Farm Design Compliance Statement**
- b. Detailed Proposed Site Layout showing South West corner Pedestrian Access
 - **19901-TUM-PL-XXX-290-A-South Western Access-Condition 6**
- c. Landscaping Scheme
 - **359_GLA_00_00_DR_L_1001_P1 Landscape Plan 1 of 2**
 - **359_GLA_00_00_DR_L_1002_P1 Landscape Plan 2 of 2**
 - **359_GLA_00_00_DR_L_1201_P1 Planting Plan 1 of 2**
 - **359_GLA_00_00_DR_L_1202_P1 Planting Plan 2 of 2**
 - **359_GLA_00_XX_SH_L_6201_P1 Plant Schedule**
 - **359_GLA_XX_XX_DR_L_5404 Tree Pit Details**
 - **359_GLA_XX_XX_DR_L_5401 Boundary Detail - Retaining wall with post and rail fence**
 - **359_GLA_XX_XX_DR_L_5402 Boundary Detail - Retaining wall with closeboard fence**
 - **359_GLA_XX_XX_DR_L_5403 Boundary Detail - Retaining wall with post & rail fence and closeboard fence**
- d. Biodiversity Calculations
 - **Land at Lottage Farm, Aldbourne - BNG Metric June 2026**
- e. Light Design Strategy, Construction & Operational
 - **1101_201 Land at Lottage Farm Lighting Strategy – for external lighting**
 - **25058_U01_001_Lottage Farm Design Compliance Statement – for construction lighting**
- f. Sustainable Energy Statement & Low Carbon Strategy
 - **25058_U01_001_Lottage Farm Design Compliance Statement**
- g. Vehicle Tracking & Waste Storage & Collection
 - **19901-TUM-PL-XXX-0270 Vehicular Tracking-Refuse**
 - **25058-NPA-XX-XX-DR-A-1002-P2-Bin Strategy Plan**

7. Design Assessment

- 7.1 Analysis of the existing built form of Aldbourne has been informed by the character assessment undertaken within the Aldbourne Parish Community Character Design Statement. This analysis has helped identify relevant patterns of development and key design components, informing the design approach taken.
- 7.2 25058_U01_001_Lottage Farm Design Compliance Statement should be referred to for the detail on how the current scheme design responds to the character of the local area, the nature of the site and the requirements imposed by the conditions attached to the outline consent as set out in the preceding sections.
- 7.3 Levels across the site have been thoroughly evaluated to ensure compliance with the drainage principles set out in the approved FRA, to accord with the illustrative master plan approved at outline stage, and to tie in with three agricultural accesses at the site's eastern boundary.
- 7.4 Where possible, level access from pavement to dwelling has been demonstrated. The M4(2) affordable units, for example, have been subject of particular focus to ensure level access between parking, dwelling and gardens. However, the natural topography of the site has meant that level access cannot be achieved to every plot and steps to some front doors have been essential. To compensate, many dwellings provide step free access into the dwellings through rear gardens via driveways with no greater gradient than 1:12.

- 7.5 Retaining walls have been sensitively located and treated to minimise their visual impact, such as the gabion wall/hedge which forms the key interface at the site's eastern boundary. The materials of on-plot retaining walls have been strongly coordinated to match the palette of external materials evident in the homes to which they relate.
- 7.6 The levels and gradients are shown in the following drawings:
- **359_GLA_XX_XX_DR_L_3504 Sections II & JJ**
 - **19901-TUM-PL-XXX-0260 Longitudinal Sections**

8. Impact on Heritage Assets

Mitigation

- 8.1 **Archaeology:** Risk of unrecorded loss of archaeology within the site has already been resolved under the discharge of conditions process.
- (a) Condition 9 of 21/01004/OUT required submission and approval of archaeological investigation, assessment and reporting prior to commencement of any works on site.
 - (b) This requirement has been partially complied with as follows:
 - An Archaeological Written Scheme of Investigation PN2695 dated September 2025 produced by Orion Heritage and a Method Statement for an Archaeological Evaluation AAL 25-26.827 dated November 2025 produced by Avon Archaeology were formally agreed by the Local Planning Authority under PL.2025.07634 issued on 26th November 2025. All that remains outstanding is to complete and report on the results of trial trench investigations, as set out in the approved AWSI.
 - The trenched evaluation required the removal of the barns which contractually cannot take place until the RMA has been approved.
- 8.2 **Visual Impact:** The accompanying, sensitively designed scheme demonstrates the essential respect required to the historic character, materials and form evident in historic core of Aldbourne and the Grade II Listed Alma Cottage, and is augmented by a comprehensive, integrated, mixed indigenous species landscaping scheme. 25058_U01_001_Lottage Farm Design Compliance Statement should be referred to for more detail.

9. Conclusions

- 9.1 The above and the accompanying documents and drawings demonstrate how fully this application for reserved matters approval complies with all the requirements set out in all the reserved matters conditions attached to outline consent 21/01004/OUT.
- 9.2 The submission within its Design Compliance Statement demonstrates a clear analysis, understanding and sensitivity to conditions' requirements, physical site constraints, landscape and heritage setting, village character, sustainability, public safety, public realm, sewerage needs and flood risk.
- 9.3 The proposals represent good design when measured against the current policy guidance and requirements of the National Framework, local development (including neighbourhood) plan policy and other relevant guidance.

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