

Design & Access Statement

**Application for construction of 1 no. Detached Self Build Dwelling
and new garage utilising existing Vehicular Access at Land
adjacent to the Orchids, Tytherley Road, Salisbury, Wiltshire, SP5
1PZ.**



**Land adjacent to the Orchids,
Tytherley Road,
Salisbury,
Wiltshire,
SP5 1PZ.**

Introduction:

Scandia-Hus Ltd has prepared this statement on behalf of Mr & Mrs Jungo in support of an application to construct a highly energy efficient and well-designed detached self-build dwelling.

History of the site:

The Land adjacent to Orchids has received previous approvals in the past listed below:

Reference: PL/2022/09512 - Alteration to access and construction of chalet style dwelling (amendment to 19/10457) – **Approved**

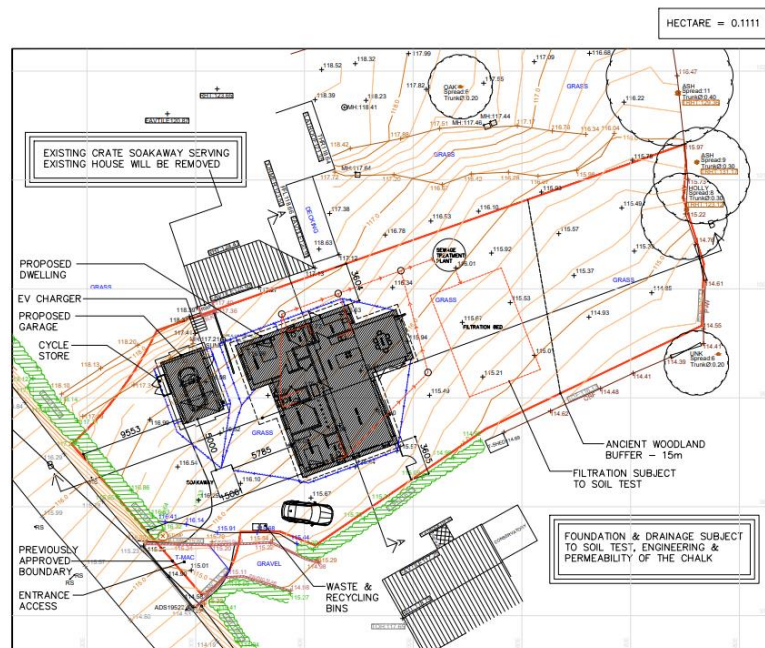
Reference: 19/10457/FUL - New 3-bedroom bungalow – **Approved**

Reviewing the previous applications and the Officer's decision notices, it is clear that the plot adjacent to the Orchids, Tytherley road, is an infill plot and that the proposed residential developments are acceptable. The Applicant has since reviewed the design and is opting for a single storey build rather than the larger design approved under reference PL/2022/09512. This reduces harm and impact to the local area and sits in with the current street look and aesthetic well.

Site and Access:

The application site is located on Land adjacent to the Orchids, SP5 1PZ, sitting on Tytherley Road which has access to Middle Winterslow. The approved access in application PL/2022/09512 will be utilised for the new application.

Site Plan:



General Proposal

The existing use of the land is a clear residential garden, however with the previous applications, it is arguably an infill plot ready for development. The proposed development area is 0.11 Hectares. The site enjoys a wooded view to the rear and sits on a slightly sloping site. The proposed design of the new home has been carefully planned to not appear that it is standing out from other properties on Tytherley Road and matches materials in the previous applications. Tytherley Road enjoys various designs, but neighbouring properties enjoy white render cladding with slate tile roofs. The new design is less in size compared to the previously approved design and sits at 152m² Gross External Area. The proposed design shows 3 bedrooms with more than adequate sizes which passes the National space standards.

Self-Build and custom build criteria:

This is a self-build site that is exempt from BNG requirements and CIL Contributions as it complies with the below criteria:

- Consist of no more than 9 dwellings.
- Be on a site that has an area no larger than 0.2 hectares. Site Area = 0.11 Hectares
- Consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

The new dwellings will utilise timber structural frames which promotes the use of renewable building materials, a highly efficient insulation package which will retain thermal energy improving sustainability, and an external design which fits well within the local residential area.



Side view of the Orchids which neighbours the site.

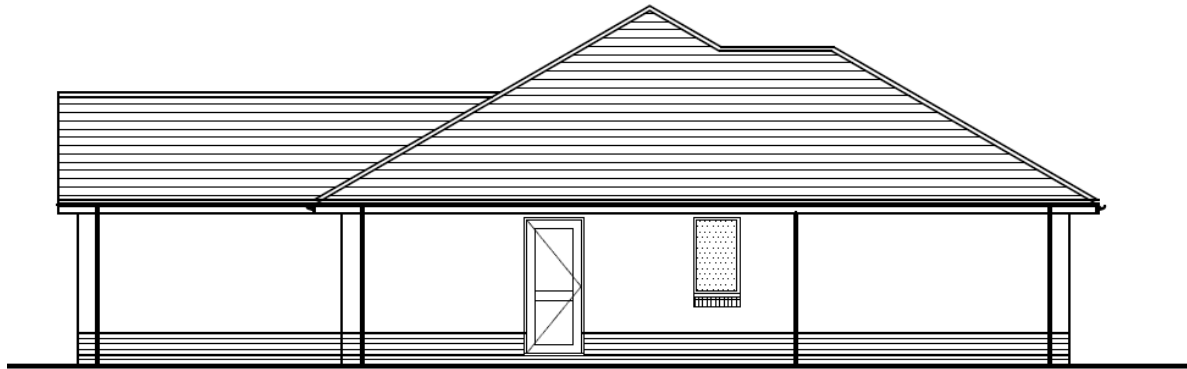
Proposed Elevations



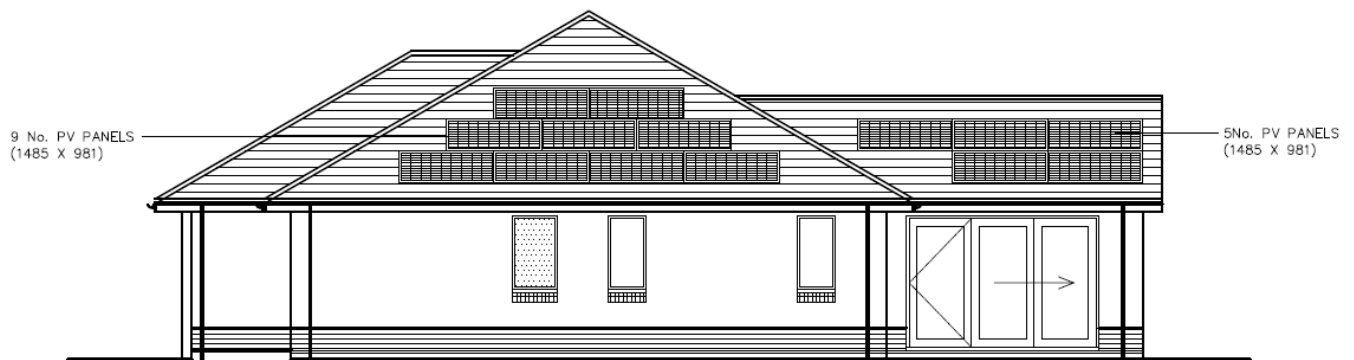
FRONT ELEVATION – SOUTH WEST



REAR ELEVATION – NORTH EAST

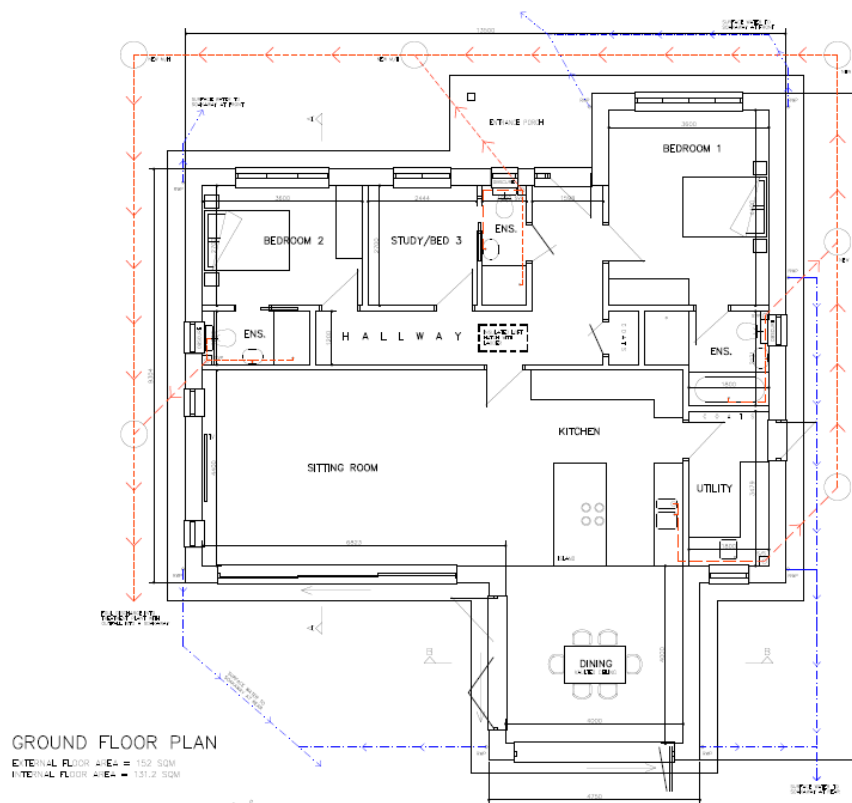


SIDE ELEVATION – NORTH WEST

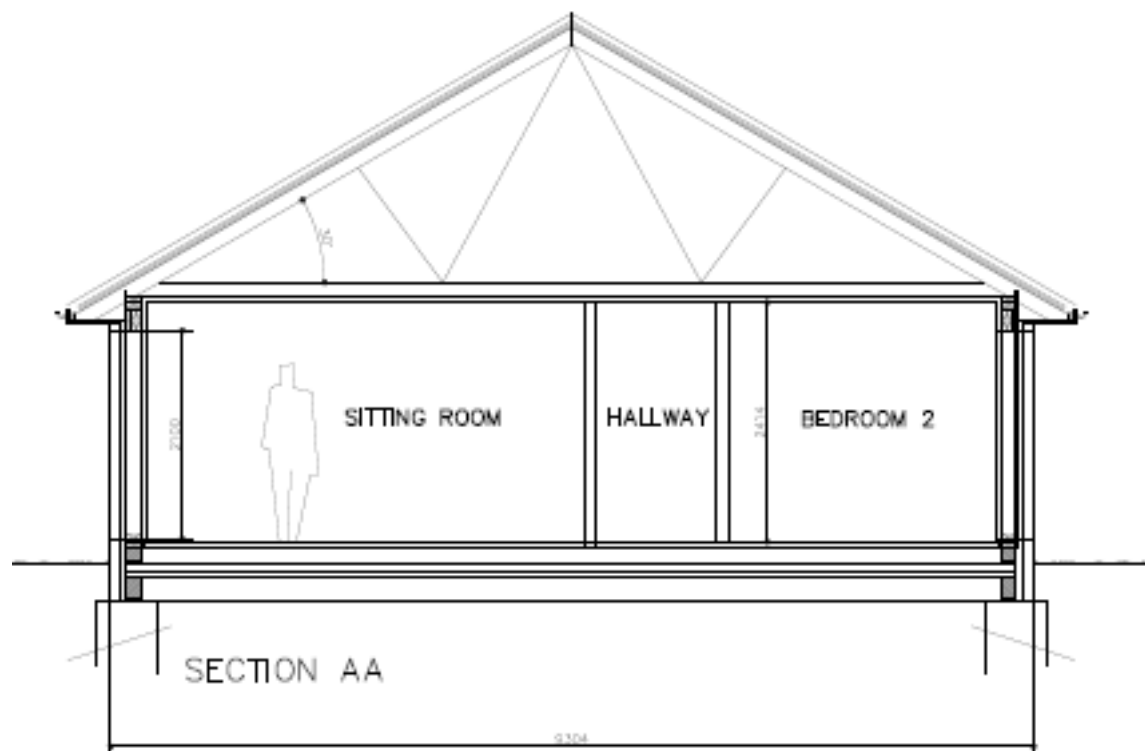


SIDE ELEVATION – SOUTH EAST

Proposed Ground Floor Plan



Proposed Outline Section



External Materials



Concrete Slate Roof Tiles



Soft White render

Supporting Surveys for the Application:

Preliminary Ecological Appraisal – Carried out by Darwin Ecology 2026

- This report was issued on 11th August 2026 by Darwin Ecology and is valid for 2 years.
- Section 6 of the report lays out impacts that the development will cause.
- There are minimal trees on site with little to no value therefore no further recommendations have been made.
- Regarding bats, any new external lighting should be directed to avoid light spillage onto vegetation, particularly linear habitat features such as woodland edges or potential roosting sites within trees and buildings.
- Due to absence of Amphibians and reptiles, it is not anticipated that the works will result in a significant negative impact on amphibians and reptiles, and there will be no residual impact on these species.
- Wildlife beneficial landscaping can be secured via condition of a soft landscaping plan.

Nutrient Assessment – Carried out by Aqua Callidus Consulting 2026

- This report has been carried out by Aqua Callidus earlier in the year 2026.
- This is an amended report which updates key figures from previous designs for this new application and design.
- The consultant recommends a Graf One2Clean treatment plant (PTP) which has a confirmed performance for TN of 7.9 mg/L.
- This proposal calculates that the total annual nitrogen load to mitigate is 0.74 kg. The Applicant agrees to propose mitigation via contribution as per section 8 of the report.



The Graf One2Clean treatment plant

Wiltshire Core Strategy 2015 Policies, in support of development:

Wiltshire has a new housing target of 3,500 homes per year. The previous government target was less than 2,000 homes per year. A new Local plan is currently being drafted after a refusal by the government as not enough land had been designated for new houses.

Core Policy 41: Sustainable Construction and Low Carbon Energy states that sustainable construction and low-carbon energy will be integral to all new development in Wiltshire. This policy sets the framework for meeting a number of national and local priorities that seek to achieve sustainable development and conserve natural resources.

- The Applicant is proposing utilising a highly sustainable timber frame and insulation package that will greatly insulate the dwelling, causing minimal heat loss. The airtightness of the build will also be to high standards which further reduces heat loss.

Core Policy 42: Standalone Renewable Energy Installations states that standalone renewable energy installations, of all types, will be encouraged and supported. The policy focuses on the key criteria that will be used to judge applications, and gives a clear criteria-based framework to encourage greater investment by the renewable energy industry within Wiltshire.

- The Applicant is proposing the use of PV panels on their design. This is shown on the elevations and will generate power for the dwelling. The Applicant is also proposing to use an ASHP which reduces carbon emissions for the build. Both of these proposals positively contribute to the EPC score for the dwelling as well.

Core Policy 45: Meeting Wiltshire's Housing Needs states that 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.

- It is also accepted in the Plan that Wiltshire has an ageing population, therefore new development must be made accessible. The proposed design is single storey and provides fantastic accessibility for any resident. The single storey aspect also allows the possibility of future development to convert it into a 2-storey dwelling. The proposed timber frame structure is very easily adaptable for this.

Core Policy 57: Ensuring High Quality Design and Place Shaping states that Wiltshire is a diverse county with distinctive characteristics related in a large part to its historic environment which includes heritage assets of international, national and local significance. Wiltshire has many market towns and villages set in large expanses of countryside.

- The Applicant appreciates Wiltshire's historic significance and the aim for the LA to keep new development within keeping of its local surroundings. Therefore, the Applicant has reviewed the immediate local area and has proposed an external design which matches material and mass with its immediate neighbours.

Core Policy 62: Development Impacts on the Transport network states that all new development is required to assess the transport issues related to that development. Where a development will have significant transport implications, the council will require a transport assessment to be prepared and submitted alongside a planning application in accordance with national guidance.

- The Applicant's site utilises an approved access, and the addition of 2-3 vehicle movements would not be considered as a significant transport implication.

National Planning Policy Framework December 2024:

Paragraph 11 of the NPPF states that Plans and Decisions should apply a presumption in favour of sustainable development. This applies to the Applicant as well as the Decision takers in the Planning Process. In an effort to satisfy this presumption on the Applicants side, the designs have been adjusted to sit well within the setting as well as committing to using a sustainable timber frame structure and renewable sources for energy use. Wiltshire can currently demonstrate a housing supply of **2.8 years** as per the Housing Land Supply Statement 2024.

Section 5 Paragraph 61 of the NPPF states that the Government's objective of significantly boosting the supply of homes must be supported by ensuring sufficient amount and variety of housing. The proposed application will satisfy the Governments objective of providing an increase in sustainable development. This project will also offer back a large family home to the market as the Applicant plans to live in the proposed home.

Section 11 paragraph 124 of the NPPF states 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. The Applicant is proposing a sensible and controlled development that is not exhausting the land of its environment and also ensuring safe conditions. As the proposed site is clearly within a residential area and is incredibly similar to other development locally, the Applicant argues this is an effective use of land.

Section 12 Paragraph 131 of the NPPF states that well designed, high quality, and beautiful buildings should be achieved in new applications. The Applicant is providing elevation drawings with suggested materials to be used in order to provide a very clear indication of the quality of the build and how its external features sit within the local area.

Section 13 Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As previously stated above and as per the previous approvals for new dwellings on the site, the land is clearly fit for residential development.

Thermal Efficiency

The modern construction of the new dwellings will exceed the levels of insulation required by current building regulations.

The applicant is focused and committed to build sustainable 'energy efficient homes' which will incorporate renewable energy features, they are committed to the use of:

- Air Source Heat Pump
- Full Heat Recovery and Ventilation Systems
- Underfloor Heating
- Rainwater Harvester
- And if their budget allows, the use of Solar Panels and a Battery Storage

Overall Conclusion

The Proposed design is 54m² smaller in Gross External Area, and just under 2m smaller in ridge height than when compared with the previously accepted design, reference: PL/2022/09512. This is a material reduction which the Applicant proposes should ease a new decision on the design.

The applicant will be constructing a high-quality timber frame building with exceptional thermal performance, sustainability and eco credentials from a long-established specialist company Scandia-Hus Ltd.

The attached proposed design has been created with thoughts given to the previous design. A reduction in overall size and spanning has been included as well as keeping external materials sympathetic to the local area.

It is with no reservations that the Applicant makes this case to the Local Authority and would appreciate a decision within good time. The Applicant is also open to conversation to the planners if any issues are spotted.

NPPF 2026 Addendum:

It is understood a New NPPF will be released during this year. Potentially whilst this application is submitted and reviewed by Wiltshire. The Applicant is more than happy to make amendments in the application to suit the new NPPF rules if they are released during this application and cause issue. Please Contact the agent directly to discuss.