

DESIGN & ACCESS STATEMENT

**PROPOSED ERECTION OF 40 NO. DWELLINGS AND ASSOCIATED WORKS.
AT
UPLANDS, WEST ASHTON ROAD, TROWBRIDGE, BA14 6DW.**



Report Ref: 3164/DAS

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Prepared by:

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1. Introduction

- 1.1 This Design and Access Statement has been prepared by Ian Sullivan Architecture Ltd to accompany a full planning application submitted by Hills Homes Developments Ltd in respect of a site known as Uplands, West Ashton Road, Trowbridge, BA14 6DW.
- 1.2 The application seeks full planning permission for “Erection of 40 No. Dwellings and associated works.”
- 1.3 This statement is structured in the following order: -
- The Application Site
 - Proposed Development
 - Planning Assessment
 - Summary / Conclusions
- 1.4 The site lies within the civil parish of Trowbridge, the county town of Wiltshire, located on the River Biss in the western part of the county. Trowbridge occupies a sustainable and well-connected location, approximately 8 miles south-east of Bath, 31 miles south-west of Swindon and 20 miles south-east of Bristol. The town benefits from strong road connections via the A361 and nearby A350, as well as access to the M4 motorway at Junction 17 (Chippenham). A wide range of services and facilities are available within the town, including schools, healthcare provision, retail, leisure and recreational uses.
- 1.5 This statement should also be read in conjunction with the following listed below: -
- All existing plans and proposed plans – prepared by Ian Sullivan Architecture Ltd.
 - Planning Statement – prepared by OG Planning Ltd.
 - Ecological Impact Assessment (EclA) - prepared by GE Ecology Ltd.
 - BNG Statement - prepared by GE Ecology Ltd.
 - Landscape and Visual Appraisal (LVIA) – prepared by Reckless Orchard Ltd.
 - Green Infrastructure Strategy Plan – prepared by Reckless Orchard Ltd.
 - Flood Risk Assessment + Drainage Strategy – prepared by Cole Easdon Consultants Ltd.
 - Transport Statement – prepared by Cole Easdon Consultants Ltd.
 - Archaeological Desk-Based Assessment - prepared by Landgage Heritage Ltd
 - Tree Survey and Arboricultural Impact Assessment - prepared by GE Ecology Ltd.
 - Sustainable Energy Strategy.
 - Waste Audit.
 - Lighting assessment - prepared by DFL Ltd.
- 1.6 In respect of planning history, the site was previously subject to an outline planning application for residential development in 1995 (Ref: W/95/00590/OUT). This

application was refused; however, the reasons for refusal are not available on the Council's website.

- 1.7 The design evolution of the proposed development has been informed by a detailed assessment of site constraints and opportunities. This statement sets out the design rationale underpinning the scheme, demonstrating how a high-quality and sustainable form of development can be achieved.
- 1.8 The Application Site lies outside the defined settlement boundary of Trowbridge so is therefore treated as being in the 'countryside'.
- 1.9 The site is not subject to any statutory landscape or ecological designation. It does not lie within an Area of Outstanding Natural Beauty, Mineral Safeguarding Area, Critical Drainage Area or Site of Importance for Nature Conservation.
- 1.10 The southern part of the site falls within Flood Zone 3; however, all built development is located outside of this area.
- 1.11 The relevant Development Plan policies assessed as part of this Statement are contained within the Wiltshire Core Strategy (adopted 2015).

Wiltshire Core Strategy (Adopted January 2015)

- 1.12 Core Strategy Policy 41 (Sustainable Construction and Low Carbon Energy) identifies how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. In doing so, this policy sets the framework for meeting a number of national and local priorities (for example Part L of the current Building Regulations) that seek to achieve sustainable development and conserve natural resources.
- 1.13 Core Strategy Policy 45 relates to meeting Wiltshire's housing needs and sets out the type, mix and size of new housing, both market and affordable, must be well designed to address local housing need incorporating a range of different types, tenures and sizes of homes to create mixed and balanced communities.
- 1.14 The provisions of Core Policy 45 refer to meeting the District's housing needs with reference to the type, tenure and size of dwellings. Its intention is to create a mixed and balanced community.
- 1.15 Core Policy 50 (Biodiversity and geodiversity) requires that development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term.

- 1.16 Core Policy 51 relates directly to landscape and sets out development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Any negative impacts are required to be mitigated as far as possible through sensitive design and landscape measures.
- 1.17 In terms of relevant planning policy on design considerations, Core Strategy Policy 57 relates to ensuring schemes provide high quality design and place shaping.
- 1.18 The policy requires a high standard of design in all new developments, with development expected to create a strong sense of place through drawing on the local context and being complementary to the locality.
- 1.19 The policy sets out applications will be required to demonstrate how proposals make a positive contribution to the character of Wiltshire through a number of matters including;
- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;
 - the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;
 - responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;
 - making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;
 - ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network);
 - the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.

- 1.20 Core Policy 60 relates to Sustainable transport within Wiltshire, The council will use its planning and transport powers to help reduce the need to travel particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and good.
- 1.21 Core Policy 61 relates to transport and new development requiring it to be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.
- 1.22 Core Policy 67 relates to flood risks and states that proposed development within flood zones 2 and 3 will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

Revised National Planning Policy Framework December 2024 (NPPF)

- 1.23 The most recent iteration of the National Planning Policy Framework (NPPF) was published in December 2024.
- 1.24 Paragraph 124 confirms that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 1.25 As part of the approach to securing the efficient use of land, the NPPF continues at paragraph 129 to set out the approach to ensuring appropriate densities requiring decision makers to have regard to the following aspects;

"129. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places."*

- 1.26 Guidance on design is set out at paragraphs 131 to 141. Paragraph 131 sets out the importance of good design in sustainable development and that planning policies should be clear about design expectations as this is essential to achieving well designed places.
- 1.27 Paragraph 132 of the NPPF states that design policies should set clear design expectations and provide a framework of consistent design standards. It does caution that the local circumstances are particularly relevant to the level of detail and prescription to allow for a suitable variety in developments.
- 1.28 This is carried forward in paragraph 135 which explains that: "*Planning policies and decisions should ensure that developments:*
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*
- 1.29 The guidance at 139 summarises the approach advising that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, considering any local design standards or style guides in plans or supplementary planning documents. It goes on to state that conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

National Design Guide (Updated January 2021)

- 1.30 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further

reinforces the way in which the design process can be used to ensure the delivery of quality places: “In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.” (Para. 13, NDG 2021).

1.31 The NDG outlines and illustrates the Governments priorities for well-designed places in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

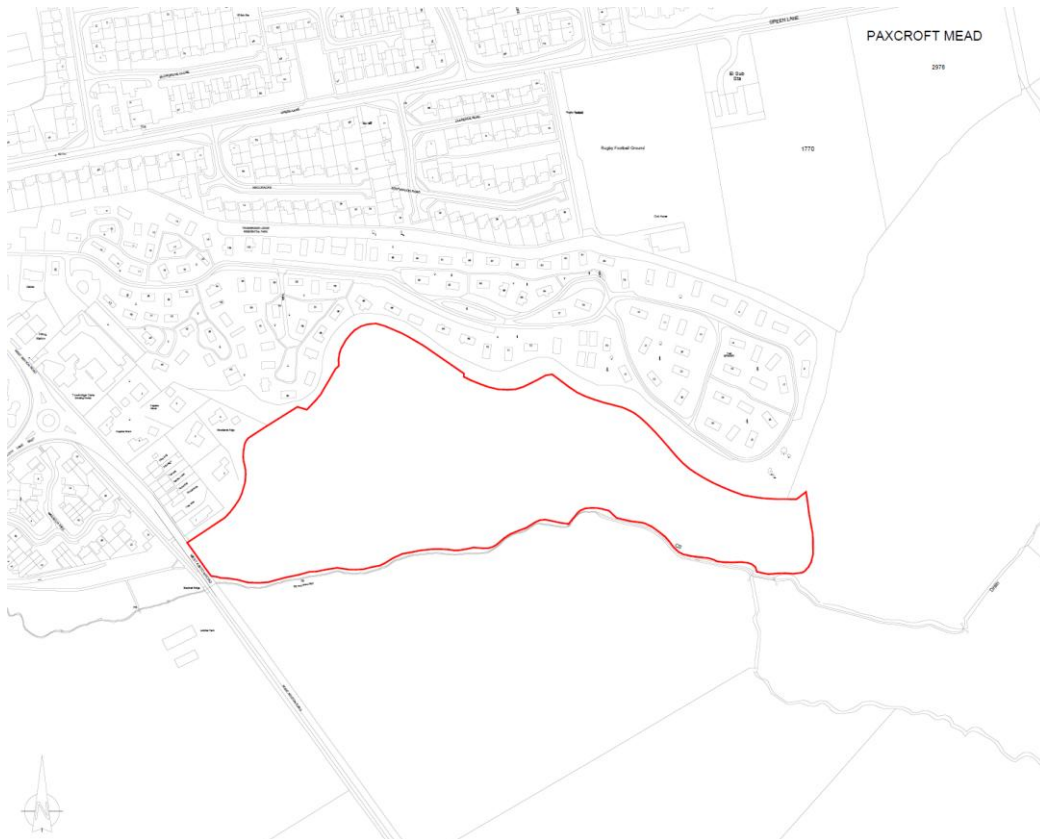
1.32 The ten characteristics contribute towards the cross-cutting discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character.
- To help to nurture and sustain a sense of community; and
- To positively address environmental issues affecting climate.

2. The Application Site

Location and Context

- 2.1 The Application Site comprises a parcel of land approximately 57,413m² in an area located off West Ashton Road on the southern edge of Trowbridge. The site is broadly rectangular in form and consists of grassland together with the existing dwelling known as Uplands positioned along the western boundary.



Location Plan

- 2.2 The site benefits from an existing vehicular access onto West Ashton Road. Established hedgerows define the northern, eastern and southern boundaries, with a belt of mature trees along the northern edge (covered by a Tree Preservation Order) providing effective visual screening from adjacent residential properties.
- 2.3 A public footpath runs parallel with the southern boundary of the site, connecting West Ashton Road to Leap Gate to the east and forming an important local pedestrian route.
- 2.4 The field located immediately to the south of the Application Site, beyond the public footpath, is identified as a Principal Employment Area within the adopted Wiltshire Core Strategy. This land has been the subject of a number of planning applications for employment-related development over the past decade.

2.5 Further to the south, the Ashton Park Urban Extension, also allocated within the Core Strategy, comprises a significant strategic development site. This site benefits from outline planning permission (Ref: 15/04736/OUT) for up to 2,500 residential dwellings, together with associated infrastructure and facilities.

2.6 The Application Site is situated to the south of Trowbridge and adjoins the designated settlement boundary. There are residential dwellings immediately to the north and west, which are arranged in no particular alignment, with varying degrees of being set back from the road frontage.

Application Site

Uplands, West Ashton Road, Trowbridge, BA14 6DW

2.7



View of existing site access / gate from West Ashton Road.



View of existing footpath to the south of the application site from West Ashton Road.



View of existing site access + southern view down West Ashton Road.



View towards the west of Application Site and existing mature tree/ hedge planting.



View towards Uplands



View towards the north of the Application Site

- 2.8 The retention of existing vegetation around the Application Site would reinforce enclosure from the wider landscape and reduce the magnitude of potential landscape and visual effects whilst enhancing features of the landscape in accordance with the adopted Wiltshire Core Strategy, Core Policy 51: Landscape and character of the local area.



Existing Site Plan

- 2.9 The proposed development involves the erection of 40 No. dwellings, comprising of 1 bedroom flats and 2, 3 and 4 bedroom dwellings with associated garages, gardens and car parking. The proposal, both visually and operationally, is deemed to be sympathetic. The site is an area of currently underutilised land with clear boundary definition.

Proposed Private Housing Mix

GR –	2 Bed House	8 No.
MI –	3 Bed House	9 No.
NE –	3 Bed House	4 No.
FO –	4 Bed House	1 No.
TI –	4 Bed House	1 No.
CH –	4 Bed House	5 No.
Total		28 No.

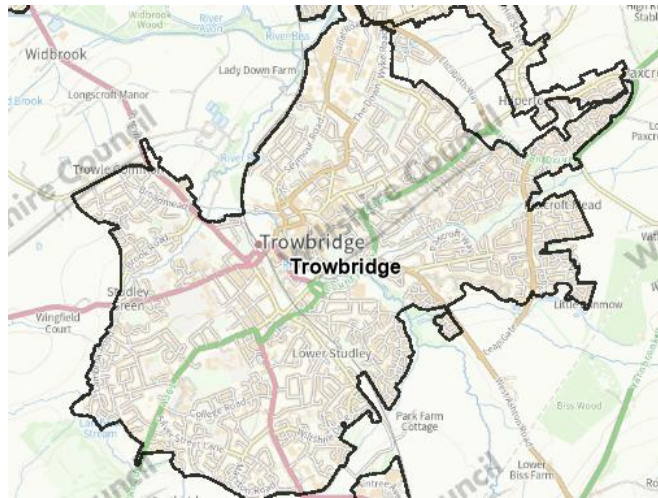
Proposed Affordable Housing Mix

1BF –	1 Bed Flats	2 No.
2BH –	2 Bed House	3 No.
3BH –	3 Bed House	6 No.
4BH –	4 Bed House	1 No.
Total		12 No.

- 2.10 The submitted Site Plan indicates the Application Site is considered suitable to accommodate 40 No. dwellings and associated works.
- 2.11 The Application Site, as noted above, lies on West Ashton Road. It is considered that the proposal would have an acceptable impact upon the amenity enjoyed by neighbouring properties.

3. Trowbridge – Local character

Introduction



Trowbridge Settlement Boundary

- 3.1 Trowbridge is a historic county town with a distinctive character shaped by its industrial heritage, particularly its prominence in the woollen cloth trade during the 18th and 19th centuries. The town centre is defined by a mix of Georgian and Victorian architecture, with notable use of local limestone and a coherent urban grain of narrow streets and traditional frontages. Landmarks such as Trowbridge Town Hall and the former mill buildings contribute to a strong sense of place and identity. In more recent decades, Trowbridge has experienced residential and commercial growth, resulting in a blend of historic fabric and modern development.
- 3.2 Green spaces, including Biss Meadows Country Park, provide important visual and recreational relief, while the River Biss corridor enhances the town’s landscape setting. Overall, Trowbridge presents a layered townscape where heritage assets, evolving land uses, and accessible public spaces combine to create a balanced and locally distinctive environment suitable for sensitive and contextually informed design proposals.
- 3.3 Trowbridge has seen a notable range of development in recent years, from relatively small housing schemes to very large strategic urban extensions. These types of developments typically sit on the fringes of the settlement and reflect the ongoing suburban expansion pattern, often incorporating green space and modern planning principles.
- 3.4 The most significant proposal is Ashton Park, a major urban extension of up to 2,500 homes, which received outline approval in 2025. This scheme includes not just housing but also schools, open space, infrastructure improvements, and local centres, representing a substantial long-term change to the town’s form and function. This development will significantly extend the settlement of Trowbridge to the south-east.

3.5 Trowbridge is undergoing active and layered growth, transitioning from a historically compact market town into a more expansive and strategically planned settlement, with increasing emphasis on sustainability, infrastructure provision, and housing delivery.

3.6 West Ashton Road exhibits a predominantly suburban residential character, defined by a mix of detached and semi-detached dwellings with intermittent terraced housing, much of which dates from the Victorian to early 20th century. The area reflects a low-density, family-oriented housing pattern, and relatively generous plots contributing to a spacious and established residential environment with elements of historic fabric.

Photographs of properties on West Ashton Road.



3.7 The variation of West Ashton Road, together, provides an interesting and identifiable form.

3.8 There is a good variety of both contemporary and traditional materials and finishes. The use of the traditional materials especially defines the individual character of the streets. The most prominent walling material is reconstituted stone, where in some cases has been painted a light cream or white colour, additionally buff / red brick is also featured on some of the properties.

4. Design and Access Matters

Introduction

- 4.1 The application is submitted for full planning approval for the erection of 40 no. dwellings and associated works. This Design and Access Statement forms an important part of information that should be read in conjunction with the submitted application. The proposal put forward refers to the layout, scale, landscape, appearance, character of the Application Site and surrounding area. This full application sets out why the proposed development is deemed to be acceptable in design terms.

Opportunities and Constraints

- 4.2 Having assessed the character and nature of the Application Site within its immediate (West Ashton Road) and wider (Trowbridge) context, a detailed assessment of the site itself is required to identify key constraints and opportunities which require consideration in the design of the proposed development.
- 4.3 An assessment of relevant local plan policies confirms that an opportunity exists to provide residential redevelopment upon the Application Site.
- 4.4 The development proposal aims to both preserve the character of the local area in accordance with the requirements of adopted Local Plan Core Policies 57 and 58.
- 4.5 It also presents an opportunity to introduce additional landscaping both within and along the boundaries of the application site. The scheme with mitigation measures would be sympathetic to local landscape character and would safeguard and restore the character of the natural and built environment in accordance with Core Policy 51.
- 4.6 The topography of the proposed developed area of the Application Site is level and not seen as a constraint to its development. As such, there is no intention to substantively alter the existing levels.
- 4.7 Part of the site running along the southern boundary lies within Flood Zone 3, which will remain undeveloped. The site is at low risk from surface water flooding.
- 4.8 An opportunity exists to construct dwellings that achieve the current high standard required by the Building Regulations.

Design Response to Opportunities and Constraints

- 4.9 An opportunity exists to ensure that the design and layout of any new dwellings is sympathetic to the location, both in terms of appearance and overall quality will retain and reflect the character of the surrounding area. The separation distances required to protect privacy are considered to have been achieved.

- ## Layout



- The existing, permitted, and proposed development in the vicinity of the Application Site;
- The vehicular access serving the Application Site;
- The existing trees and proposed hedgerow planting on all boundaries of the Application Site;
- Proposed areas of hard standing to be tarmac, shared surface, permeable block paving, paving slabs and hoggin footpath;
- Proposed areas of grass, Neutral grassland, and modified grassland;
- Proposed LAP area;
- Primary / secondary access doors and access gates;
- Detention basins to promote biodiversity and help prevent any potential flooding;
- 1.8m screen wall + close boarded fence and 600mm knee rail fence;
- Bin and Cycle Storage and;
- Wall + Bollard Mounted Electric Vehicle Charging Stations.

- 4.12 The submitted site layout indicates that the development proposal includes an amount of private open area. This is intended to provide an attractive green setting within the development.
- 4.13 It is accepted that developments must not result in a distance less than 21m between windows of habitable rooms in rear elevations. Again, it is accepted that proposals must also consider the need to accommodate changes in levels when checking distances between buildings/ boundaries, etc.
- 4.14 The dwellings can be designed and scaled to work with lifestyles and to be flexible enough so that homes can grow and evolve as family or life circumstances change and being able to work from home (which is now a modern day requirement).

Amount

- 4.15 The submitted Illustrative Layout indicates that the 40 No. dwellings are relatively uniform in shape. They will be similar in size to those in the local area and all will feature private rear gardens or amenity areas.
- 4.16 30% of the proposed dwellings will be provided as Affordable Housing, equating to 12 homes in total. The tenure split proposes a mix of Affordable Rent (60%), First Homes (25%) and Shared Ownership (15%), although the final split will be negotiated with the Council during determination of this application. At least 10% of the affordable dwellings will be built to M4(2) standards and all will be NDSS compliant.
- 4.17 The proposed new dwellings will provide a net internal gross area as follows:

[NEW 'Erection of 40 No. dwellings and associated works'.](#)

Private Housetype Schedule – (NDSS COMPLIANT)

GR –	2 Bed House	8 No.
MI –	3 Bed House	9 No.
NE –	3 Bed House	4 No.
FO –	4 Bed House	1 No.
TI –	4 Bed House	1 No.
CH –	4 Bed House	5 No.
Total		28 No.

Housetype – GR

2 Bed Detached + End - Finished Floor Areas

Plots	Gross Internal Floor Area (m²)
1,35,37,2,36,38, 6,7	72.28m²

Housetype – MI

3 Bed Detached - Finished Floor Areas

Plots	Gross Internal Floor Area (m ²)
3,4,14,15,22,32,16,21,31	104.16m ²

Housetype – NE

3 Bed Detached - Finished Floor Areas

Plot	Gross Internal Floor Area (m ²)
5,39,13,20	98.02m ²

Housetype – FO

4 Bed Detached - Finished Floor Areas

Plot	Gross Internal Floor Area (m ²)
30	156.45m ²

Housetype – TI

4 Bed Detached - Finished Floor Areas

Plot	Gross Internal Floor Area (m ²)
33	126.48m ²

Housetype – CH

4 Bed Detached - Finished Floor Areas

Plots	Gross Internal Floor Area (m ²)
18,19,29,34,17	167.10m ²

Affordable Housetype Schedule – (NDSS COMPLIANT)

1BF – 1 Bed Flat	2 No.
2BH – 2 Bed House	3 No.
3BH – 3 Bed House	6 No.
4BH – 4 Bed House	1 No.
Total	12 No.

Housetype – 1BF

1 Bed Flat - Finished Floor Areas

Plots	Gross Internal Floor Area (m ²)
11,12	54.14m ²

Housetype – 2BH

2 Bed House End + Mid - Finished Floor Areas

Plots	Gross Internal Floor Area (m ²)
26,28,27	79.62m ²

Housetype – 3BH

3 Bed House End + Mid - Finished Floor Areas

Plots	Gross Internal Floor Area (m ²)
10,23,8,25,9,24	94.63m ²

Housetype – 4BH

4 Bed House detached - Finished Floor Areas

Plot	Gross Internal Floor Area (m ²)
40	111.90m ²

4.18 On-Site Parking Provision

Single Garage

Plots	Gross Internal Floor Area (m ²)
15,16,22,31,32,3,4,5,39	19.23m ²

Double Garage

Plots	Gross Internal Floor Area (m ²)
17,18,19,29,33,34	39.24m ²

Double Garage - Shared

Plots	Gross Internal Floor Area (m ²)
13,14,20,21	19.30m ²

- Proposed Visitor parking – 6 no. space for visitors.

Scale

- 4.19 The proposed new dwellings are 2 storeys in height, set-back from West Ashton Road and screened by proposed tree and hedge planting. This respects the character style of Trowbridge and is thus appropriate to the locality.

Appearance: -

Private Housetypes

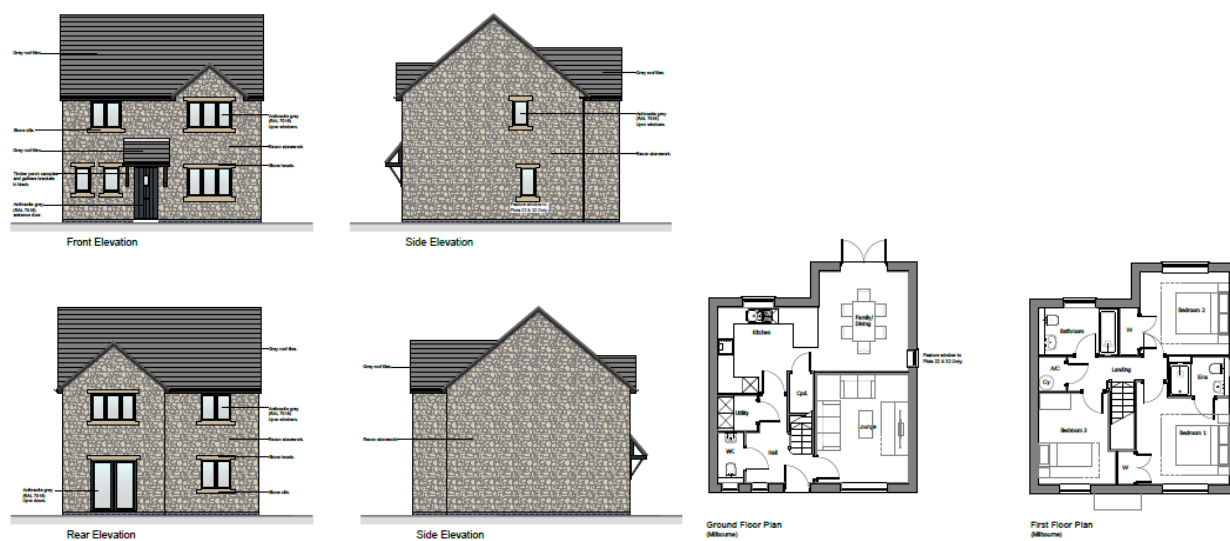
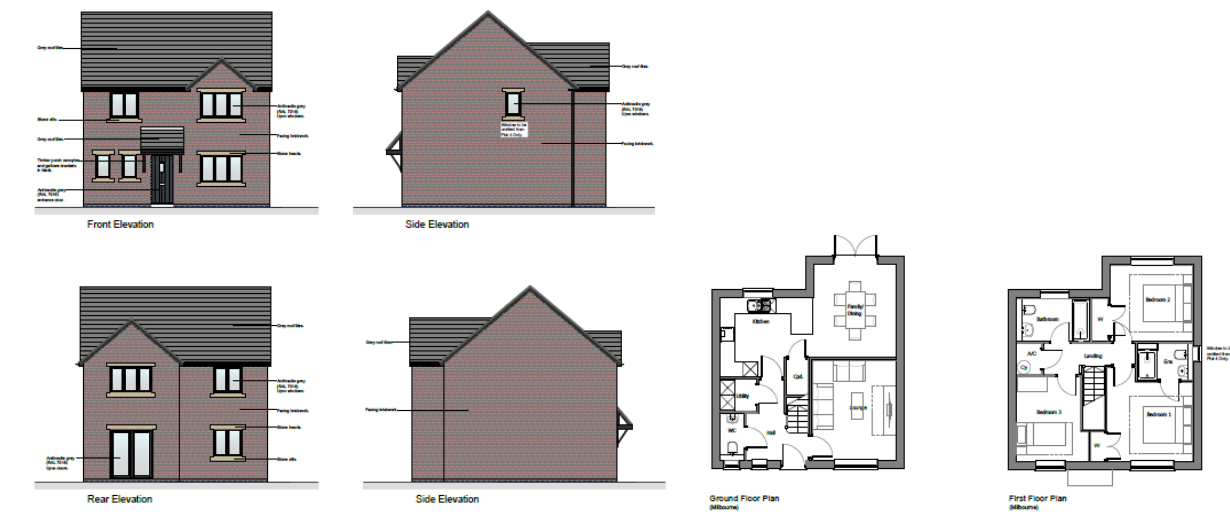
4.20

Plot 6,7 – GR Detached Housetype – 2 Bed – 2 storey dwelling (Brick)



Plot 1,35,37,2,36,38 – GR End Housetype – 2 Bed – 2 storey dwelling (Brick)

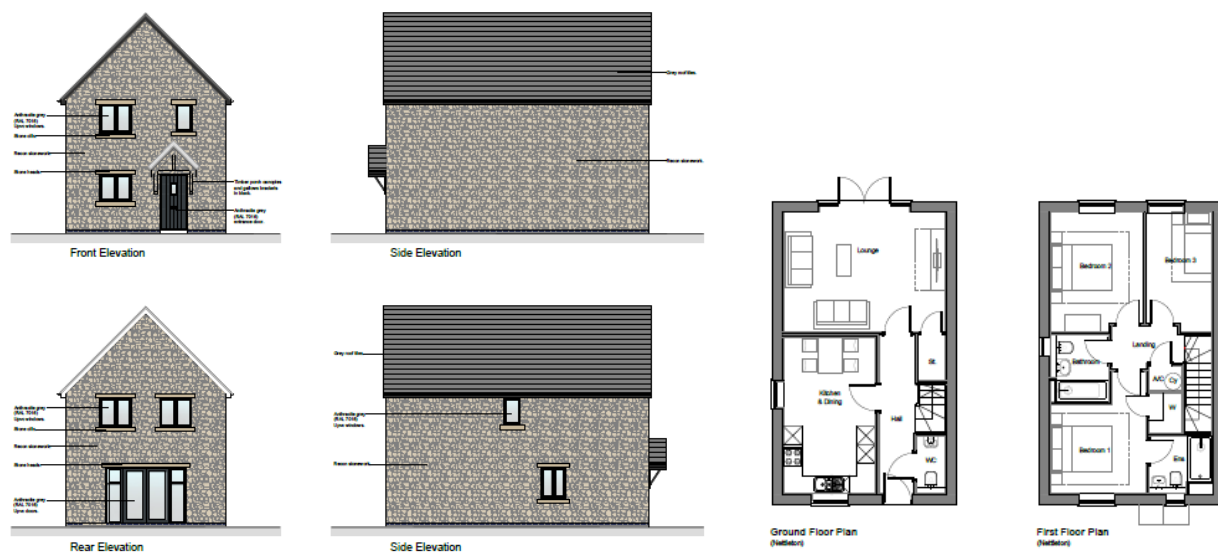




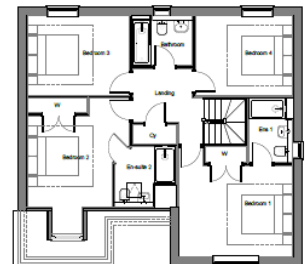
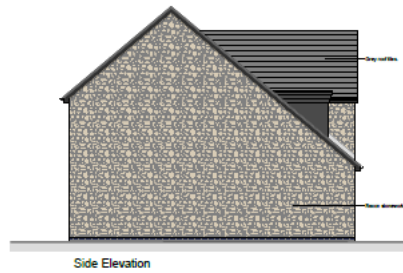
Plot 5,39 – NE Housetype – 3 Bed – 2 storey dwelling



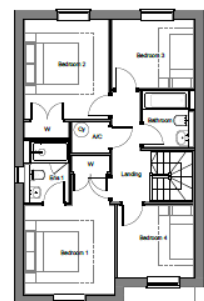
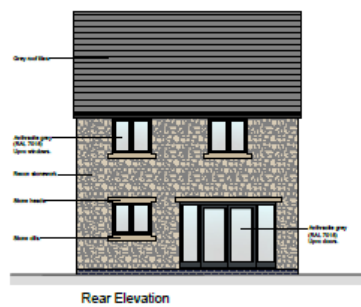
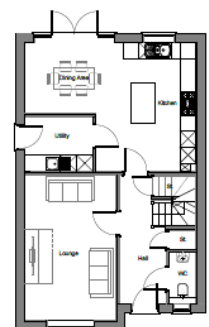
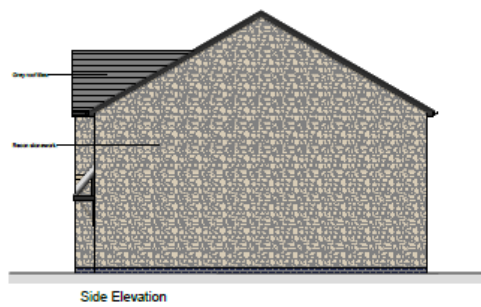
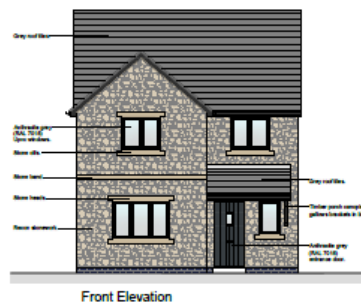
Plot 13,20 – NE Housetype – 3 Bed – 2 storey dwelling



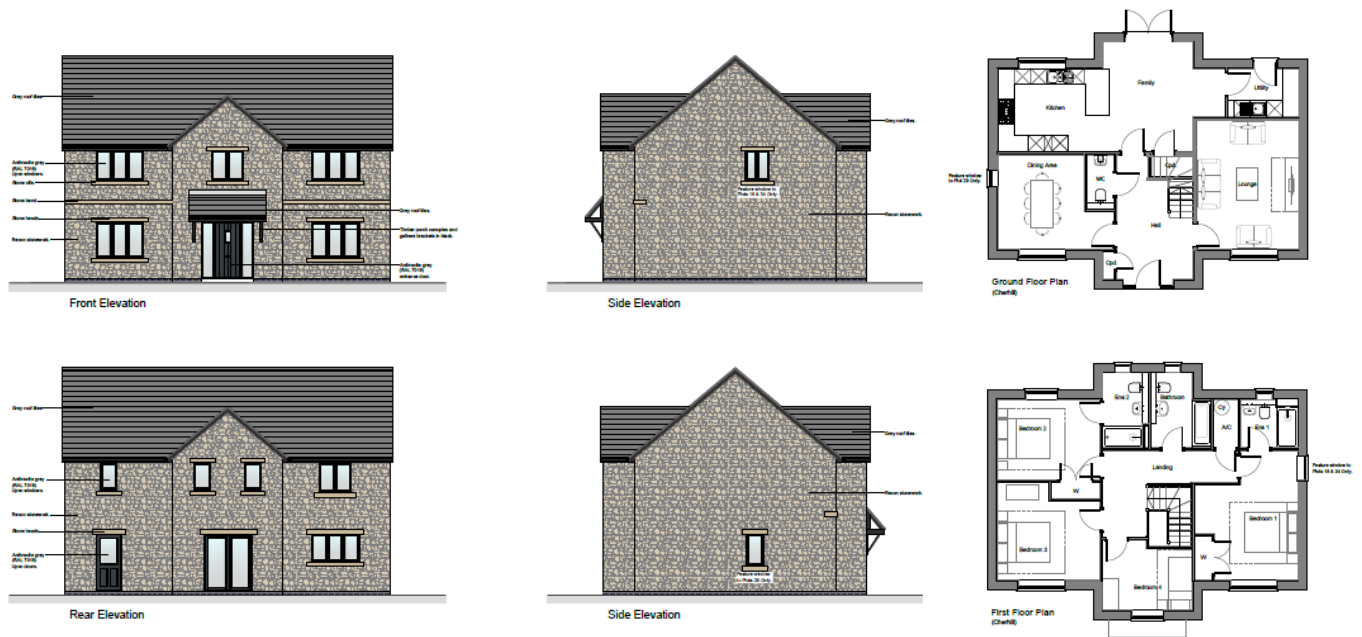
Plot 30 – FO Housetype – 4 Bed – 2 storey dwelling



Plot 33 – TI Housetype – 4 Bed – 2 storey dwelling



Plot 18,19,29,34,17 – CH Housetype – 4 Bed – 2 storey dwelling

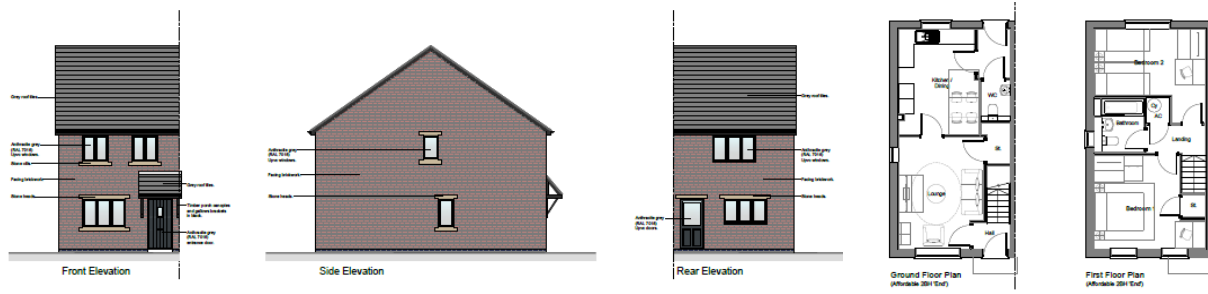


Affordable Housetypes

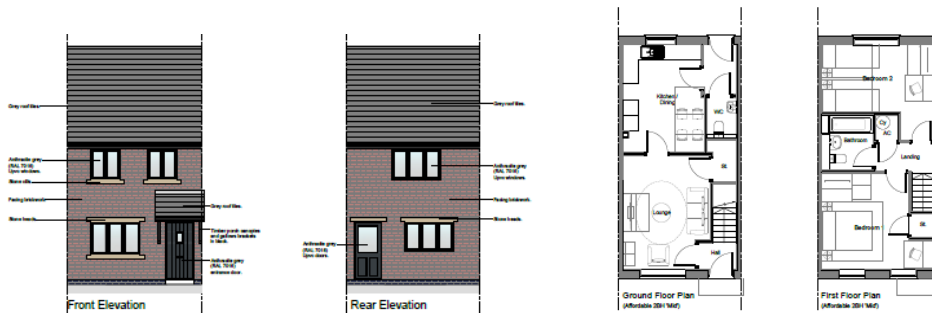
Plot 11,12 – 1BF Housetype – 1 Bed Flat – 2 storey



Plot 26,28 – 2BH Housetype End – 2 Bed – 2 storey dwelling



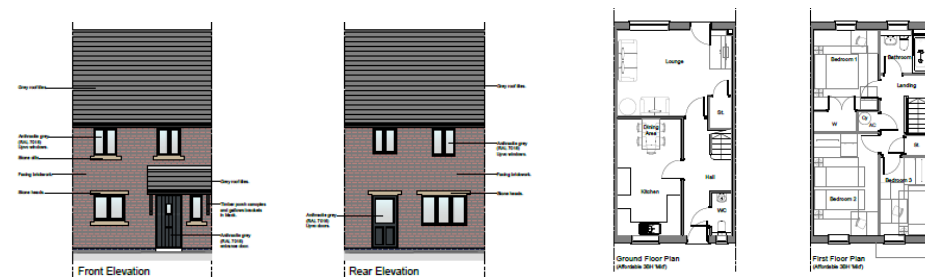
Plot 27 – 2BH Housetype Mid – 2 Bed – 2 storey dwelling



Plot 10,23,8,25 – 3BH Housetype End – 3 Bed – 2 storey dwelling



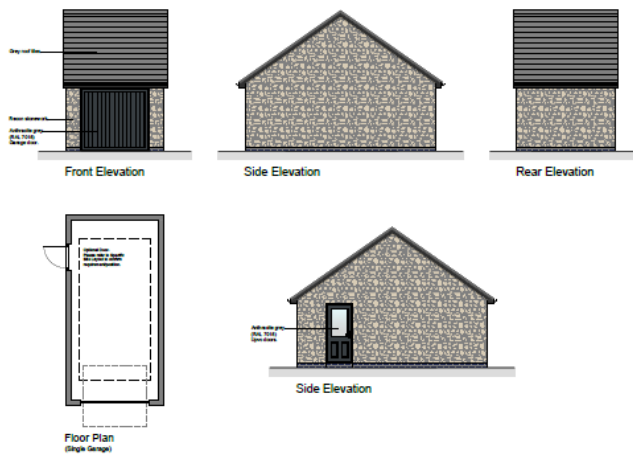
Plot 9,24 – 3BH Housetype Mid – 3 Bed – 2 storey dwelling



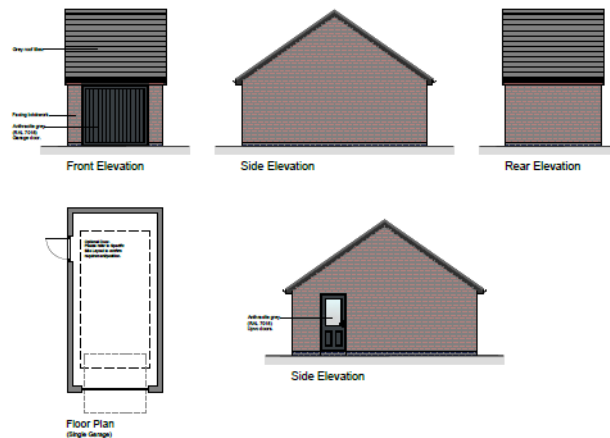
Plot 40 – 4BH Housetype – 4 Bed – 2 storey dwelling



Plot 15,16,22,31,32 – Single Garage (Stone)



Plot 3,4,5,39 – Single Garage (Brick)



Plot 17,18,19,29,33,34 – Double Garage



Plot 13,14,20,21 – Double Garage (Shared)



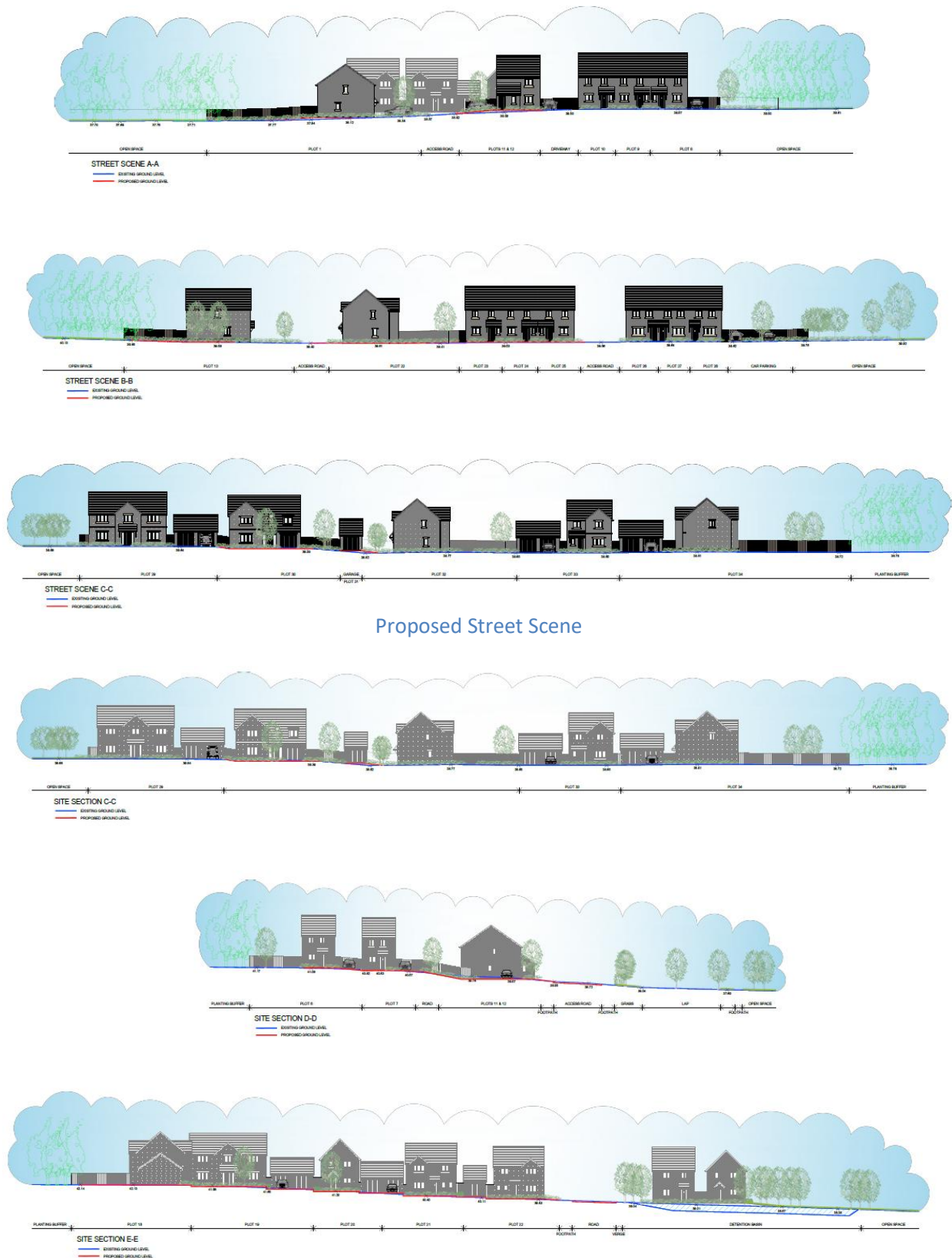
Example of proposed materials



Red facing brickwork

Reconstituted Stone

Grey roof tile



4.21 The proposed new dwellings are designed to reflect appropriate vernacular within the local area where new housing has been constructed. In order to ensure that they complement the surroundings the following materials will be used:

- Use of quality facing brickwork and reconstituted stone, with grey roof tiles, which is reflective of facing materials within the locality;
- Timber porch and gallows brackets;
- Stone band, heads and cills;
- Anthracite grey (RAL 7016) Upvc windows and doors;
- Anthracite grey (RAL 7016) fascias and garage doors; and
- The appearance is such that it reflects a palette from local vernacular.

4.22 The materials selected complement the design solution. They are seen as being durable so as to maintain a consistent finish and longevity of the built form.

4.23 The design of the buildings, in terms of the form, materials and character takes account of the local vernacular and evolution of development within the locality. Therefore, the character and appearance of the development itself accords with the principles established in the area so as to sustain its significance.

4.24 Overall the character and appearance of the immediate area will be preserved with any potential localised harm limited to views, albeit any such visual impact is mitigated by tree planting.

Access and Parking

Proposed Context Plan



4.25 The above context plan clearly illustrates that the public footpaths and accesses to the site have been carefully considered.

- 4.26 Vehicular access to the 40 No. dwellings will be provided directly from West Ashton Road.
- 4.27 The nature and degree of the new access has been considered in the placement of the access road and siting of the houses.
- 4.28 Car parking will be provided within the Application Site in accordance with the Council's adopted parking standards.
- 4.29 Within the proposal secure cycle parking has been provided.
- 4.30 Level access will be provided to the entrance of the new dwellings in accordance with the current building regulations.
- 4.31 A Transport Statement prepared by Cole Easdon Consultants Ltd accompanies this application as supporting documentation.

Landscape

- 4.32 The land has an existing strong sense of enclosure from hedgerows, trees, and housing in this location. Surrounding development includes a range of periods including modern built development which is characteristic of the land use in the wider area.
- 4.33 The proposed scheme and landscape mitigation measures would introduce desirable and recognisable local characteristics and offer restoration, enhancement and extension of the hedgerows within the vicinity.
- 4.34 The Application Site will be subject of a new landscaping scheme, which it is intended can be secured via an appropriately worded planning condition on any permission that may be forthcoming.
- 4.35 Both hard and soft landscaping will enhance the layout of Application Site and the design of dwellings. Creative or statement designs will be supported as well as habitat creation.
- 4.36 The positioning and final heights of hedges and trees must be considered so as not to impact upon adjacent properties.
- 4.37 Alongside boundaries, small-to medium height canopy trees will be provided for sun-shading and privacy separation between dwellings.
- 4.38 The proposed trees will comprise of a mixture of predominantly native species with some selectively chosen ornamental species to give seasonal variety. Planting tree species that also produce flowers and berries for birds and insects.
- 4.39 A robust and visually appealing planting scheme that relates to adjacent character and streetscape. Where possible enhancing the biodiversity of the site by establishing rich

and diverse habitat types and creating new hedgerows to give structure to plot frontages.

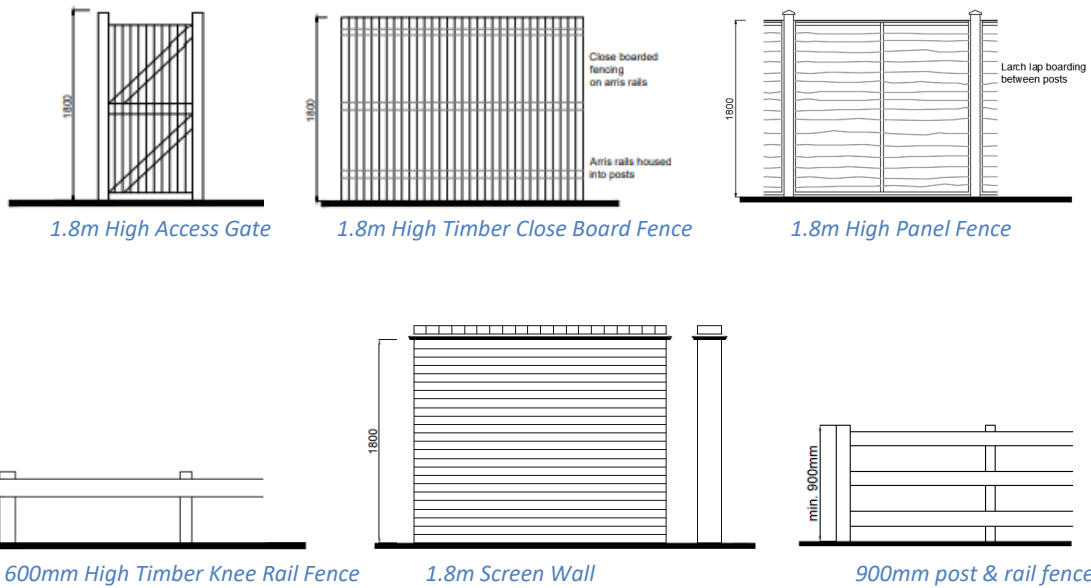
- 4.40 Incorporate a framework of shrubs and native trees in appropriate structured locations to encourage the wildlife and habitat value of the site as well as its connectivity with the wider landscape and ecological network.
- 4.41 Hedging to plot frontages will be used extensively, with most hedge species being native, creating defined boundaries to the properties and therefore, creating 'defensible' space.
- 4.42 Proposed shrubs will provide summer flower colour and winter structure and will be largely evergreen. A plant palette of this nature will create a setting to all properties.
- 4.43 A Soft-Landscape-Typologies Plan + LVIA prepared by Reckless Orchard Ltd. accompanies this application as supporting documentation.



Soft-Landscape-Typologies Plan prepared by Reckless Orchard Ltd.

4.44 Boundary Treatments

The most prominent boundary treatments are mixed hedges, fences and also some walls featured on some of the properties.



Waste Management

- 4.45 Within the Application Site ample space is provided for waste storage. The properties, when occupied, will also benefit from the Council's collection recycling scheme.

Sustainability

- 4.46 The inclusion of sustainable and green technologies is mandatory as part of any dwelling design solution.
- 4.47 Air source heat recovery units to be installed with additional thermal enhancements to all dwellings.
- 4.48 An electric car charging point is provided to each plot.



Wall and Post Mounted Electric Charging Point

- 4.49 The proposed dwellings will exceed the energy/carbon requirements currently set out in Part L of the Building Regulations. The dwellings seek to provide waste water heat recovery system, this together with a 25% thermal enhancement over and above the current building regulations document under Part L which includes high standards of glazing and insulation methods.

Ecology

4.50



Schwegler bat access panel 1FE (To be installed as per manufacturers design & details).



Manthorpe swift nesting brick (To be installed as per manufacturers design & details).



Bee Bricks placed in a warm sunny spot facing south east or south west. Bee brick contains cavities in which solitary bees can create their nests.



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

- 4.51 Gaps (13cm x 13cm) to be left at the bases of new onsite fences/walls, including site boundaries to allow passage of hedgehogs across the site.
- 4.52 The submitted plans confirm that the proposed dwellings include ecological enhancements.
- 4.53 The planting scheme will promote biodiversity enhancements and encouragement for wildlife e.g. birds.
- 4.54 Composting bins for organic waste will be provided.
- 4.55 Details of a wildlife sensitive lighting scheme for roads and footways within the site will be provided as part of the scheme.
- 4.56 An Ecological Impact Assessment (EcIA) + BNG Statement prepared by GE Ecology Ltd accompanies this application as supporting documentation.

5. Planning Obligations

5.1 The Applicant accepts that CIL obligations will be met in full.

6. Conclusions

- 6.1** The application is submitted for full planning approval for the erection of 40 no. dwellings and associated works.
- 6.2** The site represents a logical and sustainable location for residential development, adjoining existing built form and at a town identified for significant growth.
- 6.3** The proposed development has been carefully designed to respect the character of the area, while delivering a high-quality residential environment.
- 6.4** Residential amenity - the proposal would maintain the amenity of adjoining neighbours and would not result in overlooking/loss of privacy/loss of light/visual dominance to a degree that would be contrary to the above policies.
- 6.5** The proposed development of the site to create a group of new residential dwellings provides an opportunity to create a sustainable residential development within Trowbridge.
- 6.6** The proposed residential use of the site should therefore be considered acceptable in principle since it would be in keeping with the prevailing residential character of the area. The design of the proposed housing, its layout and character are considered sensitive to the local character and identity and variation within the area.
- 6.7** For the reasons set out in Section 4 of this statement, we would submit that the site is capable of accommodating 40 no. residential dwellings. The proposed dwellings will complement the site's setting, and the application proposal complies with Policies CP57, and CP58 of the Core Strategy.
- 6.8** Safe and convenient access to the site is readily available, and car parking is provided in accordance with the Council's adopted standards.
- 6.9** Environmental considerations, including flood risk, ecology, and sustainability, have been fully addressed.
- 6.10** In conclusion, we would therefore submit that the application scheme is acceptable in all respects and request that full planning permission is granted subject to conditions.

Ian Sullivan

May 2026