

Land at Lottage Farm, Aldbourne

Design Compliance Document

April 2026



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Contents

1. Introduction	4
Introduction	4
Ashford Homes	6
2. Site context	7
3. Site constraints	9
4. Proposed layout	11
5. Aligning with the Outline Application	14
6. Landscape and Ecology	16
7. Lighting	20
8. Drainage	21
Surface Water	21
Foul Water	21
9. Building Character and Materials	22
Suggested materials based on the local vernacular	24
Legibility focal points and character areas	26
10. Sustainable Energy Statement	28
11. Conclusion	30

1. Introduction

Introduction

The application site is located on land known as Lottage Farm on the northern edge of Aldbourne in Wiltshire. The site is currently used as land for grazing and farm barns. Outline approval for the development of 32 dwellings on the site was received on 19th September 2024 with reference 21/01004/OUT (Outline planning application for up to 32 Dwellings, Public Open Space, Landscaping and Associated Engineering Works).

This Design Compliance Statement has been prepared by Nash Partnership on behalf of Ashford Homes in support of a Reserved Matters submission for 31 dwellings and associated amenities and infrastructure. One fewer dwelling than the maximum number permitted under the Outline Application is proposed as it is deemed that a lower density is better suited to the site's village edge location and to minimise the impact of car parking within the streetscape. The unit to be omitted was agreed in writing with Wiltshire Council's Housing Team in December 2025.

The conditions of the outline approval stated that no development should commence on site until details of the following reserved matters were approved by the Local Planning Authority:

- i The scale of the development;
- ii The layout of the development,
- iii The external appearance of the development;
- iv The landscaping of the site;

The development was given outline approval in accordance with the following approved plans and documents:

- Site Location Plan
- Site Access Arrangements and Visibility
- Landscape and Ecological Strategy Plan

- Flood Risk Assessment
- Arboricultural Impact Assessment
- Site Waste Management Plan

The purpose of this document is to demonstrate that the proposed development accords with the design principles established at the Outline Approval stage. Where variations from the illustrative layout have been introduced, these are clearly identified and supported with justification.

Wiltshire Core Policy 57: Ensuring High Quality Design and Place Shaping requires development to create a strong sense of place by responding positively to local context and reinforcing the character of the surrounding area.

The Aldbourne Parish Community Character and Design Statement provides an overview of the village's built form and identifies the key characteristics that contribute to Aldbourne's distinctive identity.

The Aldbourne Neighbourhood Development Plan 2020–2036 (Part A) references the development of Lottage Farm on pages 50–53. While the site lies outside the central Conservation Area, it fronts in part onto one of the principal approaches to the village. As such, the design and layout of the development require careful consideration to ensure an appropriate and sensitive response.

This document therefore sets out how the proposals respond to the character of the site, its landscape setting, and the wider village context. It also demonstrates how the local vernacular has informed the architectural approach in order to deliver high-quality, locally distinctive homes that integrate positively with the established character of Aldbourne.



Site location plan

Ashford Homes

With more than three decades of experience, Ashford Homes has built a strong reputation for delivering high-quality, thoughtfully designed developments across Wiltshire and the surrounding areas. The award-winning homes are not only crafted with care and precision but are also shaped by a deep understanding of architectural harmony, practical living, and long-term sustainability.

Each development is individually designed to complement its surroundings, combining sympathetic architecture with well-considered layouts. The result is a collection of homes that are both beautiful and functional places that people are proud to call home.

The Ashford commitment to excellence was most recently recognised at a national level, when the development in Great Somerford, Wiltshire, received the prestigious LABC Building Excellence Award. The award celebrates “building excellence in the delivery of outstanding construction and workmanship,” highlighting our dedication to creating homes of lasting quality.

Wherever possible, Ashford support local craftspeople and suppliers, reinforcing their sustainability ethos and strengthening community ties. Combined with its deep knowledge of the local housing market and planning landscape, this approach fosters trust and collaboration with Local Planning Authorities and key stakeholders alike.



2. Site context



Photo taken looking down on the site from the east, fence indicating boundary

The 1.68-hectare site, known as Lottage Farm in the Draft Neighbourhood Plan, is located within the North Wessex Downs National Landscape. The site is long and linear in form and is accessed from Lottage Road. It currently contains agricultural barns to the north and is set behind a group of six semi-detached dwellings to the south. Beyond the site to the north and east lies open countryside, while the southern boundary adjoins the edge of Aldbourne. The centre of Aldbourne is located approximately 950m to the south.

The site slopes by approximately 5m, rising from east to west across the narrowest part of the site. Views from the higher parts of the slope are primarily towards the rear of the existing semi-detached dwellings and across open countryside beyond.

There is limited tree and shrub cover across the site, with the exception of an overgrown hedgerow adjacent to the road near the agricultural sheds and some trees and shrubs at the point where the site meets Lottage Road to the south. The removal of some vegetation was approved as part of the Outline Application with the remainder retained and protected in accordance with the approved Arboricultural Impact Assessment. A short, steep, tree-lined bank was formed historically to accommodate

the agricultural buildings. An area of spoil and scrub vegetation is located at the northern edge of the site, near the entrance to the village.

Six semi-detached homes front Lottage Road along the southern part of site. New semi-detached homes are proposed behind these in similar brick with half hipped roof forms. Alma Barn, a Grade II listed building, is located opposite the existing semi-detached dwellings.

Chandler's Lane, a relatively modern residential development, forms the southern boundary of the site. The estate comprises a mix of detached and semi-detached dwellings with off-street parking and some garages. Front garden boundaries are generally minimal, with either no enclosure, low hedgerows, or flowering shrubs. Building materials include flint-faced elevations with red brick quoins and detailing around openings. The side and rear elevations are typically constructed in red brick, with roofs finished in grey or red concrete tiles. Architectural features within the development include pitched-roof door canopies, bay windows, large porches, gable elevations, circular windows, and projecting dormer windows.



Semi-detached houses facing Lottage Road looking south with the site in the background



Existing semi-detached houses facing Lottage Road looking north



Existing site entrance showing existing agricultural building



Existing agricultural buildings to be removed showing bank and trees to rear



Rear of existing semi-detached houses taken from the site



View of the site from Chandler's Lane

3. Site constraints

Several constraints associated with the site have informed the design and layout of the proposed development. These are summarised below:

1. Topography – The site slopes steeply from east to west. This requires careful consideration of both engineering solutions and the potential visual impact of the development to ensure compliance with the Flood Risk Assessment and Landscape Visual Impact Assessment that were reviewed during the Outline Application.

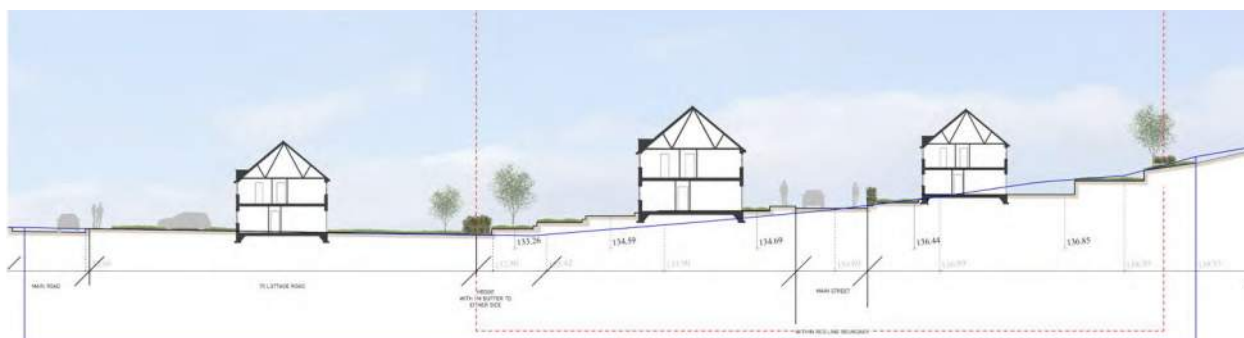
2. Road access point – The access location and visibility splays are fixed by the Outline Permission and therefore influence the potential layout of the development.

3. Existing hedgerows and trees – Where possible, existing vegetation should be retained or replaced within the site as part of the landscape strategy and in accordance with the approved Arboricultural Impact Assessment.

4. Access to farmland beyond – Access arrangements established at the outline stage will allow farm vehicles to enter the fields beyond the site. Internal roads will therefore need to accommodate a range of vehicle types.



Existing site topo showing contours

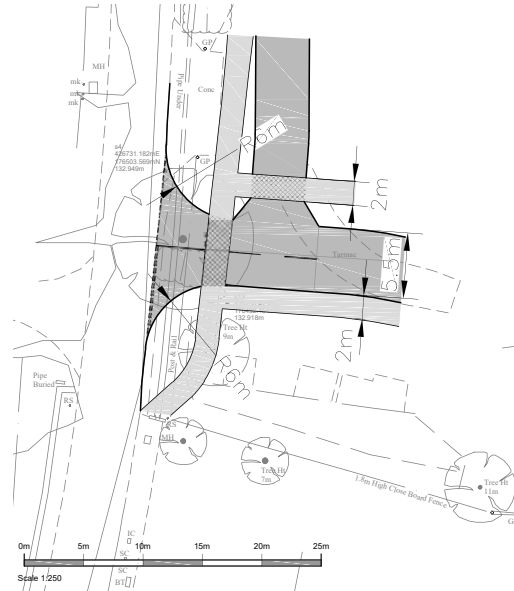


Outline planning application proposed section showing how the ground rises to west to east

5. Ecology – The development must ensure no net loss of biodiversity, in accordance with the requirements established through the Outline Permission.

6. Relationship to neighbouring properties – Appropriate separation distances must be maintained between habitable rooms and the existing neighbouring dwellings to the south and west.

7. Drainage – Surface water drainage is required to be managed within the site rather than relying on existing networks, which influences proposed levels and the creation of appropriate falls in accordance with the principles Flood Risk Assessment that was approved during the Outline Application.



Outline planning application approved access arrangements



Outline planning application landscape proposals



Outline planning application illustrative masterplan showing 32 dwellings

4. Proposed layout

The Proposal

The proposal comprises 31 dwellings arranged along a linear street, with a courtyard-style turning head at the southern end of the site and an area of community open space and Biodiversity Mitigation Land at the northern end, marking the edge of the village.

Reflecting development patterns within the village, the buildings are arranged as short terraces, semi-detached houses, and larger detached dwellings.

Vehicular access to the site will be via the approved junction onto Lottage Road. A shared surface street will provide access through the site and support pedestrian movement to a footpath connecting to Lottage Road at the southern end. The shared surface will remain privately managed and will not be adopted as it is understood that Wiltshire Council currently does not adopt SuDS as part of its highway network.

Parking provision across the site either meets or exceeds local standards on a plot-by-plot basis. Parking has been arranged to avoid cars dominating the street scene, using a combination of driveways, garages, and perpendicular parking spaces within the southern courtyard area. Visitor spaces are also provided at the ratio of one per five dwellings.

The site topography, which slopes from west to east, has been carefully considered to ensure the homes remain accessible. Floor levels are either raised or set into the slope to provide suitable thresholds. Homes to the south-east of the main street are positioned so that their rear patios align with the level of their rear gate and garage. Garages are partially set into the slope to achieve a maximum 1:12 gradient on the driveways. As a result, only five dwellings require steps to the front door.

A terrace of three dwellings at the end of the street is served by a shared raised pavement, which provides level access from the turning head.

Rear gardens incorporate retaining structures to ensure that patios can make optimal use of the open space. The gardens to the eastern plots grade at a maximum of 1:12 towards the eastern boundary where a low gabion retaining wall is proposed to address the residual level difference to existing, thereby deliberately limiting the visual impact at this key interface.

Accommodating on-site drainage requirements has also been a factor in determining the levels in order to ensure compliance with the principles set out in the approved Flood Risk Assessment.

The existing hedgerow along the northern street frontage will be retained to help screen the houses and will be reinforced with additional planting. No significant trees will be removed to facilitate the development, and new tree planting will be introduced across the site in accordance with the approved Arboricultural Impact Assessment and landscape and Ecology Strategy.

The relationship with neighbouring dwellings has been carefully considered, and appropriate separation distances have been maintained to protect neighbouring amenity.



Proposed roof plan

Amount and use

Tenure

Discussions have taken place with the Council's Affordable Housing Officer to agree an appropriate mix of 12 affordable and shared ownership dwellings to be delivered as part of the development. For management and operational efficiency, these homes are arranged within semi-detached and terraced buildings of similar tenure.

Four maisonettes are also proposed. These have been designed to appear as two-storey cottage-style buildings, each with its own front door. This approach responds to Urban Design comments received at the outline stage, which recommended that maisonettes should be accommodated within buildings of a modest domestic scale.

The two ground floor maisonettes are designed to meet M4(2) accessibility standards, providing adaptable and accessible accommodation in accordance with the S106 Agreement.

House Type	Sale	Affordable	Shared Ownership	Total
1B 2P		4		4
2B 4P		3	4	7
3B 5P	10		1	11
4B 8P	9			9
5B 9P	0			0
Total	19	7	5	31

5. Aligning with the Outline Application

Summary of items carried through from the outline application illustrative layout.

- 1 Vehicular and pedestrian access to the site is provided in accordance with the approved arrangement (refer to drawing H659/01).
- 2 A central route is proposed through the southern half of the site, overlooked by dwellings on both sides. This will take the form of a 7.5m-wide shared surface.
- 3 Turning heads are provided at both the northern and southern extents of the development.
- 4 A pedestrian footpath is incorporated at the southern end of the site, providing connectivity to Lottage Road.
- 5 An area of green space is retained at the northern end of the site.
- 6 Three access points into the adjacent fields are retained. The southernmost access has been repositioned slightly further north to optimise its relationship with the turning head, creating a courtyard arrangement overlooked by surrounding dwellings.
- 7 Proposed dwellings back onto the existing semi-detached properties on Lottage Road, maintaining a minimum separation distance of 21m between habitable room windows (excluding conservatories).
- 8 Summary of layout changes from outline illustrative layout
- 9 The proposal is now for 31 dwellings rather than the 32 homes referenced as the 'up to' figure in the Outline Approval.
- 10 Dwelling 5 on the illustrative layout has been rotated by 90 degrees to create a gatehouse-style building with a hipped roof. This reflects the character of Alma Cottage and the gable-fronted homes at the end of Chandler's Lane.
- 11 Dwelling 6 from the illustrative layout has been repositioned to the northern end of the site, creating a courtyard of dwellings overlooking the turning head. The two northernmost homes are finished in stone to provide a softer character adjacent to the rural edge of the village.
- 12 The turning head has been moved slightly north to increase the separation between the southernmost new dwelling and No. 5 Chandler's Lane. This allows rear gardens to be located along the southern boundary and moves the new homes further away from existing neighbouring windows. It also provides a more efficient use of the turning head, creating an overlooked courtyard effect at the end of the new street.
- 13 Houses 20 and 21 on the illustrative plan have been reoriented to face into the site rather than towards Lottage Road. This change was necessary to address level differences and ensure accessibility. Drainage for these homes must fall back into the site, in accordance with the approved Flood Risk Assessment, requiring their floor levels to be raised relative to Lottage Road. Previously, the homes had exposed rear gardens backing onto the parking area for the new maisonettes, which could have raised Secure by Design concerns. Rotating them also allows more of the existing hedge along Lottage Road to be retained.
- 14 The rear parking area for the maisonettes and its access road were previously inefficient, and the maisonettes had no outdoor space. This area has been redesigned so that parking is overlooked from the street, using the turning head for access. The turning head therefore becomes a more enclosed, overlooked

courtyard. The new arrangement also creates a garden-to-garden relationship between 62 Lottage Road and the maisonettes, rather than situating parking directly adjacent to their boundary.

15 Dwellings 24–26 on the illustrative plan have been rotated to accommodate the steep topography. Their rear gardens will be terraced in a similar manner to the existing homes on Chandler's Lane.



Illustrative perspective showing the view looking north along the central street.



Outline illustrative masterplan



Proposed reserved matters site plan numbering where adjustments have been made from the outline masterplan

6. Landscape and Ecology

The landscape scheme at RMA has been developed to follow the parameters and strategic landscape and ecology components established in the Outline approval whilst adapting it to more technical resolution including proposed levels and drainage.

Quantified elements:

Specific landscape elements of the Outline scheme are quantified by annotation on the approved drawing 'Landscape & Ecological Strategy', number 20104.101 revision C. This includes key areas of proposed species-rich grassland, strategic proposed hedgerow boundaries, and length of existing hedgerow to be retained.

Additionally, the Outline plan shows the positions of individual proposed trees, to comprise 37No native trees in the northern

open space and 24No trees elsewhere across the scheme, totalling 61No proposed trees.

The following table is a comparison between the specifically quantified elements of the Outline scheme and how this is accommodated within the RMA scheme:

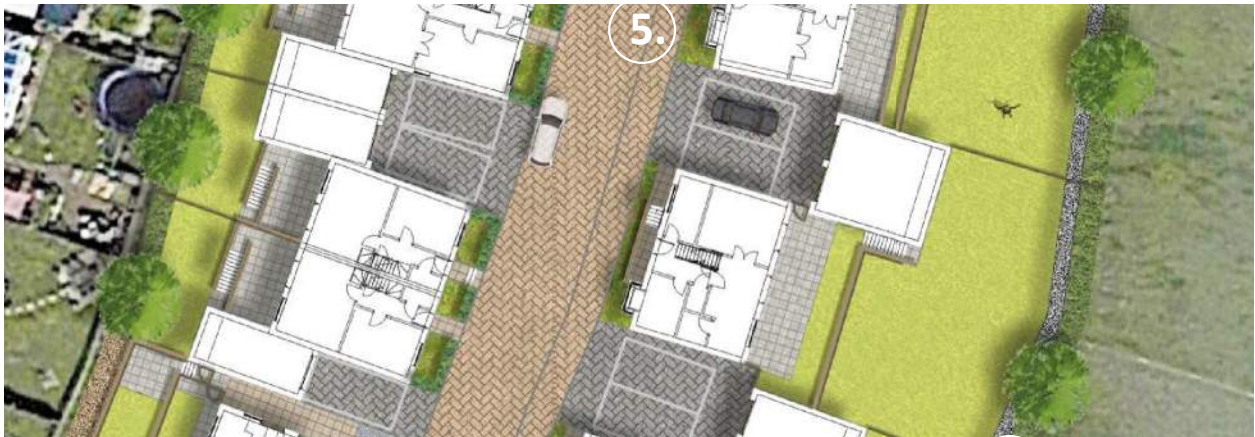
Proposed landscape and ecological element	Outline	RMA	Balance
Area of species-rich grassland in the northern open space.	3,764m ²	3,883m ²	+ 119m ²
Area of species-rich grassland on the Lottage Road frontage.	270m ²	N/A	-270m ²
Species-rich grassland strip parallel to the offsite Lottage Road hedgerow, north of the new access.	N/A	151m ²	+ 151m ²
therefore a balance of species-rich grassland overall			
Length of existing hedgerow retained on the north eastern boundary.	72.4 lin. m	Same as Outline	0 lin. m
Length of mixed native hedgerow on the eastern site boundary.	153 lin. m	153 lin. m	0 lin. m
Length of mixed native hedgerow on the western boundaries and frontages.	92 lin. m	92 lin. m	0 lin. m
therefore a balance of mixed native hedgerow overall			
Native trees in the northern open space.	37No	37No	0No
Native trees elsewhere including within strategic hedgerow boundaries, streetscape and gardens.	18No	18No	0No
Fruit trees.	6No	6No	0No



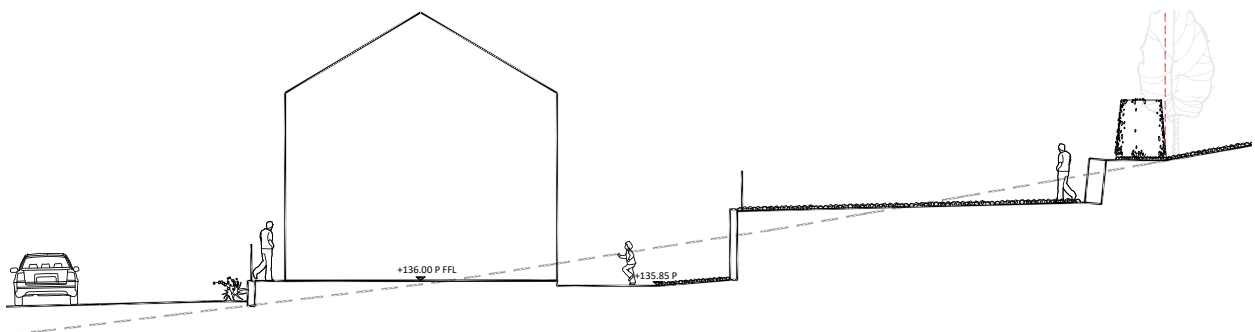
Strategic elements:

The Outline scheme establishes that the eastern boundary, where settlement would adjoin farmland/ paddocks, shall be a strongly vegetated edge formed of existing retained trees and hedgerow (east of the existing barns), new tree and scrub planting to the edges of the northern open space, and new mixed native hedgerow along the elevated rear garden boundaries of eastern plots. The effect is to contain the new settlement and to introduce a contextually appropriate boundary treatment where none would otherwise exist and is an important consideration in views in the National Landscape. Accordingly, the RMA scheme would provide this strategic green edge.

In the Outline scheme, consideration is given to the outlook and boundaries of neighbours on Chandler's Lane. The RMA scheme would deliver evergreen screen planting at the boundary of No 4 Chandler's Lane. A 1.8m high closeboard fence is proposed as an improved visual screen at the boundary with No 5. Retaining walls in the rear gardens of plots 17-20 have been set back into the gardens effectively terracing them to avoid placing overbearing structures at the site boundaries. The streetscene at the northern termination of Chandler's Lane is sensitively addressed with the retention of a grass strip at the back of kerb, re-provision of a post & rail fence, new mixed native hedgerow across the gap and new tree planting to offer a degree of visual screening.



RMA illustrative masterplan extract - eastern boundary

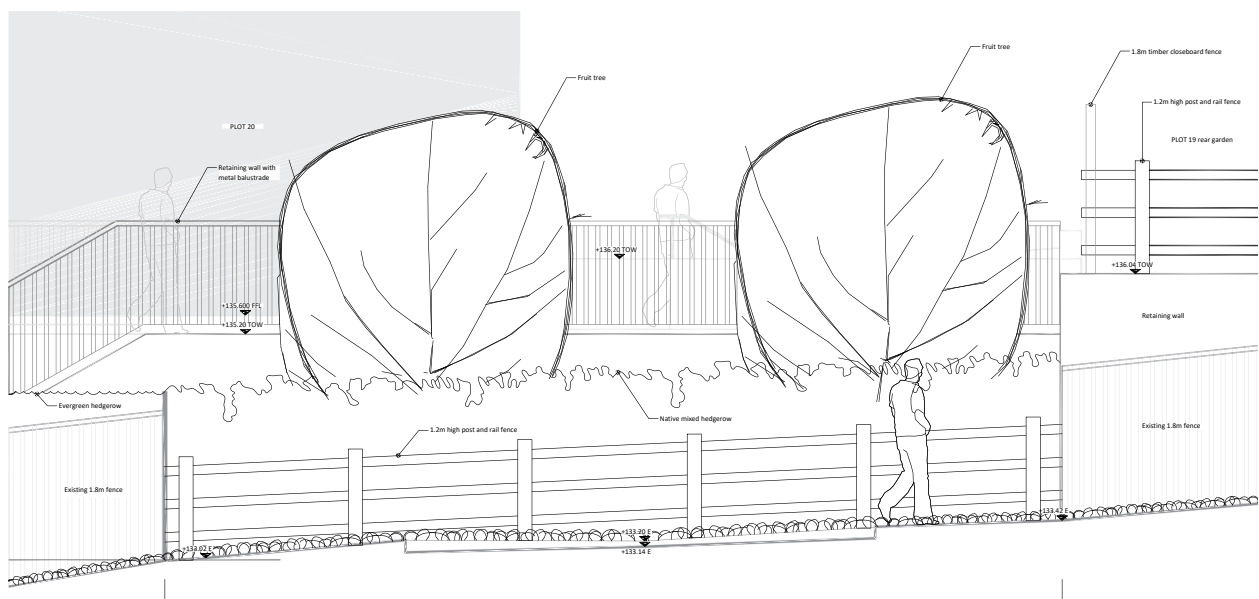


RMA section through Plot 13 and proposed eastern boundary

The Outline scheme is structured by a central street oriented north-south with dwellings facing onto it and proposed shrub planting in front gardens forming a key part of the streetscape. This has been factored into the RMA scheme and further opportunities have been taken to provide planting to both sides of the street, improving the shared residential amenity. Whilst the RMA layout precludes the Outline's group of fruit trees at the southern edge, the same quantum of fruit trees has been incorporated into the streetscape in this area of the plan and as trees terminated the northwards view along Chandler's Close.



RMA illustrative masterplan extract - Chandler's Lane



RMA elevation from Chandler's Lane towards Plot 20

7. Lighting

The lighting strategy for Land at Lottage Farm is designed to minimise ecological impact while providing safe, functional illumination for the new 31-dwelling development. The approach follows the Institution of Lighting Professionals' Guidance Notes for the Avoidance of Obtrusive Light (GN01:2021) and GN08/23 Bats and Artificial Lighting in the UK. As stated in the Lighting Report, the aim is to “maintain ‘dark corridors’ and minimise light trespass at environmentally sensitive locations” and ensure that “illuminance levels close to natural moonlight ≤ 0.5 lux are normally preferred” for bat activity.

All luminaires are low-level, downward-directed LED units (Ansell Reef, 3000K warm white) mounted at 1.8 m to reduce spill, avoid upward light, and limit blue-spectrum output that can disturb bats and invertebrates. The design uses only the minimum number and wattage of fittings required, with lux plots demonstrating that the 0.2 lux contour—critical for horseshoe bat flight paths—remains outside sensitive ecological features.

Although the scheme is primarily private-realm lighting, its principles support potential future highway adoption by ensuring consistent mounting heights, controlled glare, and compliance with recognised lighting standards. Overall, the strategy provides a sustainable, low-impact solution that protects biodiversity while meeting functional and planning requirements.



8. Drainage

The Reserved Matters Application (RMA) drainage strategy follows the principles set out in the approved outline drainage strategy, which achieved outline planning permission in September 2024, 21/01004/OUT. With the development of engineering levels and a revised layout, the RMA drainage strategy has provided more detail of the surface and foul water drainage proposals.

Surface Water

It is proposed to maintain the approach of utilising permeable to provide storage and infiltration through the base. The outline strategy proposed to cite the base of the soakaway on the chalk layer in the underlying strata, as this is where the BRE365 infiltration testing has been undertaken. This approach has been maintained. Each section of permeable paving has been designed, based upon the infiltration rate of the nearest test pit. As such, depths of the sub base of each permeable paving section vary.

Due to raising of levels across the development, a large proportion of permeable paving is raised from the design assumptions made during the outline planning submission. Geocellular storage has been utilised to provide additional storage and conveyance of surface water where required. The permeable paving sub base has also been terraced through the introduction of check dams.

The permeable paving has been designed using FLOW modelling software, to ensure no flooding in the 1% Annual Exceedance Probability (AEP) event with a 40% climate change allowance, and 10% urban creep allowance for roof areas, consistent with the outline strategy.

Foul Water

It is proposed to discharge foul water to the Thames Water foul sewer which is located within Lottage Road. Two separate connection points are proposed. The northern most connection proposes additional routing of drainage through Lottage Road, which is to be offered for adoption to Thames Water under a section 104 agreement.

9. Building Character and Materials

There is a rich, diverse palette of materials in the village, and this is part of Aldbourne's distinctiveness and charm.

A study of building materials and dwelling types has informed the proposals. We have considered how buildings are arranged along a street, sometimes with front gardens, and how they are occasionally grouped in terraces or around a courtyard.



Photographs of some of the building materials, colours and textures found in Aldbourne which informed the design proposals



Photographs of some of the building types, arrangements and roof forms found in Aldbourn which informed the design proposals

Suggested materials based on the local vernacular

A hierarchy has been applied to the use of building materials and detailing across the site as follows:

- 1 The dwellings at the entrance feature distinctive clipped gabled roofs and flint walls with brick banding and detailing. These respond to the character of Alma Cottage opposite the site and the gable-fronted homes in Chandler's Lane to the south.
- 2 A similar dwelling type has been proposed in three further locations across the site, repeating the hipped roof feature that is common in the village. This roof type is one of the features that makes Aldbourne distinctive.
- 3 The two homes on the northernmost edge of the site are finished in stone with brick detailing and feature a steep front gable. The house seen when looking east from the site entrance has a similar treatment. The homes leading to the northern edge of the site are angled and step back slightly so that the gable of the end house becomes a focal point.
- 4 The use of stone is repeated on two further homes, which are designed to be more cottage-like in character, with two hipped-roof bay windows.
- 5 Detached bay-fronted homes are elevated in brick, with formal detailing and decorative brick coursing. This reflects the variety found in the use of brick across the village.
- 6 More simple brick cottages and terraces complete the hierarchy, referencing more rural, farm-like village homes. Those that back onto the existing homes on Lottage Lane repeat the use of hipped roofs, reducing the perceived scale of the dwellings.

Key

-  Red and blue brick Flemish bond
-  Flint effect with brick detailing and clipped roof on gable
-  Stone detached with brick detailing - formal
-  Stone detached dwelling with two hipped bay windows - informal cottage
-  Brick to match existing neighbouring homes
-  Vehicular site entrance
-  Gate houses at the entrance - flint with clipped gable roof
-  View of end gable created by stepping homes back with angled front gardens
-  Short terraces at the southern end of the site creating a courtyard-like character.
-  Pedestrian access to Lottage Road



Photos of homes and buildings around the village which have inspired the materials proposed on the site

Legibility focal points and character areas

The adjacent illustrative views have been arranged as a walk around the site. From Lottage Road they show views into the site and the face north towards the green space. The views return to walk to the southern end of the site where there is a footpath link back onto Lottage Road.



View looking North along Lottage Road towards the entrance of the site



Gateway gables at the entrance of the site featuring flint walls and a hipped roof similar to Alma Cottage opposite the site



View looking north from within the site towards the edge stone dwelling. The homes are angled and set back slightly to terminate the view with a feature gable



View looking south



View looking towards the southern courtyard of new homes



View within the southern turning head with courtyard of terraced homes and apartments

10. Sustainable Energy Statement

Fabric First Approach

Ashford Homes (SW) Ltd has long recognised that a fabric first approach is a fundamental component of an energy strategy which successfully reduces the energy consumption and CO2 emissions associated with the homes that it builds. By maximising the performance of the building fabric, the company reduces the amount of energy required to heat and power and homes and reduce operational costs for residents.

Their fabric first approach is based on the following established principles:

- Increased levels of insulation.
- Reduced thermal bridging through the adoption of “Recognised Construction Details.”
- Using the thermal mass associated with the building fabric to greatly reduce the rate at which heat is passively lost and gained through the building envelope,
- Maximising air tightness for any given construction type.

By utilising the above techniques alone, Ashford’s new build homes typically release approximately 20% less CO2 than typical new build homes designed specifically to meet the requirements of Part L of the Building Regulations 2023.

This serves to reduce the overall energy demand of the homes whilst requiring no ongoing maintenance by residents Therefore, these measures are considered as the most suitable way to increase the performance of their new homes, whilst also reducing their impact on the natural environment.

Renewable Technologies

Following adherence to fabric first principles, running costs and CO2 emissions are further reduced, and environmental performance further enhanced by using renewable technologies.

Careful consideration will be given to the best strategy taking account of the constraints and opportunities of the site. Ashford Homes (SW) Ltd made a public commitment to roll-out ASHPs across all schemes in 2020.

This technology further reduces CO2 emissions such that regulated emissions are typically 50-60% lower than required under Part L of the Building Regulations 2023.

ASHPs remain Ashford Home’s renewable technology of choice, and their installation has often been supplemented using PV panels to further reduce the environmental impact of the homes that we build.



Aerial perspective showing the proposed dwellings arranged along the street

11. Conclusion

The design responds to Wiltshire Core Policy 57 to ensure high-quality design and place shaping, as set out below:

- **Enhancing local distinctiveness by responding positively to the landscape setting, existing pattern of development, and local topography**

Response: The site slopes, with development approved at outline stage either cut into or stepping above the existing contours. The finished floor levels of the homes on either side of the central street have been carefully considered to balance cut and fill across the site. At the same time, the design seeks to minimise the height of gabion retaining structures at the ends of gardens to reduce visual impact and maintain the openness of the site. As a result, some homes on the eastern side feature steps up to their front doors, with garages set into the slope.

- **Retention and enhancement of important existing landscaping to support biodiversity and create wildlife and recreational corridors, integrating the development into its setting**

Response: A green space is provided at the northern edge of the site, in accordance with the outline planning approval and to provide BNG in accordance with the updated PEA and BNG Metric by Stark Ecology.

- **Responding positively to existing townscape and landscape features in terms of layout, built form, scale, and materials**

Response: Building materials and detailing reflect local characteristics, including hipped gables, varied brickwork, and flint. A hierarchy of façade treatments has been developed across the site, ranging from larger stone houses at the northern edge to a courtyard of brick cottages to the south.

- **Being sympathetic to nearby historic buildings**

Response: The gateway buildings at the site entrance have been designed to reflect the flint and brick detailing of Alma Cottage opposite the development.

- **Maximising opportunities for sustainable construction and renewable energy use**

Response: The development will incorporate air-source heat pumps and the potential for PV panels subject to further feasibility analysis.

- **Making efficient use of land while respecting site characteristics**

Response: Positioning homes parallel to the contours represents the most efficient use of the land. Turning heads are integrated into the streetscape to support both functionality and visual quality.

- **Ensuring compatibility with adjoining buildings and providing appropriate levels of amenity**

Response: The rising terrain has informed the finished floor levels of the dwellings, balancing this with the need to provide usable patios and terraces within rear gardens. In some cases, steps and landings to front doors are required and have been integrated into entrance canopies.

- **Incorporating measures to reduce opportunities for crime, in line with Secure by Design principles**

Response: At outline stage, the maisonettes were served by a rear parking courtyard. To improve efficiency and address potential Secure by Design concerns, the layout has been revised so that parking is located to the front of the maisonettes.



Aerial perspective showing the proposed dwellings arranged along the central street looking north

- **Ensuring that the public realm is legible, safe, and accessible, and contributes to a sense of place**

Response: The central street has been designed as a shared surface with an integrated footpath, creating a more informal character while making efficient use of the land.

This document demonstrates how the proposals accord with the outline planning application for the development of the site at Lottage Farm. Local building types and materials have been carefully considered to ensure that the proposals are distinctive and reflect the character of Aldbourne.

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