

Design Compliance Statement

July 2026

PAVENHILL FARM, PURTON.



LOVELL


thinkurban
Architecture & Civil Engineering



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01 INTRODUCTION

01 Introduction

1.1 Purpose of this Statement

This Design Compliance Statement has been prepared by Think Urban Design Ltd on behalf of Lovell Homes in support of a reserved matters planning application for the development of 60 new build dwellings within the administrative area of Wiltshire Council.

The purpose of this statement is to demonstrate how the proposed development has been carefully conceived and designed, having regard to the approved site location plan and the material considerations relevant at the outline stage.

The scheme is also in line with relevant national and local planning policy, site-specific constraints, and established best practice in urban design. It sets out how the scheme responds positively to its context, delivers a high-quality and sustainable residential environment, and accords with the adopted Development Plan and other material considerations.

The proposals have been informed by a comprehensive appraisal of the site and its surroundings, including landscape character, access and movement, heritage considerations, ecological features, and the prevailing built form.

The design evolution has been guided by the principles of good placemaking, with particular regard to creating a legible layout, a strong sense of place, safe and attractive streets, and a range of high-quality homes that meet identified housing needs.

This statement explains how the development accords with the design objectives of the National Planning Policy Framework (NPPF), the relevant policies of the and all applicable supplementary planning guidance. It also demonstrates how the scheme has responded to pre-application discussions and stakeholder engagement where undertaken.

Overall, the proposed development seeks to deliver a sustainable and well-integrated residential neighbourhood that contributes positively to the character of the area and supports the continued growth and vitality of Purton.

Pavenhill Farm, Purton.

1.2 Description of Reserved Matters

This Reserved Matters application seeks approval for the detailed design of the development pursuant to the outline planning permission and relates specifically to the matters of Appearance, Landscaping, Layout and Scale.

The submission provides the detailed site layout for 60 new build dwellings, including the arrangement of streets, blocks and open spaces, the scale and massing of buildings, the architectural approach, materials palette and elevational treatment defining the appearance of the dwellings and the comprehensive hard and soft landscaping strategy, including public open space, structural planting, boundary treatments and SuDS features.

1.3 Planning Policy

Policy Framework (December 2024 and amended in February 2025). The policy changes made in the most recently published edition reflect the government's stated ambition to deliver record levels of housebuilding. The following sections are particularly relevant to the proposed development, as they establish the overarching principles for achieving sustainable development, boosting the supply of homes, making effective use of land, promoting high-quality design, supporting climate resilience, and ensuring that planning decisions contribute to the creation of well-designed, inclusive and sustainable places.

The following sections are particularly relevant to the proposed development.

Section 2 (Achieving sustainable development) explains that "at the heart of the Framework is a presumption in favour of sustainable development that comprises of three dimensions – economic, social and environmental."

Paragraph 39 notes that Local Planning Authorities should approach decisions on proposed development in a positive and creative way, and that decision-makers at every level should seek to approve applications for sustainable development where possible.

Section 5 relates to Delivering a sufficient supply of homes. It notes: "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's

identified housing need, including with an appropriate mix of housing types for the local community."

On section 12, Achieving well-designed places, National Planning Policy Framework states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Section 15 relates to Conserving and enhancing the natural environment.

Section 16 relates to Conserving and enhancing the historic environment.

Wiltshire Core Strategy

Wiltshire Core Strategy was adopted 20th January 2015.

Key adopted Wiltshire Core Strategy policies -

1. Spatial strategy / settlement hierarchy

- CP1 – Settlement Strategy
Defines where development is acceptable (principal settlements, market towns, villages, countryside).
- CP2 – Delivery Strategy
Sets overall housing distribution and growth strategy across Wiltshire.

3. Housing policies

- CP43 – Providing Affordable Homes
Sets affordable housing requirements (typically 30–40% depending on area and viability).
- CP45 – Meeting Wiltshire's Housing Needs
Requires housing mix to reflect local need (size, type, tenure).

5. Design, heritage & built environment

- CP57 – Ensuring High Quality Design and Place Shaping
- CP58 – Historic Environment

6. Natural environment

- CP50 – Biodiversity and Geodiversity
- CP51 – Landscape
- CP52 – Green Infrastructure

7. Transport

- CP60 – Sustainable Transport
- CP61 – Transport and New Development
- CP62 – Transport Network Impacts

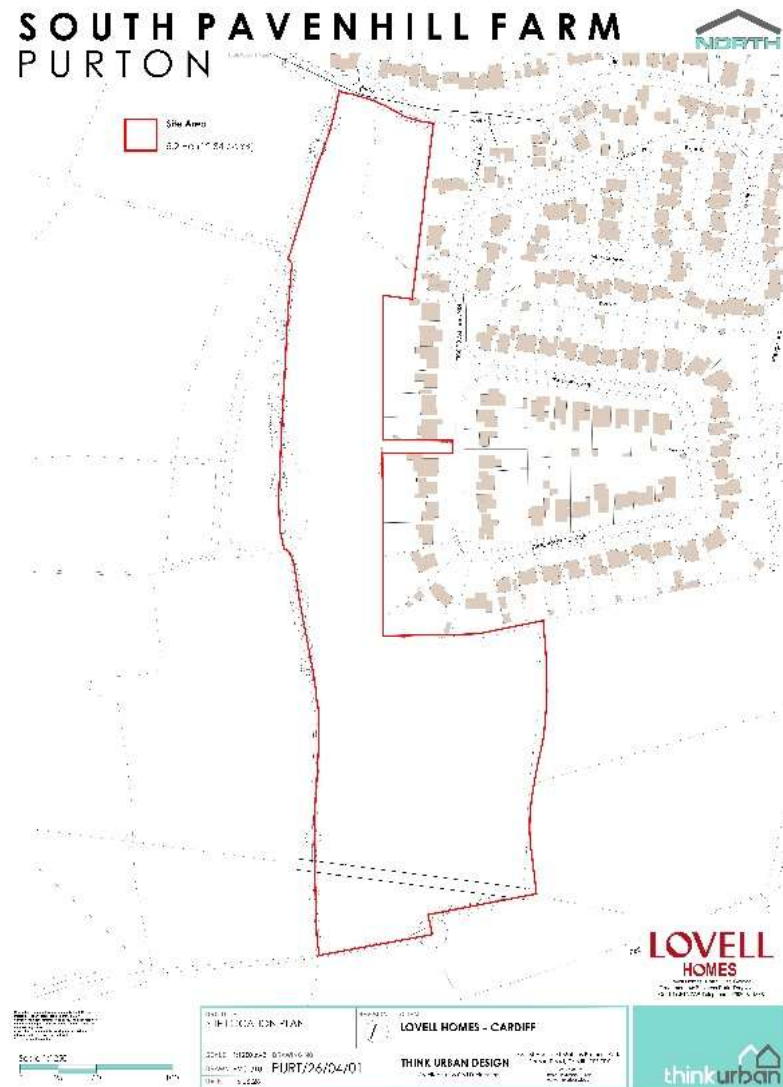
8. Climate change / environment

- CP41 – Sustainable Construction & Low Carbon Energy

1.4 Heritage

The principle of developing the site for residential use and for the quantum of development proposed has been established through the grant of outline planning permission.

1.5 Site Location and Red Line Boundary



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02 OUTLINE PLANNING CONSENT

02 Outline Planning Consent

2.1 Planning Background

The application site benefits from outline planning permission for the residential development of up to 60 dwellings under Application Reference **PL/2022/00395**, following the successful appeal (**APP/Y3940/W/24/3349801**) on 5 March 2025.

The outline permission establishes the principle of residential development on the site, with approval granted for the means of access only. The reserved matters of layout, scale, appearance and landscaping are to be determined through a subsequent Reserved Matters application.

The approved development comprises -

- Up to 60 residential dwellings
- A new primary vehicular access from Pavenhill
- A pedestrian, cycle and emergency access via Ringsbury Close
- Internal estate roads and associated infrastructure
- Public open space and green infrastructure
- Sustainable drainage features (SuDS)
- Associated engineering works and landscaping.

The outline application was supported by a comprehensive suite of technical documents, including a Design and Access Statement, Illustrative Masterplan, Landscape and Visual Impact Assessment, Transport Assessment, Flood Risk Assessment and Drainage Strategy, Ecological Impact Assessment, Arboricultural Assessment and Heritage Statement. Collectively, these documents demonstrated that the site could accommodate residential development in an appropriate and sustainable manner.

2.2 Appeal & Permission

The appeal was determined by the Planning Inspectorate on 5 March 2025 under Appeal Ref. APP/Y3940/W/24/3349801. The Inspector allowed the appeal and granted outline planning permission subject to planning conditions and the completed Section 106 agreement.

2.3 Why the appeal was allowed

The Inspector's principal findings were -

- **Housing need carried significant weight.** The revised 2024 National Planning Policy Framework (NPPF) and Wiltshire's housing land supply position meant there was a strong policy presumption in favour of sustainable housing development.
- **Landscape impacts were limited.** Although the site lies outside the settlement boundary, the Inspector found the development would be viewed in the context of existing housing and would not cause unacceptable landscape harm.
- **Highway impacts were acceptable.** The proposed access from Pavenhill, together with the pedestrian/cycle and emergency connection to Ringsbury Close, was considered safe and suitable.
- **Ecology and drainage could be satisfactorily addressed** through planning conditions and the Section 106 agreement.
- **Heritage impacts** on the nearby Grade II listed South Pavenhill Farmhouse, Granary and Stables were found to amount to **less than substantial harm**. The Inspector concluded that this harm was outweighed by the public benefits of delivering new housing, including affordable homes.

The Section 106 agreement secures

- 40% affordable housing (24 homes)
- Education contributions
- Public open space and play provision
- Off-site sports facilities
- Public art contribution
- Early Years Education Contribution
- Public rights of way improvements
- Waste infrastructure contribution
- Recreation mitigation for the North Meadow and Clattinger Farm Special Area of Conservation.

Conditions attached

The outline permission requires, among other things –

- Submission of **Reserved Matters** (appearance, landscaping, layout and scale).
- Development to commence within the statutory time limits.
- Approval of drainage, landscaping, ecological mitigation and biodiversity measures.
- Construction and highway management conditions.
- Compliance with the approved access arrangements.

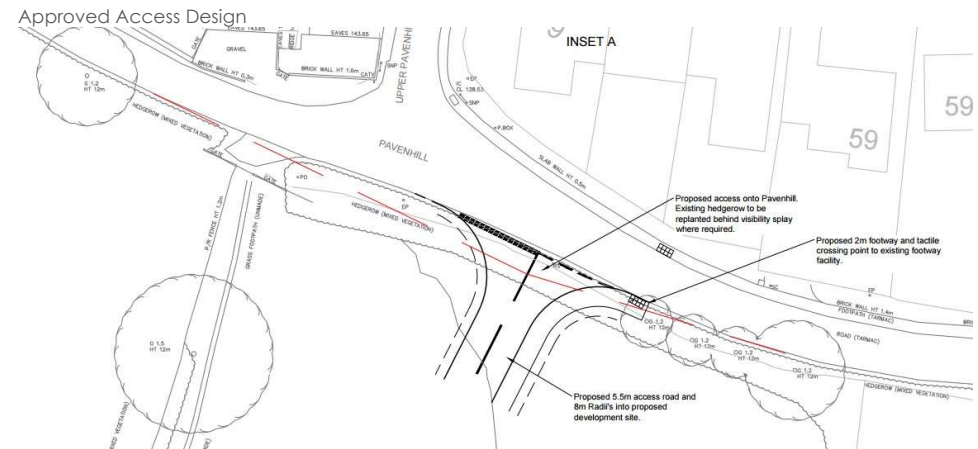
The Planning Inspector concluded that the proposal represented sustainable development and that the identified public benefits, including the delivery of market and affordable housing, outweighed the limited adverse impacts identified. Outline planning permission was therefore granted subject to planning conditions and a completed Section 106 Agreement.

The Section 106 Agreement secures a range of planning obligations including the provision of 40% affordable housing (24 dwellings), public open space, children's play provision, biodiversity mitigation, public rights of way improvements and financial contributions towards education, waste infrastructure, public art and recreational mitigation.

This Design Compliance Statement accompanies the Reserved Matters application and demonstrates how the detailed proposals accord with the parameters established by the outline planning permission, the approved access arrangements, the illustrative masterplan and the relevant planning conditions. The document also explains how the design has evolved to respond positively to the site's opportunities and constraints whilst satisfying the requirements of national and local planning policy.

2.4 Approved Access Strategy

A new site access has been approved as part of the outline planning permission, establishing the principal point of entry into the development. The junction has been designed to safely and efficiently accommodate vehicular movements while also incorporating dedicated provision for pedestrians. The arrangement ensures clear crossing points, appropriate visibility splays and integrated footpaths, promoting safe, inclusive and sustainable access to and from the site in accordance with the approved access strategy.



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**03 COMPLIANCE WITH THE APPROVED
PARAMETERS**

03 Compliance with Approved Parameters

3.1 Quantum of Development

The proposed layout has been carefully developed to align with the principles and spatial structure established by the approved outline planning permission. The current proposal comprises 60 units which is in accordance with the following plans as listed on the Decision Notice:

- Dwg No: 0743-101 Location Plan
- Dwg No: 0743-1002 Opportunities and Concept Plan
- Dwg No: 0743-1007-1 Development Areas Plan – Net Developable Area
- Dwg No: 0743-PP-2 Principles Plan – Routes and Movement
- Dwg No: 0743-PP-3 Principles Plan – Scale
- Dwg No: 0743-PP-4 Principles Plan – Green and Blue Infrastructure
- Dwg No: 0743-PP-5 Principles Plan – Land Budget
- Dwg No: 0743-PP-6 Principles Plan – Density
- Dwg No: 0743-PP-7 Principles Plan - Open Space and Ecology
- Dwg No: 0970-001 Proposed Access Design

A vehicular access point is provided in the north secured at outline stage, ensuring consistency with the approved details.

Existing retained trees and hedgerows are integrated within the layout as key landscape features, reinforcing established green corridors and contributing to the site's character and biodiversity value.

The number of areas of public open space required, approved in the open space and landscape framework parameter plan, maintain the intended distribution and accessibility for future residents.

The Sustainable Drainage Systems (SuDS) strategy is embedded within the layout, with drainage features integrated into landscaped areas to provide effective surface water management while enhancing visual amenity.

Pedestrian and cycle routes largely follow the approved connectivity principles, creating a permeable and legible network that prioritises active travel and links seamlessly with surrounding routes.

Overall, the detailed layout reflects and delivers the core components of the approved parameter plans.

Pavenhill Farm, Purton.

Illustrative Masterplan



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04 THE PROPOSALS

04 The Proposals

4.1 Layout



Pavenhill Farm, Purton.

4.2 Use & Amount

The proposed development comprises 60 residential units, consisting of a mix of 1, 2, 3, and 4 bedroom houses. Of the total provision, 24 units are to be delivered as affordable housing in accordance with the requirements set out within the Section 106 Agreement.

The proposed housing mix, along with the distribution and location of both private and affordable homes have been distributed across the site to respond effectively to its topography. This approach ensures that development can be delivered in a practical and viable manner, allowing the homes to be constructed efficiently while respecting the site's physical constraints. By dispersing the affordable units, the design makes optimal use of the landform and supports a cohesive, well-integrated layout across the development.

Through thorough market research of the local area, Lovell Homes have selected a broad range of dwelling types.

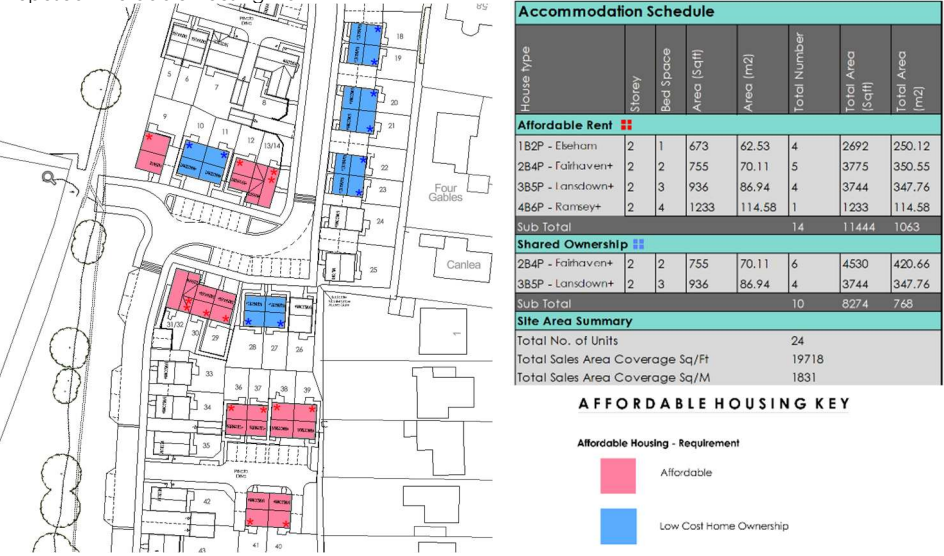
Accommodation Schedule							
House type	Storey	Bed Space	Area (Sqft)	Area (m2)	Total Number	Total Area (Sqft)	Total Area (m2)
Open Market							
Fairhaven	2	2	665	61.74	7	4655	432.18
Lansdown+	2	3	936	86.94	9	8424	782.46
Milford	2	3	981	91.13	3	2943	273.39
Newbury	2	3	1013	94.08	2	2026	188.16
Redbourne	2	4	1266	117.63	6	7596	705.78
Tattenhoe+	2	4	1531	142.21	4	6124	568.84
Ashdown	2	4	1676	155.66	5	8380	778.3
Sub Total					36	40148	3729.11
Affordable Rent							
1B2P - Elbehm	2	1	673	62.53	4	2692	250.12
2B4P - Fairhaven+	2	2	755	70.11	5	3775	350.55
3B5P - Lansdown+	2	3	936	86.94	4	3744	347.76
4B6P - Ramsey+	2	4	1233	114.58	1	1233	114.58
Sub Total					14	11444	1063
Shared Ownership							
2B4P - Fairhaven+	2	2	755	70.11	6	4530	420.66
3B5P - Lansdown+	2	3	936	86.94	4	3744	347.76
Sub Total					10	8274	768
Site Area Summary							
Total No. of Units					60		
Total Sales Area Coverage Sq/Ft					59866		
Total Sales Area Coverage Sq/M					5561		
Net Site Area - Acres					3.83		
Gross Site Area - Acres					12.84		
Density / Acre					15630.8		
Units per Acre					15.67		

4.3 Affordable Housing

The scheme provides 40% affordable housing which will equate to 24 affordable homes.

The affordable housing is in clusters around the development and designed to be tenure blind, ensuring their integration into the scheme.

Proposed Affordable Housing Plan



4.4 Cycle and Pedestrian Movement

The proposed scheme prioritises exceptional connectivity, catering to pedestrians, cyclists, and vehicles alike.

The development has an excellent vehicular entrance to the site and strong pedestrian links will be created through the site.

A meandering main avenue threads through the development, accompanied by various street typologies branching off from the primary route. This design ensures easy accessibility for drivers, pedestrians, and cyclists, facilitating efficient movement throughout the development.

Pavenhill Farm, Purton.

Moreover, a network of foot/cycle paths creates good connectivity throughout the development with additional secondary footpaths creates a pleasant walking environment within the proposed development.

Extract from Cycle and Pedestrian Movement Plan



CYCLE & PEDESTRIAN KEY



4.5 Materials

The proposed materials have been carefully selected to enhance the character and quality of the development, and a detailed materials plan has been submitted with the application. Particular emphasis has been placed on ensuring that the scheme delivers a standard of design that exceeds that of the surrounding properties, reflecting the site's prominent position. The material palette has therefore been thoughtfully considered and refined to create a cohesive, high-quality scheme that responds appropriately to its context while establishing a strong and attractive identity.

A wide variety of high-quality elevational materials has been carefully selected in accordance with the proposed parameter plan, helping to establish a distinctive and well-balanced development. The scheme comprises a hierarchy of character areas, including a principal village street, a central square, and more intimate village lanes and mews-style settings accessed via private driveways.

The proposed material palette has been designed to create visual interest while reflecting the character of the surrounding area. Approximately 43% of the dwellings will be constructed using a rich farmhouse red brick, 32% will feature a natural light reconstituted stone finish, and the remaining 25% will incorporate a roughcast render treatment to the principal elevation. This balanced distribution of materials responds positively to the established local vernacular while introducing a complementary red brick detailing element that enhances the architectural character and individuality of each house type.

Dark grey roof tiles are proposed throughout the development, providing a cohesive and complementary finish to the varied elevational treatments. In addition, a range of house types has been incorporated across the site to create a diverse roofscape and streetscape, ensuring visual richness, architectural variety, and an attractive living environment that reinforces a strong sense of place.

Extract from Proposed Street Scene 1



Pavenhill Farm, Purton.

Extract from Proposed Street Scene 2



Extract from Proposed Street Scene 3



The site plan illustrates the layout of the Fairhaven development. A large 'PLAY AREA' is located on the left side. A 'Private Drive' runs through the center of the site. Buildings are numbered 44 through 52. Access points are marked with colored boxes: red boxes labeled 'A 1' with a slash and an asterisk, and blue boxes labeled 'A 2' with a slash and a number. Some buildings are labeled 'FAIRHAVEN' or 'CROFTON'. A 'LOCKABLE MAINTENANCE ACCESS GATE' is indicated on the right side.

APPROACH TO MATERIALS

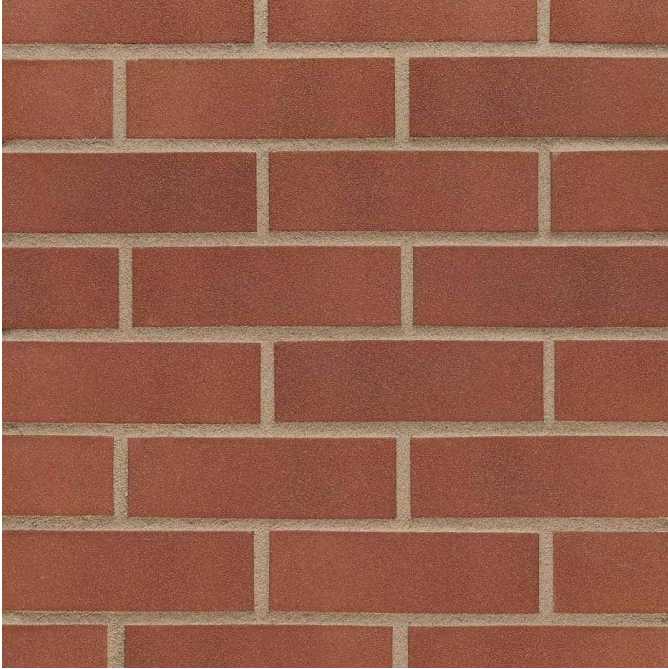
Design Outcomes - The considered use of materials, coupled with landscaping and building hierarchy, produces a cohesive streetscape. Creates a memorable user experience, emphasizing visual variety, clear orientation, and a strong sense of place throughout the development.

(All material specifications to be agreed)

Brick – Forterra Farmstead Antique (Red)



Brick – Smooth Engineering Brick (Red)



Render – Off White



Pavenhill Farm, Purton.

Reconstituted Stone (Random mix)



ROOF

Roof – Smooth Grey, large format concrete roof tiles.



4.6 Boundary Treatments

Development plots will be defined by a range of boundary treatments such as fences, walls and hedgerows to create the distinction between public and private spaces. The boundary treatments plan submitted with this application demonstrates the proposed types of boundary treatment proposed for the development.

Rear gardens will be predominantly enclosed by 1.8m high fencing. Where exposed to street frontage, stone walls will enclose rear gardens.

The perimeter of the site will be defined by a mix of metal railings and new & existing hedgerows, and additional planting where appropriate.

BOUNDARY ENCLOSURES KEY

- 1.1m High Metal Railings
- 1.1m High Stone Wall with Cock and Hen Coping
- 1.1m High Ranch Rail Timber Fence
- 1.8m High Close Board Timber Fence
- 1.8m High Stone Screen wall
- 1.8m High Timber Closeboard Gate
- 1.8m High Timber Gate Lockable Maintenance Access
- 1.1m High Metal Gate

Extract from Boundary Enclosures Plan



Pavenhill Farm, Purton.

1.1m High Metal Railings



1.1m & 1.8m High Stone Wall with Cock and Hen Coping



1.1m High Ranch Rail Timber Fence



1.1m High Metal Gate



1.8m High Close Board Timber Fence



1.8m High Close Board Timber Gate



4.7 Environmental Sustainability

Energy Strategy

The proposed development adopts a fabric-first approach, prioritising improvements to the building envelope to minimise energy demand before the application of low-carbon technologies. This includes high levels of insulation, enhanced airtightness, reduced thermal bridging and high-performance glazing.

The development follows the recognised Energy Hierarchy by:

- Reducing energy demand through passive design and efficient fabric.
- Improving energy efficiency through efficient building services.
- Incorporating renewable and low-carbon technologies where appropriate.

Passive Design Measures

The layout and building design maximise natural daylight to habitable rooms and reduce reliance on artificial lighting.

High-performance thermal construction includes:

- Floor U-value of approximately 0.11 W/m²K
- External wall U-value of 0.17 W/m²K
- Roof U-value of 0.09 W/m²K
- High-performance double glazing with low-emissivity coatings.

Air permeability target of 4.0 m³/hr/m² with air testing of all dwellings.

Decentralised mechanical extract ventilation (dMEV) is proposed alongside natural ventilation through opening windows to maintain indoor air quality and reduce overheating risk.

Low Carbon Heating

All dwellings will be heated using Air Source Heat Pumps (ASHPs) with no gas connection to the development.

Air Source Heat Pumps provide both space heating and domestic hot water and represent the most technically and economically appropriate low-carbon solution for the site.

The proposed heating strategy is considered Future Homes Standard ready and eliminates reliance on fossil fuels.

Pavenhill Farm, Purton.

Renewable Technology Assessment

A range of renewable technologies was assessed:

- Air Source Heat Pumps – adopted.
- Solar Thermal – feasible but not considered necessary.
- Waste Water Heat Recovery Systems – feasible but not recommended due to limited additional benefit alongside heat pumps.
- Wind Turbines and Biomass – discounted due to site constraints and environmental considerations.

Energy Performance

Sample SAP 10.2 calculations demonstrate that the development:

- achieves a 67.37% reduction in regulated CO₂ emissions compared with the Part L 2021 Target Emission Rate;
- achieves a 64.58% reduction in regulated energy demand compared with the Part L baseline;
- is predicted to reduce annual regulated emissions from 59,686.70 kgCO₂/year to 19,475.71 kgCO₂/year, saving approximately 40.2 tonnes of CO₂ per annum.

Planning Policy Compliance

The energy strategy demonstrates compliance with:

- National Planning Policy Framework (2024) through reducing energy demand, promoting sustainable design and incorporating low-carbon technologies.
- Building Regulations Part L 2021 (SAP 10.2).
- Wiltshire Core Strategy (2015), Core Policy 41, exceeding the former Code for Sustainable Homes Level 4 equivalent through compliance with current Part standards and the proposed heat pump strategy.

Climate Resilience and Water Management

- The site lies within Flood Zone 1, indicating a low probability of flooding.
- A site-specific Flood Risk Assessment will accompany the development owing to the site area exceeding 1 hectare.
- The proposals are considered compliant with Wiltshire Core Strategy Core Policy 67 relating to flood risk.

Overall Design Compliance Summary

The development has been designed in accordance with the principles of sustainable development by:

- minimising energy demand through a fabric-first design approach;
- utilising high-performance building fabric and efficient services;
- incorporating Air Source Heat Pumps as the primary low-carbon heating technology;
- achieving carbon and energy performance substantially better than the minimum requirements of Part L 2021;
- providing a Net Zero Ready development through the elimination of on-site fossil fuels; and
- demonstrating compliance with national planning policy, Building Regulations Part L, and the Wiltshire Core Strategy.

Lovell Homes continues to do its utmost to achieve the most energy efficient dwellings, with high levels of insulation within the building, and double-glazed windows and doors. Each dwelling will incorporate high efficiency heating, heating controls and all principal rooms will be south/west facing - where possible.

Electric charging points are pivotal components of sustainable and forward-thinking infrastructure. Electric charging points, placed on every building, is instrumental in supporting the growing fleet of electric vehicles.

They not only cater to the increasing demand for clean transportation but also contribute to reducing carbon emissions and dependence on fossil fuels.

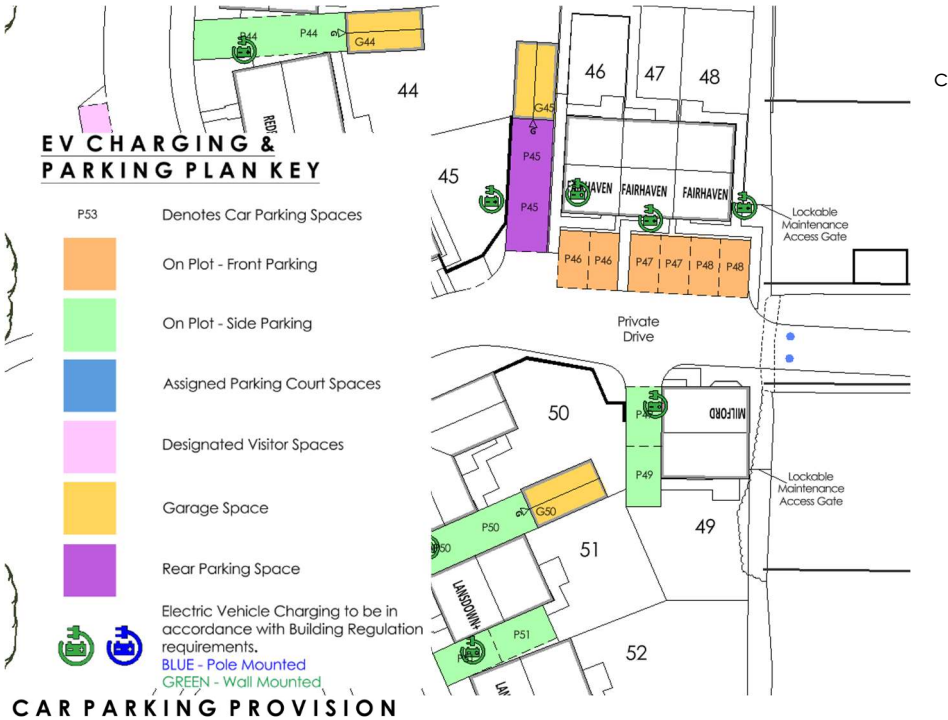
4.8 Car Parking & Electric Vehicle Charging

The proposed design complies with all relevant planning and building regulations concerning car parking and electric vehicle (EV) infrastructure. Adequate off-street car parking spaces have been provided in accordance with local authority standards, ensuring safe and convenient access for residents and visitors. The layout allows for efficient vehicle circulation and complies with minimum space dimensions and accessibility requirements. Additionally, the development will incorporate EV charging provisions in line with current building control requirements. This will promote the transition to low-emission transport and supporting long-term environmental goals.



Pavenhill Farm, Purton.

Extract from Car Parking Plan



CAR PARKING PROVISION

Resident Parking

Unit Type	No. of Units	Parking Standard	Required Spaces
1-bed flats	4	1 space/unit	4
2-bed houses	22	2 spaces/unit	44
3-bed houses	18	2 spaces/unit	36
4-bed houses	16	3 spaces/unit	48

Total Spaces Required - 132

Visitor parking

Category	Calculation	Spaces
Visitor parking	60 units x 0.2	12

Total Spaces Required - 12

Type	Spaces
Allocated (on-plot / private)	134
Visitor (unallocated)	12

Total - 144 spaces required
Total - 146 spaces provided

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4.9 Landscape Strategy

The landscaping proposals for the development have been prepared by Ascerta Landscape Architects.

Our intention was to create an integrated landscape scheme which relates to the surrounding built form whilst retaining and reinforcing existing vegetation, predominantly composed of a strong network of mature native hedgerows and tree belts.

Where space allows particularly to the boundaries and POS implement a robust, visually appealing planting scheme which is both diverse, visually interesting and relates to the adjacent character and streetscape. The proposed planting scheme will also relate to orientation and hydrology, creating a contextually appropriate scheme which can adapt to climate change.

GREEN INFRASTRUCTURE STRATEGY

The design approach for the development layout has been led by a Green Infrastructure strategy, guided by the context and structure of the outline planning framework.

The green infrastructure design, aims to achieve the following strategic goals -

- 1/. Retain existing mature trees, where possible, providing a mature green context for the development.
- 2/. Retain, manage and strengthen the GI hedgerow structure around and through the site, where possible, to provide a connected network of GI corridors, contributing to visual amenity, public realm character and providing nature conservation benefits.
- 3/. At the entrance to the development from Pavenhill, improve the visual integration of the development interface, creating defensible space for new residents and providing a green gateway to the development, with new native hedgerows and trees.
- 4/. Manage boundary hedgerows, both retained and proposed, at a greater height (+3m), to contribute to the visual integration of the development and to provide a more visually dominant green structure, visually buffering the development, to benefit existing neighbours.

5/. Along the boundaries of the site, enhance the vegetation corridor with new native planting, providing a green buffer to reduce light glare and provide an enhanced habitat corridor and setting to the development.

6/. Introduce a new network of street trees across the site, using beneficial ornamental and native species, to contribute to placemaking and improve microclimate and biodiversity.

7/. Where possible include new trees at the end of street vistas with intermediate street trees, to green neighbourhood streets and to contribute to their character and setting.

8/. Rear gardens would include hedgehog corridors allowing access and permeability of garden resources.

The landscape proposals have been designed in close association with the architect, engineers, lighting specialists, Arboriculturists and the client to create a cohesive, integrated development whilst creating a contemporary and visually interesting setting to the new built form. To reflect the character of the site and the surrounding area, while providing a strong identity to the development, the planting palette comprises a high percentage of native tree & shrub species common to the local area.

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05 CONCLUSION

This Design Compliance Statement has been prepared by Think Urban on behalf of Lovell Homes in support of a Reserved Matters application for residential development at Land at Pavenhill Farm, Purton.

In conclusion, the development will deliver a high-quality scheme which has worked hard with the constraints and opportunities presented by the site. The development is a thoughtful design that will provide a good mix of family homes, including affordable housing, accompanied by well-designed and located open spaces. Key improvements include –

- **Optimised Space Utilisation**

The design responds directly to the site's opportunities and constraints, which have had a significant influence on the overall layout and form. By carefully considering these factors, the proposal maximises the use of available land, ensuring that every square metre is efficiently allocated to meet residential needs while complying with all technical requirements.

- **Enhanced Accessibility:**

A well-considered network of internal roads and pedestrian footpaths has been incorporated to enhance permeability throughout the site, providing clear and convenient movement through the development, its open spaces, and onward connections to the wider area. This integrated approach improves accessibility and circulation for both vehicular and pedestrian users, supporting a more connected and legible community layout.

- **Environmental Considerations:**

By preserving green spaces and incorporating sustainable design elements, the new layout supports environmental sustainability and enhances the aesthetic appeal of the community.

- **Safety and Comfort:**

Thoughtful placement of residential units, amenities, and infrastructure prioritises safety and comfort, creating a more liveable and attractive environment.

Overall, the new residential layout is a robust solution that aligns with the site constraints and enhances the quality of life for future residents.





Pavenhill Farm, Purton.